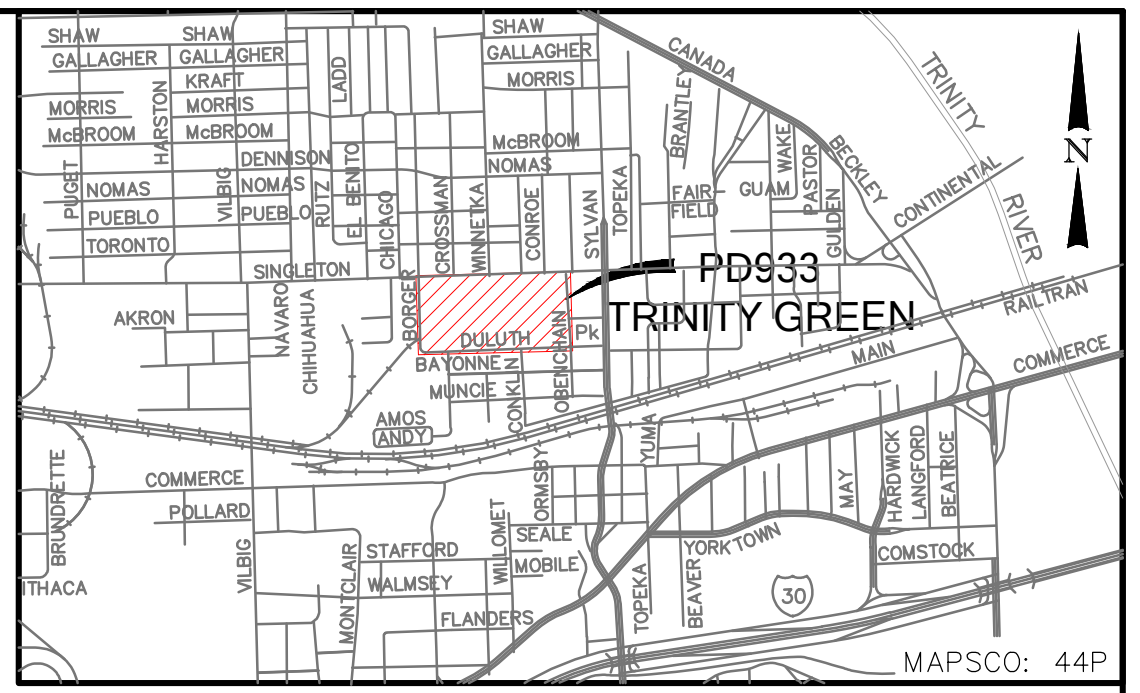
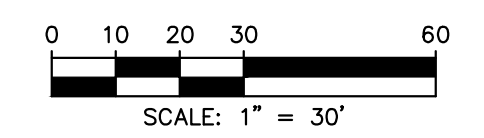


CROSSMAN AVENUE

N. WINNETKA AVENUE

SINGLETON BOULEVARD (75' R.O.W.)

PROPOSED FIRE LANE



**SITE DATA**

LOCATION	900 SINGLETON BLVD
PD	PD DISTRICT NO. 933 / ORDINANCE NO. 29586
ZONING CASE	CASE: Z-1134-282 (RB) (APPROVED NOV 6, 2014)
SUBAREA	SUBAREA 'C'
LAND AREA	6.04 ACRES
RESIDENTIAL BUILDING FOOTPRINT	54,900 SF
GARAGE BUILDING FOOTPRINT	24,600 SF
POOL COURTYARD FOOTPRINT	7,400 SF
COURTYARD 2 FOOTPRINT	5,300 SF
TOTAL BUILDING FOOTPRINT AREA	92,200 SF
RESIDENTIAL DENSITY	279 UNITS
LOT COVERAGE	74%
<b>PARKING</b>	
PARKING REQUIRED	1 SPACE/BEDROOM
MAXIMUM TOTAL OF BEDROOMS	372 BEDROOMS
TOTAL PARKING REQUIRED	372 SPACES
TOTAL PARKING PROVIDED	373 SPACES
GARAGE HEIGHT	70'-6"
NUMBER OF LEVELS	5
BICYCLE SPACES REQUIRED (1 PER 25 PARKING SPACES)	16
TOTAL BICYCLE SPACES PROVIDED	28 SPACES
BUILDING HEIGHT	75'-0"
BUILDING STORIES	5

5 STORY RESIDENTIAL BUILDING  
75'-0" BUILDING HEIGHT

POOL COURTYARD

LANDSCAPED COURTYARD

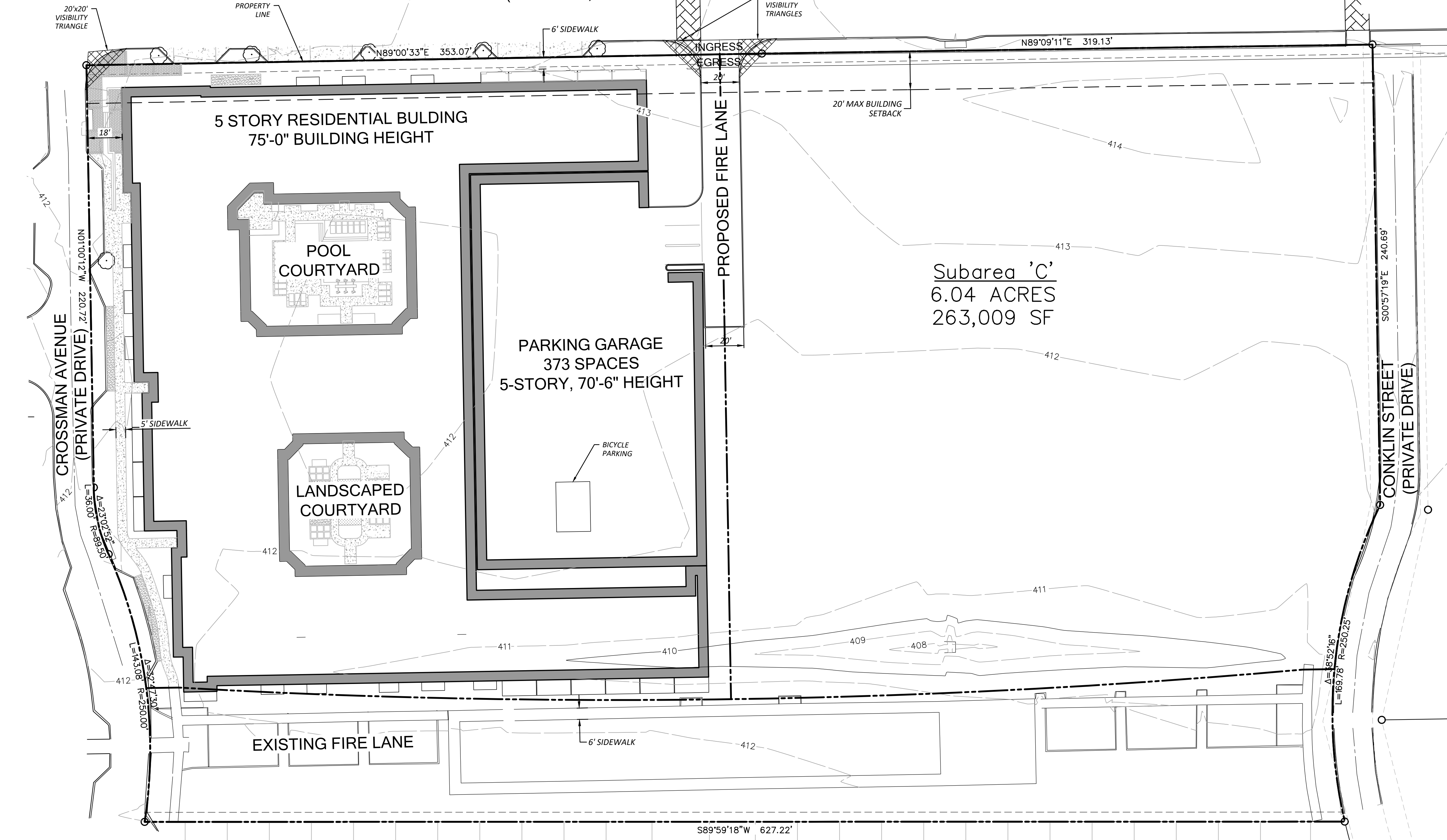
PARKING GARAGE  
373 SPACES  
5-STORY, 70'-6" HEIGHT

BICYCLE PARKING

Subarea 'C'  
6.04 ACRES  
263,009 SF

EXISTING FIRE LANE

CONKLIN STREET (PRIVATE DRIVE)



**NOTES**

- 80% OF THE BUILDING FACADE IS LOCATED WITHIN THE 20' MAXIMUM SETBACK.
- ACCORDING TO CITY OF DALLAS BICYCLE PARKING REGULATIONS, 1 BICYCLE PARKING SPACE TO BE PROVIDED PER 25 REQUIRED PARKING SPACES. ALSO, FOR EVERY 10 BICYCLE SPACES, 2 MUST BE FOR GUESTS OR VISITORS.
- PEDESTRIAN LIGHTING MUST BE MAXIMUM HEIGHT OF 16 FEET. MUST BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT OR AS NEAR THERETO AS PRACTICABLE TO ILLUMINATE SIDEWALKS. MUST BE SPACED BETWEEN 60 AND 120 FEET APART, ALTERNATE WITH TREE SPACING, AND WITH THE CENTER OF THE FOUNDATION OF THE LIGHT STANDARD TWO FEET BACK FROM CURB.
- ALL AREAS NOT UNDER THE FOOTPRINT OF THE BUILDINGS TO BE CONSIDERED COMMON AREA.

PARALLEL PARKING IS ALLOWED ON ALL STREETS PROVIDED ITS DESIGN IS APPROVED BY TRAFFIC AND ENGINEERING

PRELIMINARY PLAN  
For Review Only

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REVISIONS				
REV NO.	DATE	DESCRIPTION	BY	

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
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972.488.3880

**SUBAREA 'C' DEVELOPMENT PLAN**  
 TRINITY GREEN — PHASE III  
 STONELAKE CAPITAL PARTNERS, LLC  
 TRINITY GREEN DEVELOPMENT  
 CITY OF DALLAS, DALLAS COUNTY TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AAM		APRIL 2018			D178-012	