

LANTOWER SINGLETON

LANTOWER RESIDENTIAL

818 SINGLETON BLVD

2218 BRYAN ST
DALLAS, TX 75201

03.29.2024

© 2024 WDG Project No:
DA21013DEVELOPMENT
PLANM234-005 (SAS)
TRACT 1 & 2 OF PD 1086

DEV

LEGEND

PROPERTY LINE

PROPOSED
BUILDING
FOOTPRINTEXISTING
BUILDING
FOOTPRINT

SITE DATA

TRACT 1:		
SITE AREA (SF)	40,504 SQ FT	
SITE ACREAGE (AC)	0.929 AC	
MAX LOT COVERAGE	40%	
MAX BUILDING HEIGHT	35' for a structure with a gable, hip, or gambrel roof; and 30' for any other structure Must comply with Sec.51A-4.122(a)(4)(E) and (H).	
MAX FAR	0.5	
MAX STORIES	2 above grade.	
TRACT 2:		
SITE AREA (SF)	202,827 SQ FT	Total lot area is less ROW dedications
SITE ACREAGE (AC)	4.656 AC	
MAX LOT COVERAGE	70%	
MAX BUILDING HEIGHT	70 FT	
MAX NO. OF STORIES	5	
MAX NO. OF UNITS	200 UNITS, MAX OF 440 IF ALL REQUIREMENTS OF 51P-1086.113 AND 51P-1086.115 ARE MET.	

PARKING RATIOS

TOTAL PARKING REQUIRED BY USE PER 51A-4.200:

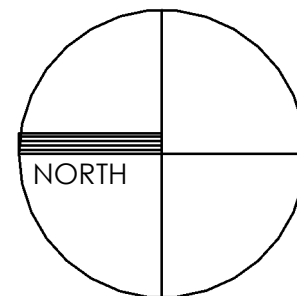
TRACT 1:	
- RETAIL	1 SP / 100 SF OR 1 SP / 200
TRACT 2:	
- RESIDENTIAL	1 SP / BEDROOM

PARKING TO BE PROVIDED TO MEET THE REQUIREMENTS OF THE PD.
ALL APPLICABLE OFF-STREET LOADING WILL BE MET PER THE DALLAS
DEVELOPMENT CODE.FUTURE RETAIL USE LOCATED ON TRACT 1: **ESTIMATED** OFF-STREET
PARKING REQUIREMENT OF 50 TO 60 SPACES. ALL OFF-STREET
LOADING REQUIREMENTS WILL BE MET AS APPLICABLE.MULTIFAMILY DEVELOPMENT LOCATED ON TRACT 2: **ESTIMATED**
OFF-STREET PARKING REQUIREMENT OF 490 TO 546 SPACES.ALL DETAILED PARKING REQUIREMENTS WILL BE MET AT TIME OF
PERMIT ISSUANCE BY THE BUILDING INSPECTION DIVISION.DESIGN STANDARD REQUIREMENTS PER SEC.51A-4.1107 UNLESS
OTHERWISE PROVIDED IN SEC.51P-1086.115.

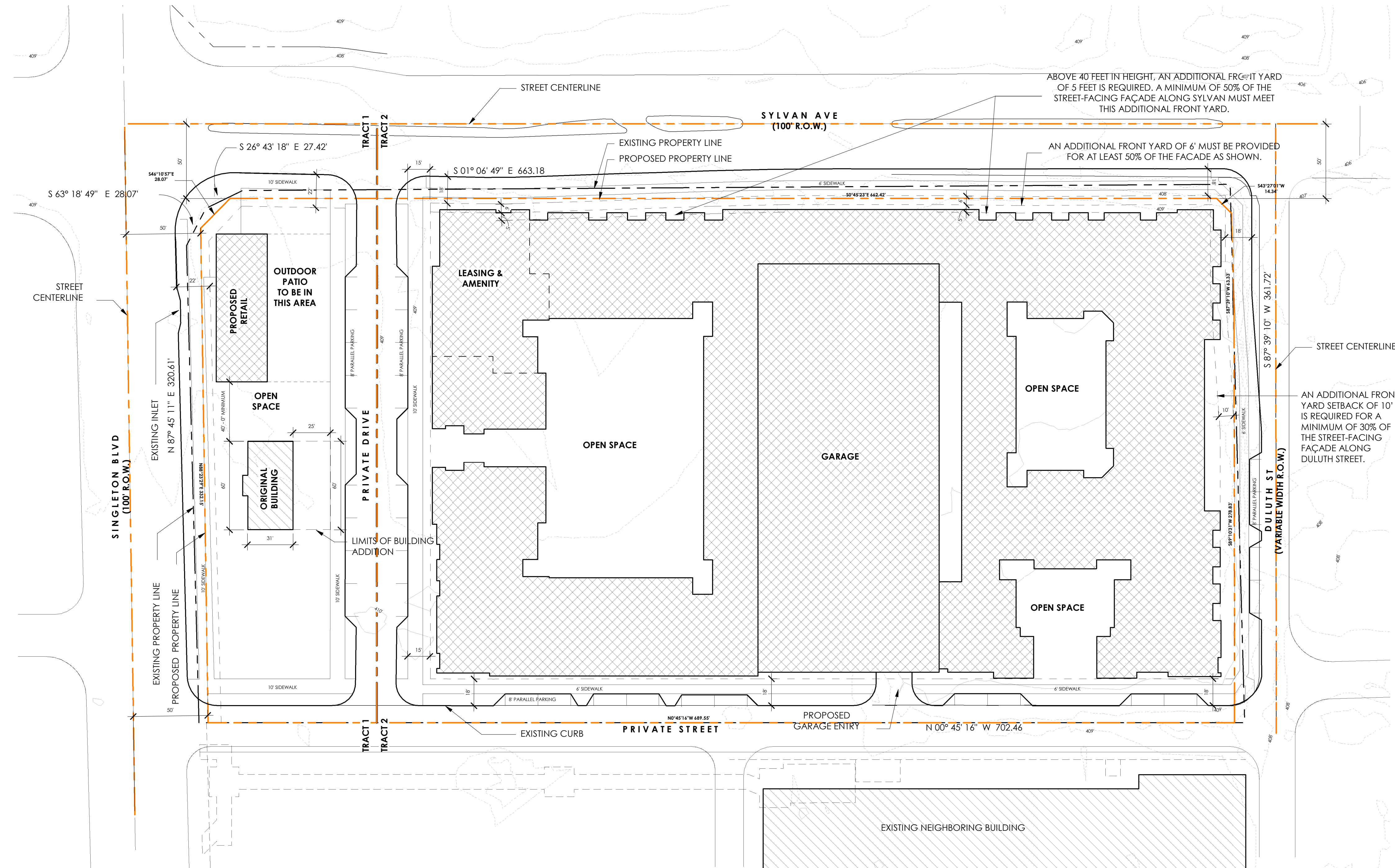
TRACT 1:

SIDEWALKS - MIN WIDTH 10' - PROVIDED.
PEDESTRIAN LIGHTING - 1/50' OF SIDEWALK ALONG STREET
FRONTAGE - PROVIDED.
OPEN SPACE - MIN 20,000 SF - PROVIDED.
MIN LAWN - 6,700 SF - PROVIDED.
ACTIVE OPEN SPACE - PROVIDED.

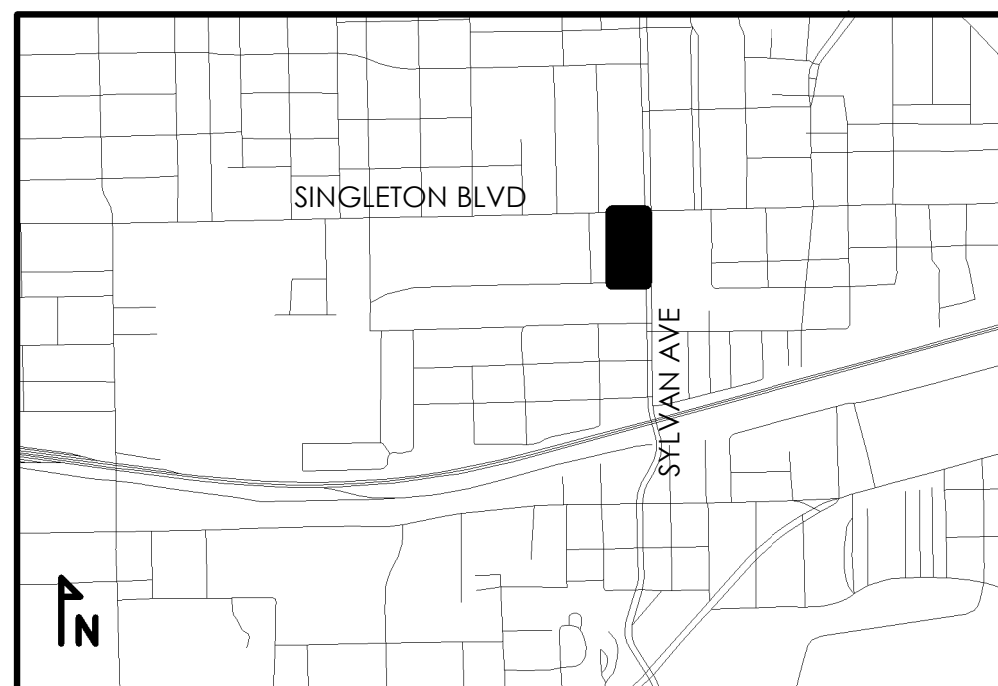
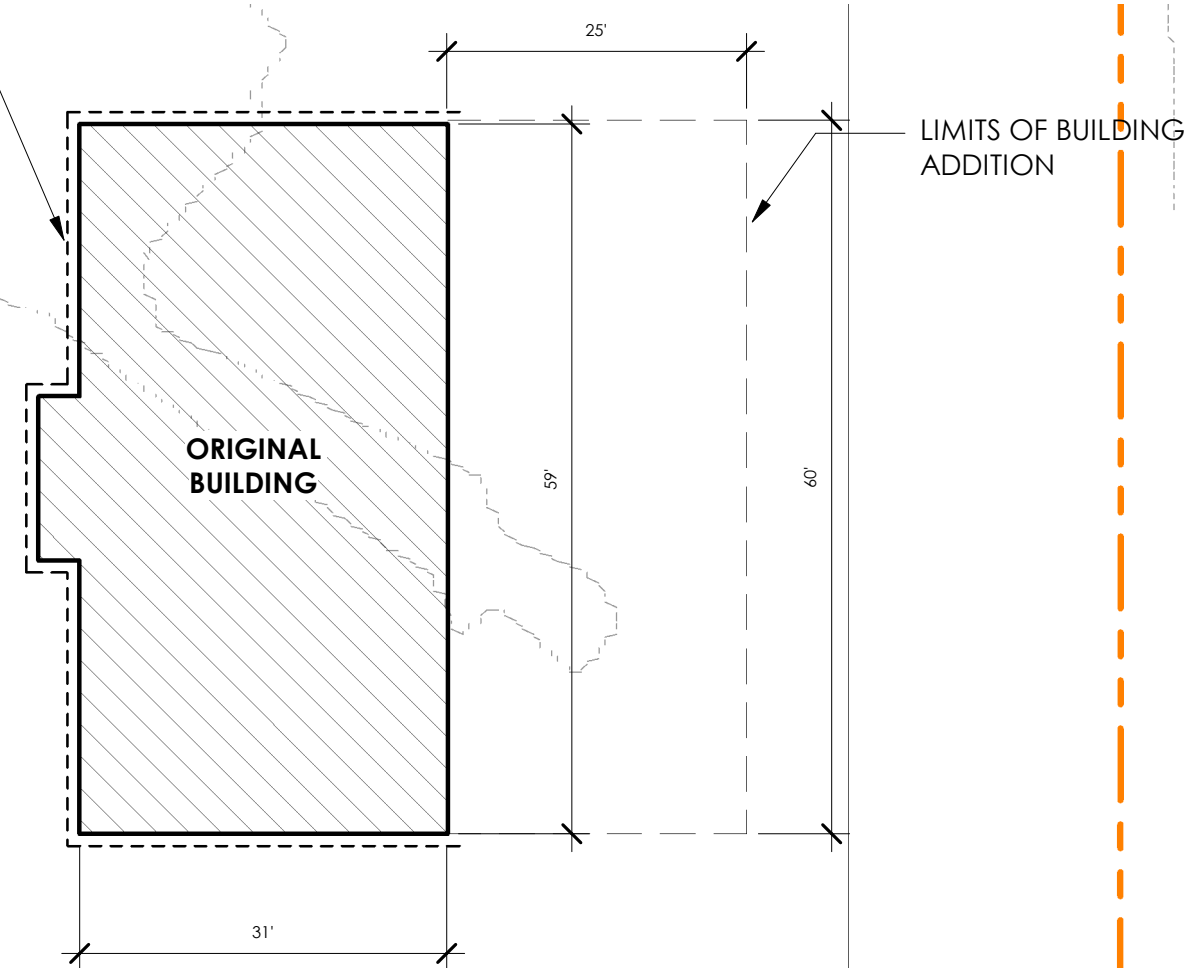
TRACT 2:

SIDEWALKS - MIN WIDTH 6' - PROVIDED.
EXTERIOR FACADES - DIVIDED INTO BASE, MIDDLE AND TOP -
PROVIDED.
STREET-FACING FACADES - PROVIDED.
GROUND LEVEL UNITS ALONG SYLVAN - MIN 90% - PROVIDED.
TRANSPARENCY - MIN 30% - PROVIDED.
ARCHITECTURAL ELEMENTS - PROVIDED.
MULTI-BEDROOM DWELLING UNITS - MIN 25% - PROVIDED.

GRAPHIC SCALE IN FEET

818 SINGLETON BOULEVARD
WILLIAMS COOMBS SURVEY,
ABSTRACT NO. 290, BLOCK 7264
VOL. 1681, Pg 169
D.R.D.C.T.

VICINITY MAP

PROTECTED
FACADES

ORIGINAL BUILDING FACADE PROTECTION PLAN