

## LANTOWER SINGLETON

LANTOWER RESIDENTIAL

818 SINGLETON BLVD

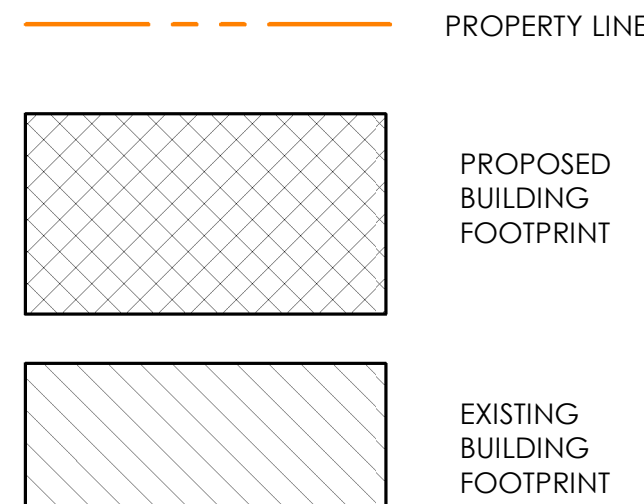
2218 BRYAN ST  
DALLAS, TX 75201

03.29.2024

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DA21013DEVELOPMENT  
PLANM234-005 (SAS)  
TRACT 1 & 2 OF PD 1086

DEV

## LEGEND



## SITE DATA

<b>TRACT 1:</b>		
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.	
<b>TRACT 2:</b>		
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:

<b>TRACT 1:</b>	
- RETAIL	1 SP / 100 SF OR 1 SP / 200
<b>TRACT 2:</b>	
- 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.

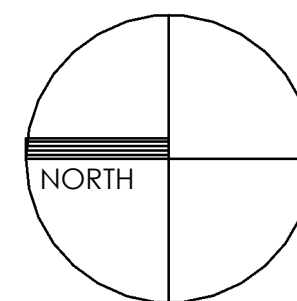
ALL DETAILED PARKING REQUIREMENTS WILL BE MET AT TIME OF PERMIT ISSUANCE BY THE BUILDING INSPECTION DIVISION.

DESIGN STANDARD REQUIREMENTS PER SEC.51A-4.1107 UNLESS OTHERWISE PROVIDED IN SEC.51P-1086.115.

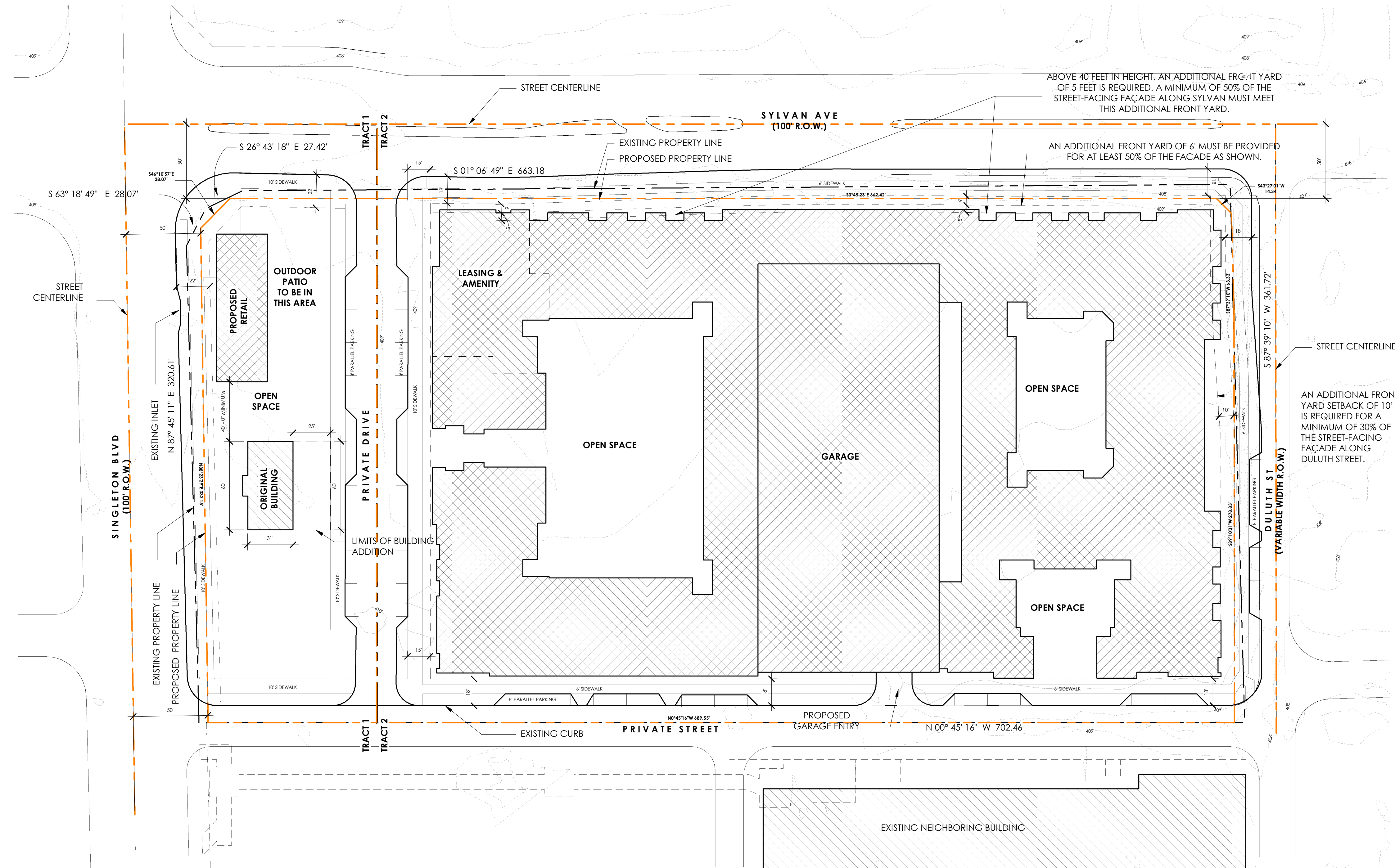
## TRACT 1:

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.

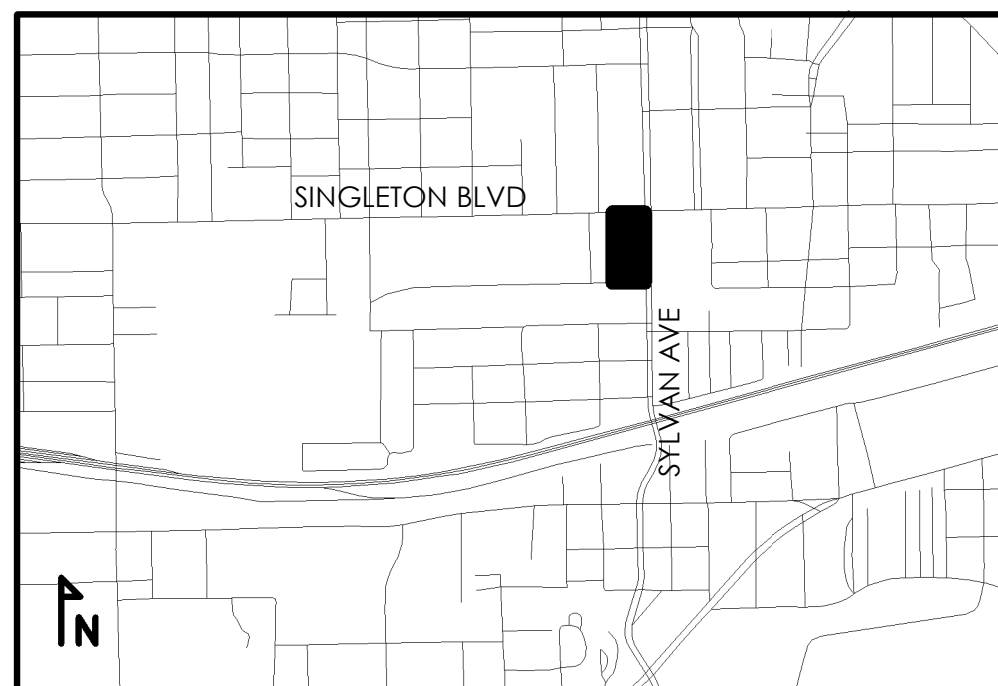
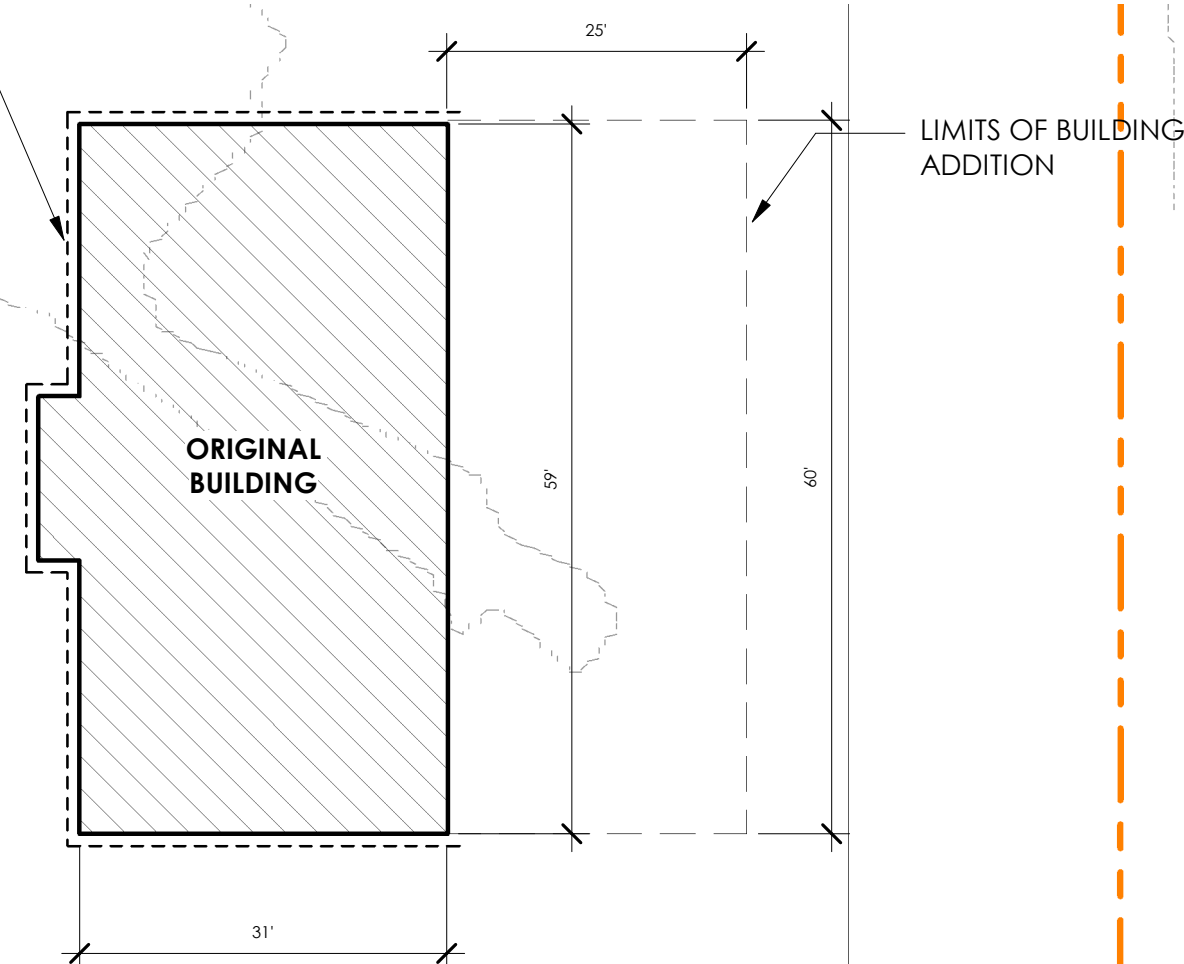
## TRACT 2:

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