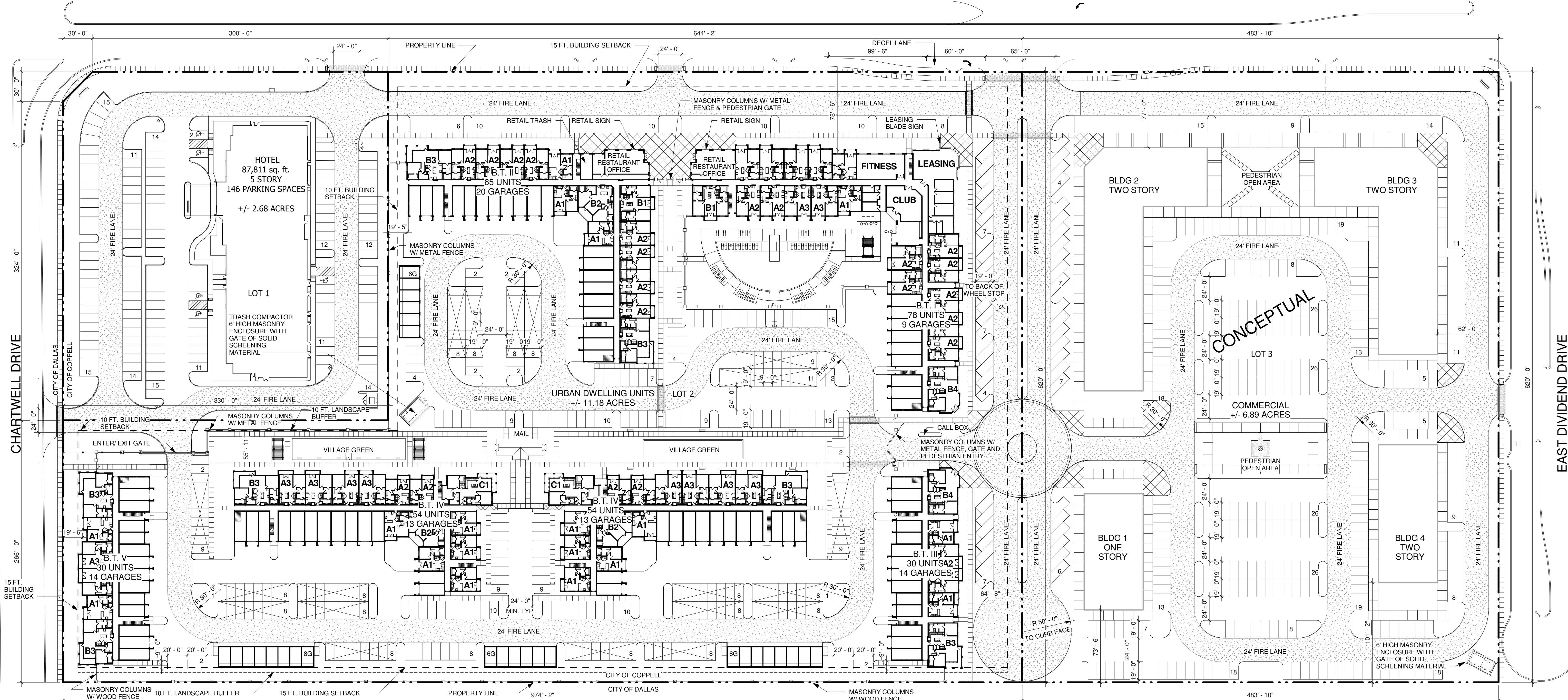
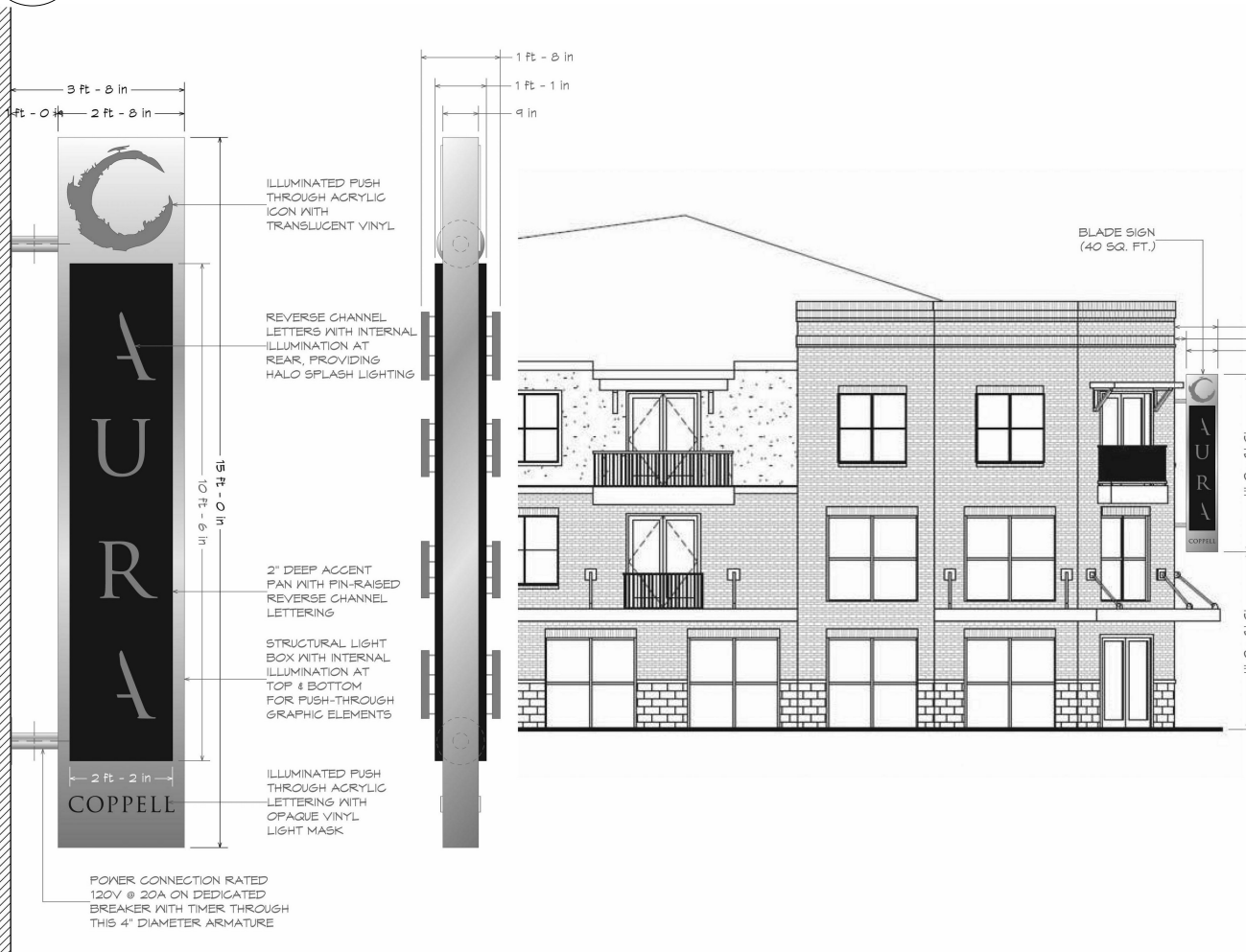


BELT LINE ROAD



1 Detail Site Plan
1" = 50'-0"



PRELIMINARY UNIT AREA TABULATION

1 BEDROOM	NET S.F.	# UNITS
A1	641	80
A2	762	105
A3	840	56
2 BEDROOM		
B1	1116	24
B2	1154	10
B3	1290	23
B4	1337	7
3 BEDROOM		
C1	1409	6
TOTAL UNITS		= 311

BUILDING CODE INFORMATION

2011 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2012 TAS, FHAG & 2003 ANSI

SITE DATA TABLE

EXISTING ZONE:	AGRICULTURE	311 (28 dwelling units per acre)
PROPOSED USE:	MIXED USE URBAN DWELLING UNITS	380,231 sq. ft.
SQ FT OF EACH PROPOSED USE:	URBAN DWELLING UNITS	7,715 sq. ft.
	CLUB / LEASING / FITNESS / OFFICE	3,221 sq. ft.
	RESTAURANT / RETAIL / OFFICE	10,936 sq. ft.
	TOTAL COMMERCIAL	390,526 sq. ft.
BUILDING AREA (gross sq. ft.):	TOTAL BUILDING AREA	390,526 sq. ft.
BUILDING HEIGHT:	NOT TO EXCEED 40'	566 total spaces (includes 83 tandem & retail)
PROVIDED PARKING:	TOTAL PARKING PROVIDED	537 spaces (1.73 per unit - 1 space per bedroom & .5 per unit)
	URBAN DWELLING UNITS	26 spaces (1 per 100 sq. ft.)
	RESTAURANT	3 spaces (1 per 200 sq. ft.)
COVERED PARKING:	GARAGE PARKING	111 total spaces
	CARPORT PARKING	154 total spaces
	TOTAL COVERED PARKING	273 > (50% required = 273)
PROPOSED LOT COVERAGE:	24% (BUILDING COVERAGE ONLY)	
COMMON AREA COVERAGE:	15.5%	
	VILLAGE GREENS	27649 sq. ft.
	POOL AREA	18160 sq. ft.
	PLAZAS	24416 sq. ft.
	FITNESS AREA	2369 sq. ft.
	CLUB	1836 sq. ft.
	MAIL	908 sq. ft.
FLOOR AREA RATIO:	.8	

LEGEND

	BUILDING SETBACK
	PROPERTY LINE
	LANDSCAPE BUFFER
	FIRE LANE
	SIDEWALK
	ENTRY PLAZA
	FIRE SPRINKLER CLOSET

GENERAL NOTES

- ALL LIGHTING FACILITIES, SECURED LIGHTING WILL INCORPORATE SCREENING AND GLARE SHADES.
- BLADE SIGN TO BE 40 S.F. SEE NORTH ELEVATION BUILDING I.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
- MINIMUM ENTRANCE GATE SHALL BE A 20' GATE.
- GATES SHALL BE EITHER SWINGING OR SLIDING
- ALL VEHICULAR GATES SHALL BE EQUIPPED WITH GTT OPTI-COM AND KNOX PADLOCKS.
- ALL TANDEM PARKING SPACES WILL BE 19 FEET DEEP.

LESLEY PROPERTIES, LTD.

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Contact: Sam Ramsey

OWNER

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(972) 346-2162

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ARCHITECT

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CIVIL ENGINEER

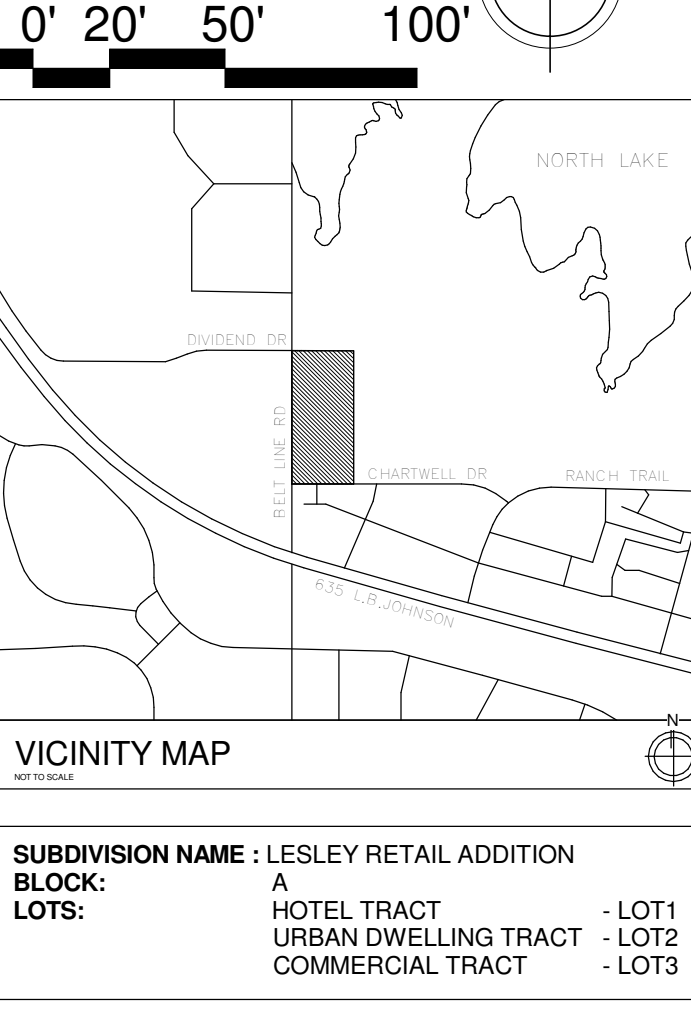
(972) 385-2272

TBG

5307 E. Mockingbird Lane, Suite 120
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LANDSCAPE ARCHITECT

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Aura Coppell
Trinsic Residential Group
Coppell, Texas

Site Plan Review
Detail Site Plan

SUBMISSION DATE
03-11-14

ARCHITECTURE DEMAREST
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PERMIT ISSUE DATE:

CONSTRUCTION ISSUE DATE:

Revision Schedule
No. Date Description

JOB NO.
13015
SHEET NO.

A110-1