

BOOKOUT STREET

RANDALL STREET

PD-193 (O-2)
NOT A PART OF REQUEST

ALLEY (20'-0" WIDTH PUBLIC RIGHT-OF-WAY)

SERVICE AND MEP UTILITY AREAS

UNRESTRICTED GROUND LEVEL OPEN SPACE
APPROXIMATE LOCATION OF INGRESS / EGRESS

ALLEY
(15'-0" WIDTH PUBLIC RIGHT-OF-WAY)

PD-193 (PDS 54)
NOT A PART OF REQUEST

PD-193 (LC)
NOT A PART OF REQUEST

FENCE AND GATE
10'-0" REAR YARD SETBACK BELOW 36' IN HEIGHT
90'-0" REAR YARD SETBACK ABOVE 36' IN HEIGHT

FENCE
10'-0" SIDE YARD SETBACK
RESTRICTED GROUND LEVEL OPEN SPACE

N44°20'00"E 256.00'

2-STORY LEASING AND AMENITY
LINE OF MULTIFAMILY TOWER ABOVE
372' MAXIMUM HEIGHT

VALET STAGING, PARKING, AND LOADING AREA

SINGLE STORY LOADING AND VALET DRIVE WITH 2-STORY CLEAR HEIGHT PROVIDING ACCESS TO THE BELOW GRADE GARAGE

S44°20'00"W 256.00'

10'-0" SIDE YARD SETBACK
FENCE
RESTRICTED GROUND LEVEL OPEN SPACE

PD-193 (PDS 146)
NOT A PART OF REQUEST

FENCE AND GATE
25'-0" FRONT YARD SETBACK
ENHANCED SIDEWALK PAVING
10'-0" MIN CLR SIDEWALK
5'-0" AVERAGE WIDTH PARKWAY
3'-6" MIN PARKWAY
ENTRY AWNING
10' CLEAR HEIGHT
PEDESTRIAN PLAZA
35'-0" SETBACK FOR GROUND LEVEL LOADING AND VALET DRIVE

APPROXIMATE LOCATION OF INGRESS / EGRESS

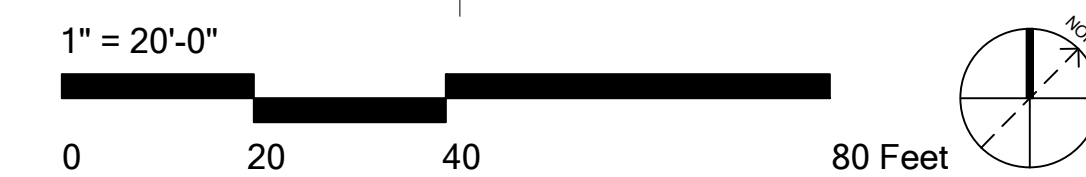
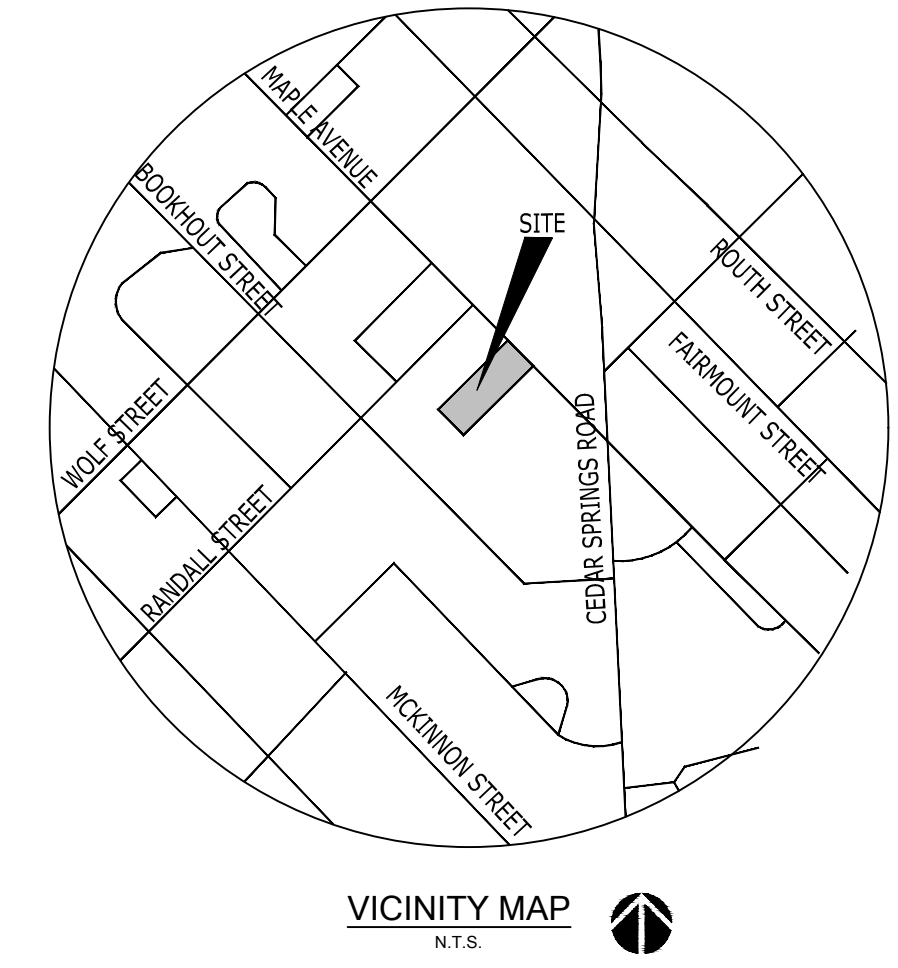
MAPLE AVENUE
(70'-0" WIDTH PUBLIC RIGHT-OF-WAY)

PD-193 (PDS 149)
NOT A PART OF REQUEST

PROJECT DATA TABLE	
TOTAL SITE AREA	30,720 SF - 0.705 ACRES
LAND USE	MULTIFAMILY RESIDENTIAL
MIN. FRONT YARD SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR YARD SETBACK BELOW 36' IN HEIGHT	10 FT
MIN. REAR YARD SETBACK ABOVE 36' IN HEIGHT	90 FT
MAX. BUILDING HEIGHT	372 FT
MAX. DWELLING UNITS	220 UNITS
MAX. LOT COVERAGE	68% (20,900 SF)
MAX. TOTAL FAR	10:1 (307,200 SF)
LOADING PROVIDED	2 MEDIUM (35' X 11')

OPEN SPACE TABLE	
UNRESTRICTED OPEN SPACE	10% OF SITE AREA
PRIVATE GRADE LEVEL OPEN SPACE	10% OF SITE AREA
ROOF TERRACE	20% OF ROOF AREA

■■■■■ - EXTENT OF BUILDING ABOVE



DEVELOPMENT PLAN

2811 Maple Avenue
Dallas, Texas

Job #: 18069.00
Date: 2020-07-17
Drawn by: ELB, RR, RW, JF Not for regulatory approval, permitting, or construction

Scale: 1"=20'-0"
File Name: 2811 Maple DP-01.dwg



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