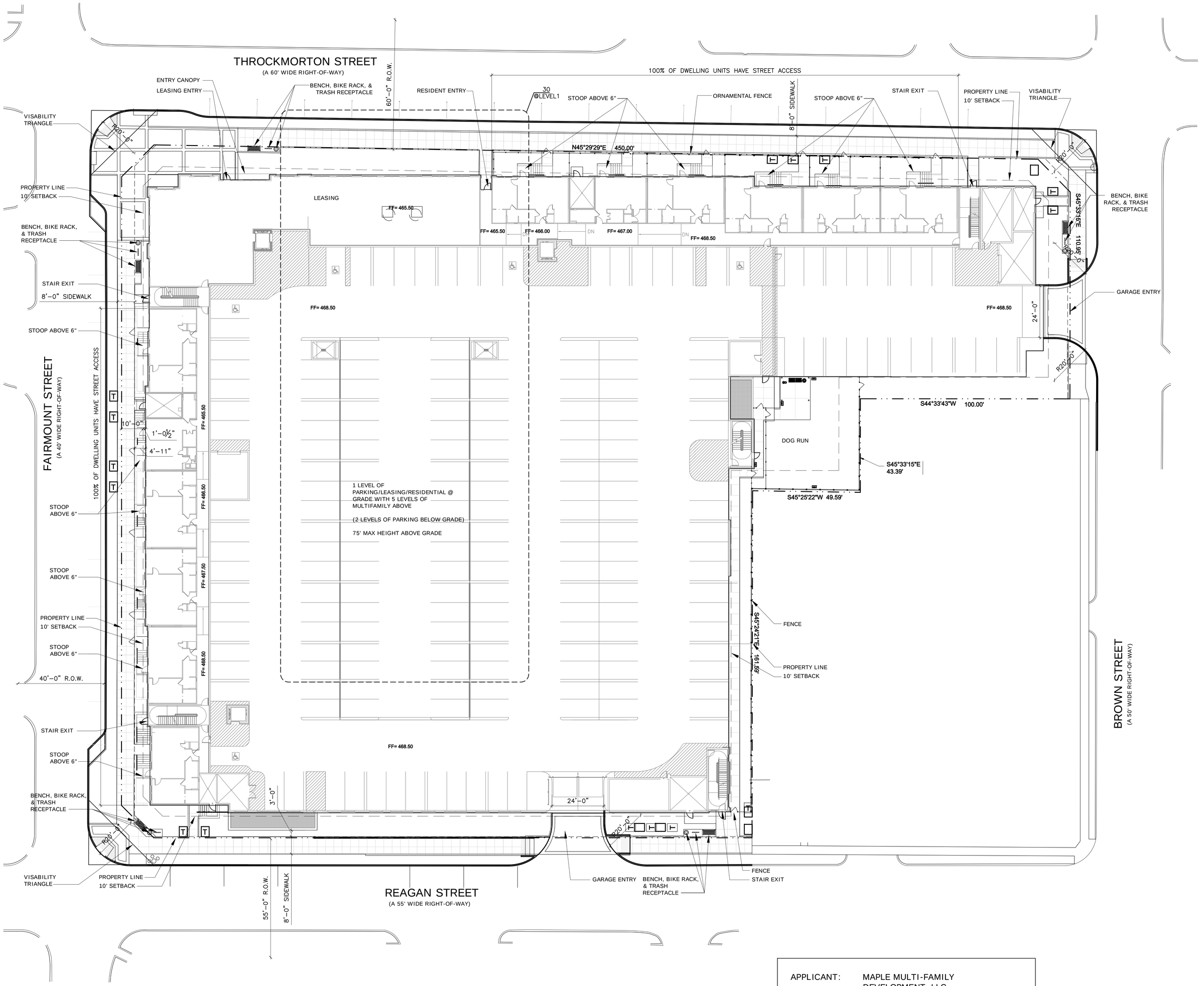


25 Development Plan - Tract III of PD 193, Subdistrict 78
Scale: 1" = 20'-0"

NORTH

* CURB CUT DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS.

APPLICANT:	MAPLE MULTI-FAMILY DEVELOPMENT, LLC
NAME:	STEVE BANCROFT
ADDRESS:	3819 MAPLE AVE. DALLAS, TX 75219
TEL. NO.:	214-922-8400

PLAN DEVELOPMENT SUBDISTRICT No. 78 W/ MF-2 SUBDISTRICT IN PLANNED DEVELOPMENT DISTRICT No. 193

SITE LOCATION

2626 THROCKMORTON
DALLAS, TEXAS 75219

DEVELOPMENT STATISTICS

TOTAL LAND AREA	2.647 AC (115,303)
TOTAL UNITS	340 DU
TOTAL DENSITY DU/AC	128.45 DU/AC

BUILDING GROUND FLOOR SQ-FT

GROUND FLOOR GARAGE/LESING/RESIDENTIAL 92,913 SF

LOT COVERAGE

ACTUAL LOT COVERAGE	92,913 SF
LOT COVERAGE PERCENTAGE	80.58%

PARKING REQUIRED

1 SPACE/500 SF UNIT	70	(70 X 1) = 70 SPACES
1.5 SPACE MAX	270	(270 X 1.5) = 405 SPACES
TOTAL PARKING SPACES NEEDED		475 SPACES
PARKING PROVIDED ON SITE		498 SPACES

MAX HEIGHT REQUIREMENTS

MAX HEIGHT - 75' MAX

MAX HEIGHT PROVIDED - 71'-6" TO TOP OF PARAPET
(1 LEVEL OF PARKING/LEASING/RESIDENTIAL @GRADE WITH 5 LEVELS OF MULTIFAMILY ABOVE - 2 LEVELS OF PARKING BELOW GRADE)

ENTRIES REQUIREMENTS

STREET FACING DWELLING ENTRY REQUIREMENT - 80%

STREET FACING DWELLING ENTRY PROVIDED - 100%

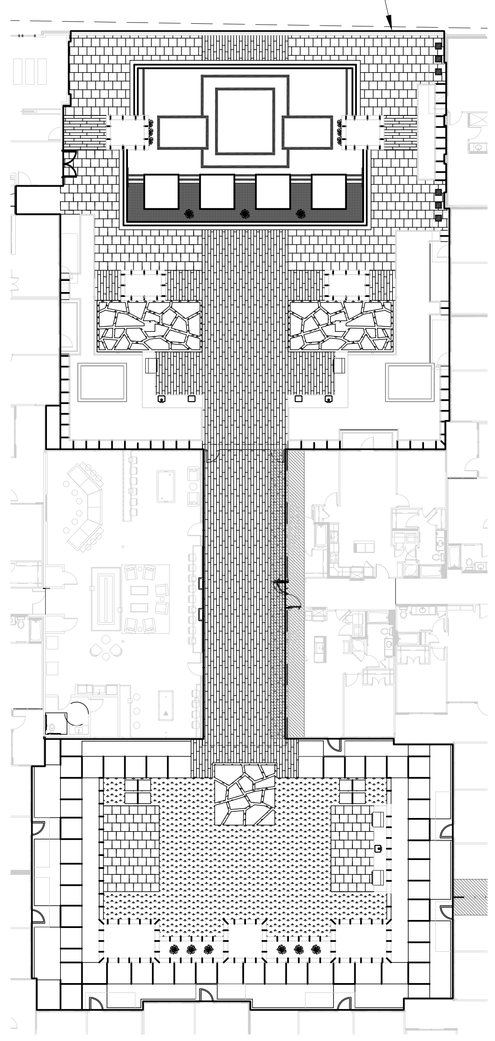
FENCING MUST BE AT LEAST 70% OPEN

STOOPS ARE ELEVATED BETWEEN 6 AND 30 INCHES

FACADE REQUIREMENTS

REFER TO ELEVATIONS FOR BUILDING ARTICULATION, MINIMUM 2 DIFFERENT FACADE MATERIALS, ARCHITECTURAL ELEMENTS (PROMINENT PUBLIC ENTRANCES, AWNINGS, ETC.). REFER TO PLAN (DETAIL 25 ON DEVELOPMENT PLAN) FOR PEDESTRIAN AMENITIES (BENCHES, TRASH RECEPTACLES, BICYCLE RACKS).

Open Space Requirement - 12,000 s.f.
Open Space Provided - 16,185 s.f.



30 Level 1 - Open Space Requirement @ PODIUM
Scale: 1" = 20'-0"

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Fax: 214-363-9563

REGISTERED ARCHITECT MICHAEL L. ARMOUR 11958 STATE OF TEXAS

1.3.2017

Alexan Maple

Trammell Crow Residential
2626 Throckmorton St.
Dallas, Texas 75219

Project Number: 2015038
Drawn By:
Issue For
PERMIT SET 10.28.2016

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DEVELOPMENT PLAN
TRACT III OF PD-78
D123-124