



PROJECT DATA	
SITE AREA	146,888 SF, 3.372 AC
USES	OFFICE, RETAIL, RESTAURANT, STORAGE, AND MULTIPLE FAMILY
LOT COVERAGE	70%
STRUCTURE HEIGHT	240 FEET / 21 STORIES
BUILDING AREA	660,996 SF
FLOOR-AREA RATIO	4.5 TO 1*
PARKING**	PER PD 193
LOADING***	PER PD 193

- * FLOOR AREA OF RESIDENTIAL USE EQUAL TO AREA OF SITE REQUIRED TO PERMIT A TOTAL FLOOR-AREA RATIO OF 4.5 TO 1
- ** PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX.

PARKING SHALL BE PROVIDED AT THE FOLLOWING RATIOS:

RESTAURANT: 1 SPACE PER 100 GSF **RETAIL:** 1 SPACE PER 220 GSF OFFICE: 1 SPACE PER 366 GSF STORAGE 1 SPACE PER 1,000 GSF

1 SPACE PER 500 SF OF DWELLING UNIT FLOOR AREA, MULTIFAMILY: UP TO A MAXIMUM OF 1.5 SPACES PER UNIT

THE TOTAL NUMBER OF REQUIRED PARKING SPACES MAY BE REDUCED

IN ACCORDANCE WITH THE MIXED-USE DEVELOPMENT PARKING CHART (EXHIBIT 193F)

*** THE BALANCE OF LOADING SPACES REQUIRED BY PD 193 NOT SHOWN ON THIS PLAN MAY BE PROVIDED WITHIN THE PARKING STRUCTURE.

NOTE: PEDESTRIAN LIGHTING, SUSPENDED LIGHTING, BOLLARDS, REQUIRED STREET FURNITURE, AND MONUMENT SIGNS ARE NOT SHOWN ON THE DEVELOPMENT PLAN.

NOTE: ABOVE-GROUND FRANCHISE UTILITY INFRASTRUCTURE IS NOT SHOWN ON THE DEVELOPMENT PLAN.

NOTE: 10' SIDEWALKS MAY BE REDUCED TO A MINIMUM 6' UNOBSTRUCTED WIDTH IN THE EVENT OF CONFLICT WITH UTILITIES OR EXISTING TREES.

PD 193 - PDS 39 DEVELOPMENT PLAN

SCALE: 1" = 30'-0" 120 Feet



Maple Terrace Dallas, Texas

Scale: 1" = 30'-0" Job #: 19058.00

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