

MASTER CUMULATIVE DEVELOPMENT PLAN

	PROPOSED DEVELOPMENT (BASED ON THIS DEVELOPMENT PLAN)					EXISTING DEVELOPMENT (BASED ON ALL DEVELOPMENT PLANS APPROVED)					CUMULATIVE DEVELOPMENT (BASED ON PROPOSED AND EXISTING DEVELOPMENT)					REMAINING DEVELOPMENT RIGHTS				
	PD SUBDISTRICT					PD SUBDISTRICT					PD SUBDISTRICT					PD SUBDISTRICT				
	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS
FLOOR AREA (in SF)	387,500	0	0	0	387,500	985,768	2,259,294	3,264,607	0	6,509,669	1,373,268	2,259,294	3,264,607	0	6,897,169	4,626,732	540,706	3,735,393	1,500,000	3,702,831
PEDESTRIAN OPEN SPACE (in SF)	0	0	0	N/A	0	146,396	27,188	86,800	N/A	260,384	146,396	27,188	86,800	N/A	260,384	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA (in SF)	0	0	0	N/A	0	85,715	16,687	42,551	N/A	144,953	85,715	16,687	42,551	N/A	144,953	N/A	N/A	N/A	N/A	N/A

N = NORTH SUBDISTRICT EC = ENTERTAINMENT COMPLEX SUBDISTRICT S = SOUTH SUBDISTRICT

PROPOSED DEVELOPMENT LANDSCAPING

LOT E LANDSCAPING - THOROUGHFARE

STREET TREE REQUIREMENTS -
1 STREET TREE PER 30' OF LOT FRONTAGE, EXCLUDING VISIBILITY TRIANGLE AREA

	SIZE	QUANTITY
VICTORY AVE TREES REQUIRED	> 3" CAL. 35'-8" LF / 30 = 12 TREES	
VICTORY AVE TREES PROVIDED		8 EXISTING 4 PROPOSED*
TOTAL		12 TREES

*NOTE: INCLUDES 2 TREES IN ALTERNATE PLANTING AREA

LOT E USE AND FLOOR AREA TABULATIONS/
ZONING PARKING REQUIREMENTS

USE	SF	PARKING ZONING RATIO	TOTAL PARKING REQUIRED
OFFICE	374,000	1/500	656*
RETAIL & PERSONAL SERVICE USE	13,500	PER VICTORY PD NO. 582	SEE MASTER PARKING & FLOOR AREA PLAN
TOTAL	387,500		

*AFFECTED BY THE 10% DART LIGHT-RAIL REDUCTION AND THE 1% BICYCLE PARKING REDUCTION

PARKING PROVIDED

	PARKING PROVIDED
SURFACE PARKING	
REGULAR PARKING	11
HANDICAP ACCESSIBLE PARKING	1
TOTAL	12

	PARKING PROVIDED
STRUCTURED GARAGE	
REGULAR PARKING	1,061
HANDICAP ACCESSIBLE PARKING	22
BICYCLE PARKING	30
TOTAL	1,083

TOTAL PROVIDED VEHICULAR PARKING
(SURFACE & STRUCTURED) 1,095

OFF-STREET LOADING

REQUIRED:

OFFICE + RETAIL/PERSONAL SERVICE USE* = 387,500 SF	
50K-150K SF:	1 SPACE
EACH ADDTL 100K SF:	1 SPACE
TOTAL:	4 SPACES

*RETAIL/PERSONAL SERVICE USE FLOOR AREA IS <10% OF OFFICE FLOOR AREA & IS INCLUDED IN OFFICE FLOOR AREA FOR LOADING CALCULATIONS

PROVIDED:

4 TOTAL = (1 LARGE, 1 MEDIUM, & 2 SMALL)

BUILDING HEIGHT:

THE TOP OF THE PROPOSED BUILDING IS APPROXIMATELY 253'-8"
GARAGE STRUCTURE HAS 7 PARKING LEVELS

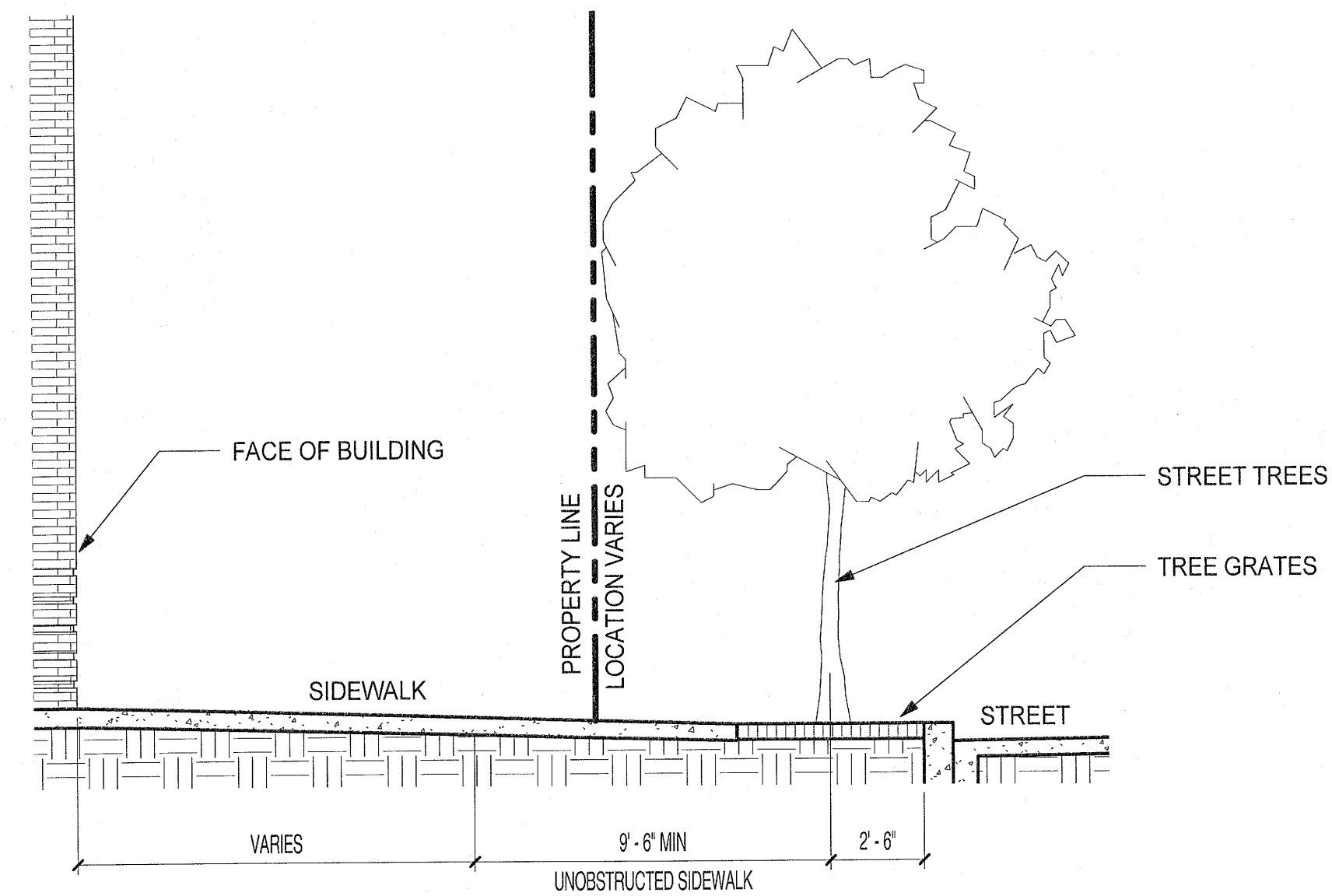
VICTORY PLANNED DEVELOPMENT NO. 582

APPROVED DEVELOPMENT PLANS AS OF DECEMBER 1, 2017

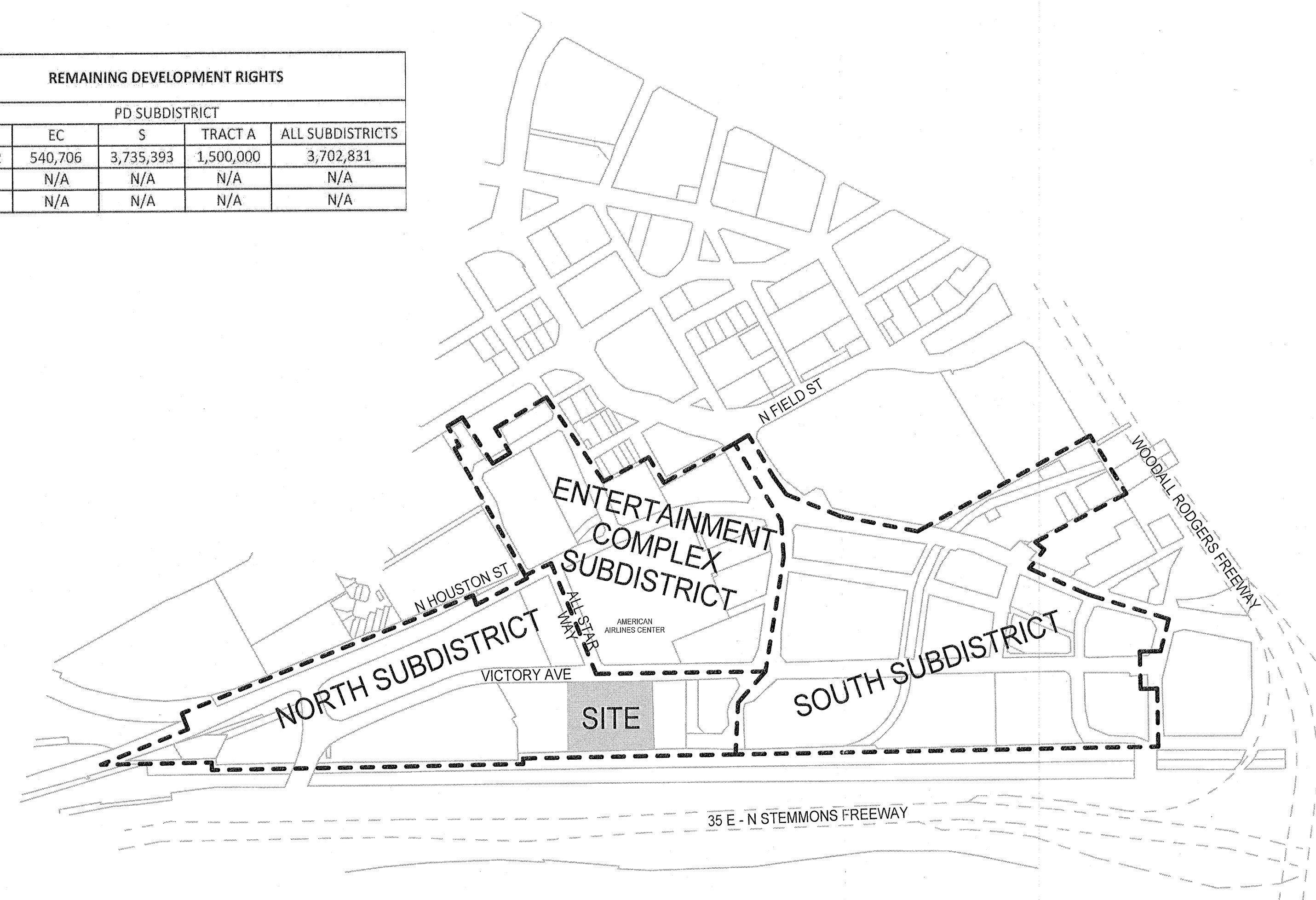
1. Surface Parking for American Airlines Center - 11/16/2000
2. Outdoor Covered Patio for American Airlines Center - 01/17/2002 (amended 10/16/2008)
3. W Dallas Victory Hotel and Residences - 12/04/2003 (amended 06/24/2004; 03/10/2005; 01/04/2007; 04/01/2010)
4. Residences at Victory - 06/24/2004 (amended 06/15/2006; 02/15/2007; 04/01/2010)
5. Victory Pedestrian Open Space Plan - 11/04/2004
6. Icon Development Plan - 05/05/2005 (amended 06/05/2008; 04/01/2010)
7. Victory Plaza Buildings - 07/21/2005 (amended 03/23/2006; 09/14/2006; 10/16/2008; 04/01/2010)
8. Victory Park - 06/01/2006
9. Block J - 08/31/2006 (amended 10/16/2008; 04/01/2010)
10. Lot P and Lot Q - 09/21/2006
11. Lot A-12 - 10/12/2006
12. Block L - 11/09/2006 (amended 03/27/2008; 04/01/2010)
13. Block G - 06/07/2007; (amended July 22, 2015; December 3, 2015)
14. Victory Center (Block M) - 02/07/2006 (amended 07/23/2015)
15. Victory Apartments (Block N) - 10/9/2011
16. Victory Avenue Apartments (Blocks P&Q) - 1/17/2012
17. North Garage (Block A-12) - 11/5/13
18. Camden Victory Park (Block F) - 12/20/13
19. Skyhouse (Lot G) - 6/10/2015
20. K Block Parking Garage (Block K) - 4/16/2015
21. Greystar Victory Apartments - 6/4/2015
22. Katy Station (Lot H) - 08/18/2015; amended 4/6/2017
23. Block D, November 5, 2015; amended 11/5/2015; amendment pending

LEGEND

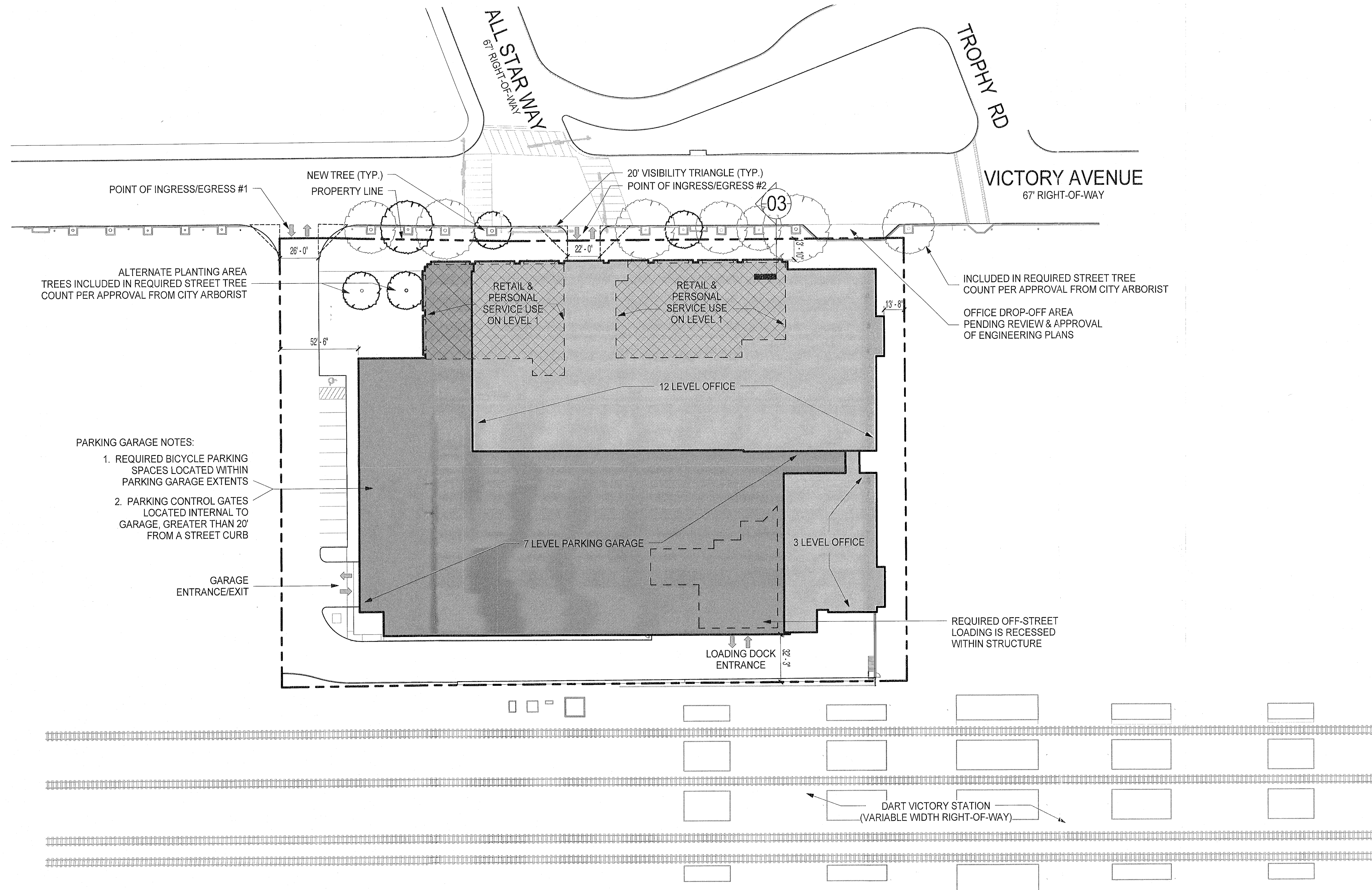
- RETAIL & PERSONAL SERVICE USE
- PARKING GARAGE
- OFFICE SPACE
- NEW PROPOSED TREE
- EXISTING TREE
- PROPERTY LINE



03 SIDEWALK SECTION
SCALE: 1/4" = 1'-0"



02 VICTORY PD NO. 582 LOCATION MAP
SCALE: N.T.S.
TRUE NORTH

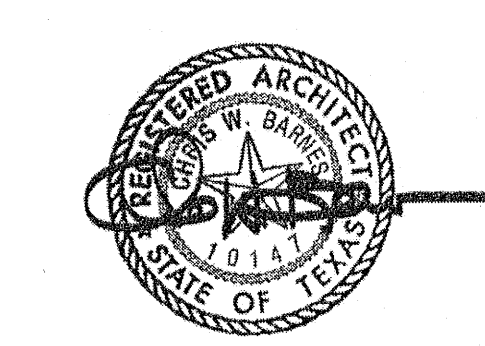


01 DEVELOPMENT PLAN
SCALE: 1" = 40'-0"
TRUE NORTH PLAN NORTH

0' 20' 40' 80'



architecture | interiors | planning | graphics
8070 Park Lane, Ste. 300 | Dallas, Texas 75231
Tel 972.701.9000 | Fax 972.991.3008
www.bokapowell.com



02.21.2018

LOT E - SOUTH
DEVELOPMENT PLAN
VICTORY PLANNED DEVELOPMENT
DISTRICT PD NO. 582

THIS DEVELOPMENT PLAN IS ONLY FOR LOT E - SOUTH. THE AREA BETWEEN THE PROPERTY LINES AND THE STREET CURBS, THE TABULAR INFORMATION, NOTES, AND TYPICAL PLANTING SECTIONS ARE PART OF THIS DEVELOPMENT PLAN. ALL OTHER GRAPHIC ILLUSTRATIONS ARE FOR INFORMATION ONLY AND ARE NOT PART OF THIS DEVELOPMENT PLAN.

PLAN NUMBER: D178-004
DATE ISSUED: 01.04.2018
DATE REVISED: 02.21.2018

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