

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		
VICTORY AVE TREES REQUIRED	SIZE	QUANTITY
> 3" CAL.	354'- 8" LF / 30 = 12 TREES	
VICTORY AVE TREES PROVIDED		8 EXISTING
TOTAL		4 PROPOSED*
		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	673*
RETAIL & PERSONAL SERVICE USE	13,500	PER VICTORY PD NO. 582	SEE MASTER PARKING & FLOOR AREA PLAN
TOTAL	387,500		

*AFFECTED BY THE 10% DARK LIGHT-RAIL REDUCTION

PARKING

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

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

GRAND TOTAL 1,095

BUILDING HEIGHT:

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

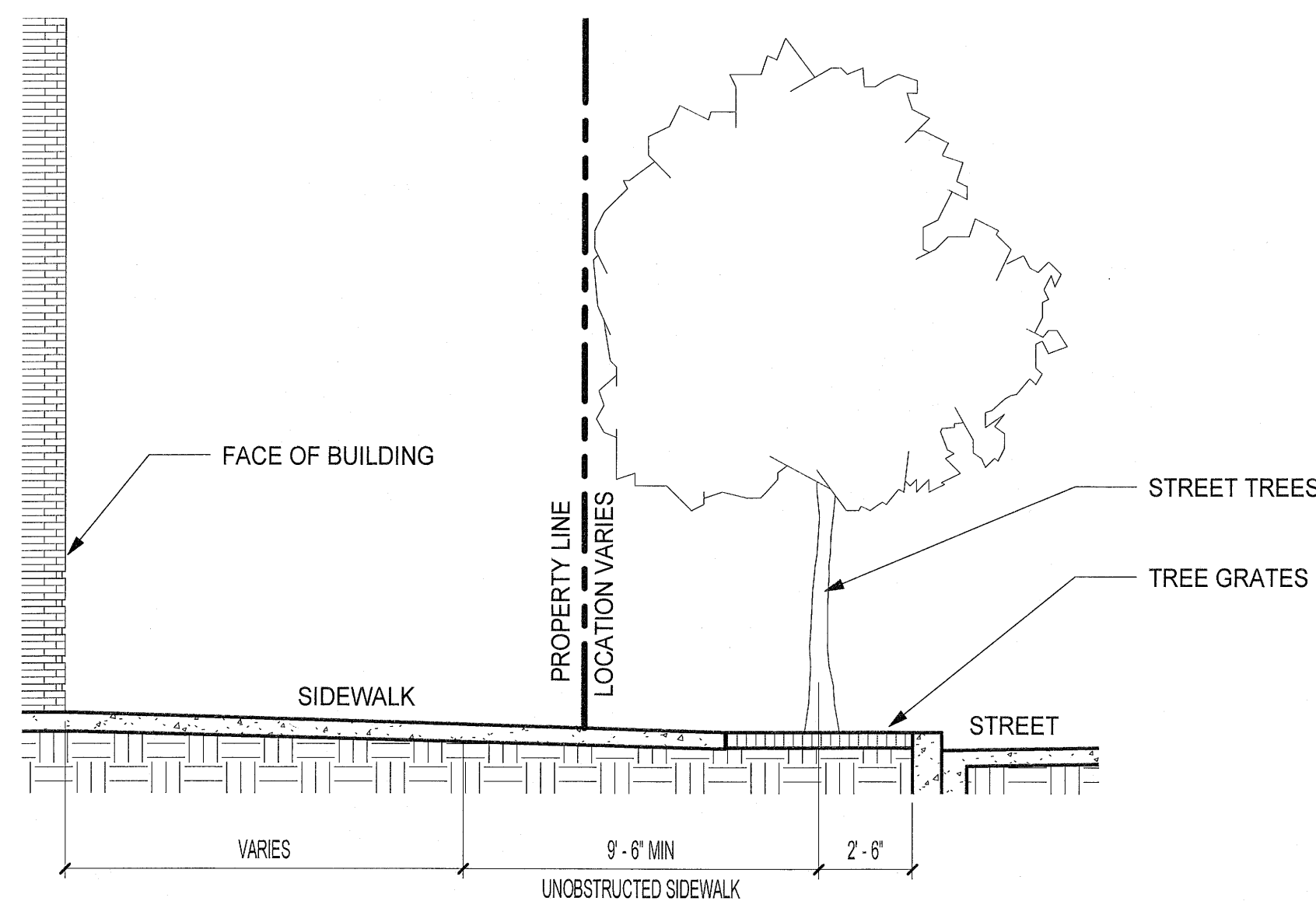
VICTORY PLANNED DEVELOPMENT NO. 582

APPROVED DEVELOPMENT PLANS AS OF DECEMBER 1, 2017

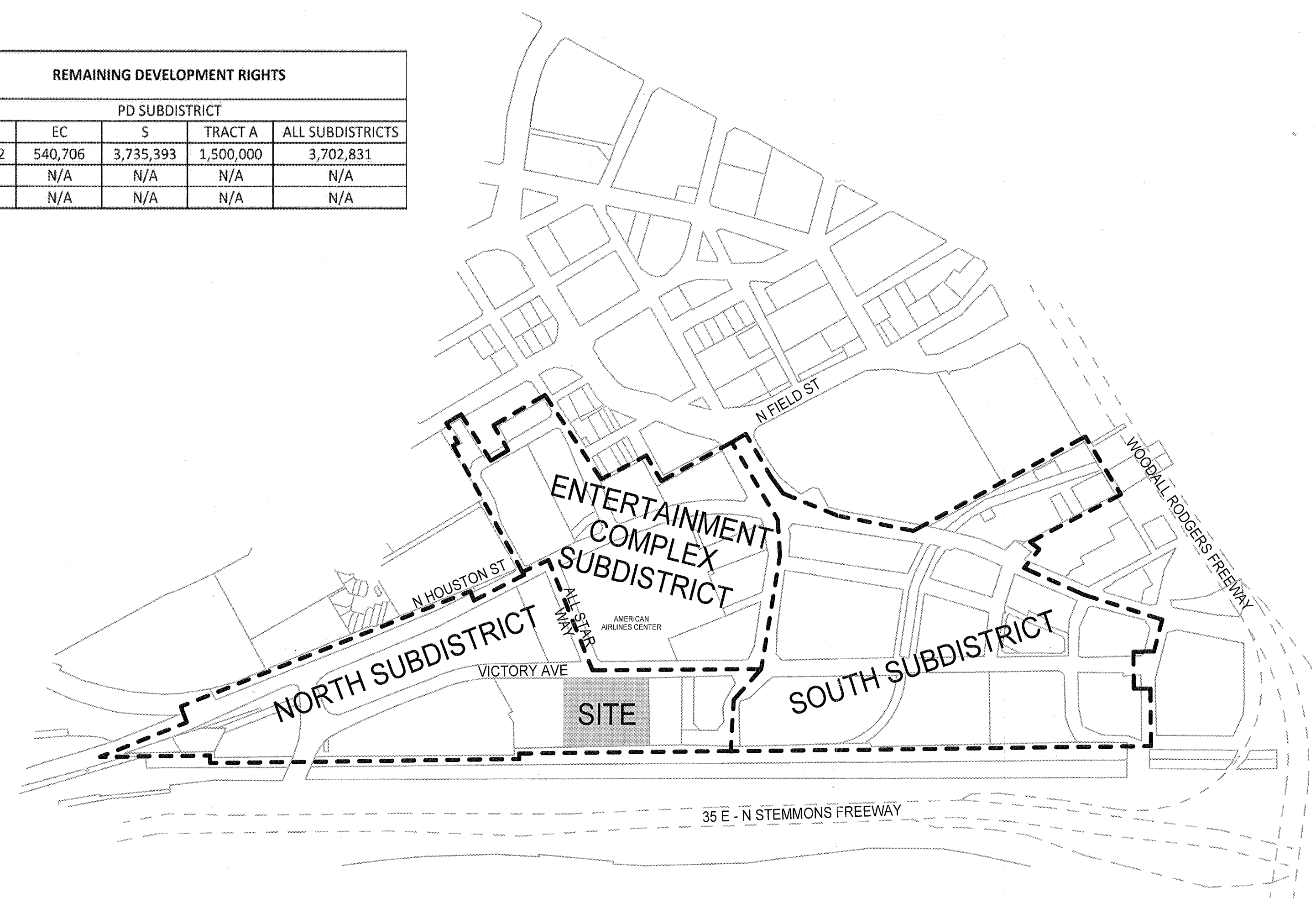
- Surface Parking for American Airlines Center - 11/16/2000
- Outdoor Covered Patio for American Airlines Center - 01/17/2002 (amended 10/16/2008)
- W Dallas Victory Hotel and Residences - 12/04/2003 (amended 06/24/2004, 03/10/2005, 01/04/2007, 04/01/2010)
- Residences at Victory - 06/24/2004 (amended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

LEGEND

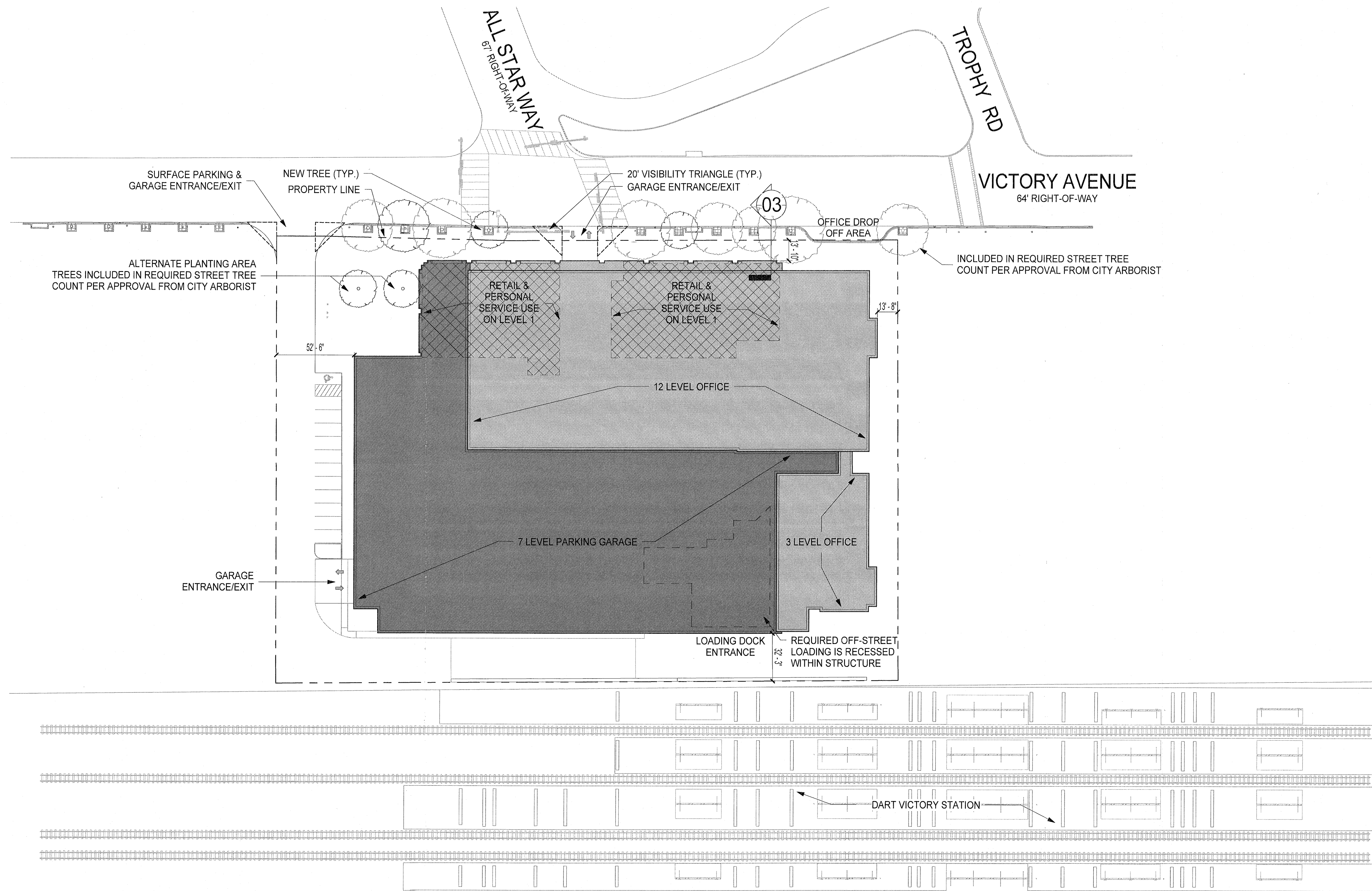
- RETAIL & PERSONAL SERVICE USE
- PARKING GARAGE
- OFFICE SPACE
- NEW PROPOSED TREE
- EXISTING TREE
- PROPERTY LINE



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



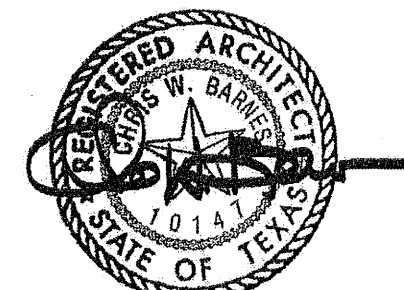
02 VICTORY PD NO. 582 LOCATION MAP
SCALE: INTS
TRUE NORTH



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



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



01.04.2018

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.

DATE ISSUED: 01.04.2018
DATE REVISED:

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