

N. HARWOOD STREET

REMOVE PORTION OF EXISTING STREET, CURB, AND SIDEWALKS TO ADD AN INDENTED PARKING AREA - PROVIDE 10'-0" WIDE SIDEWALKS - RELOCATE STREET TREES TO BACK OF SIDEWALK, RELOCATE CONTINUOUS SCREENING HEDGE BEHIND SIDEWALK.

CONCRETE AND OR ENHANCED PAVEMENT (PATTERN TBD)

PLAZA AREA NOTE NO. 4

EXISTING 30'-0" VISIBILITY TRIANGLE (TYP.)

PLAZA AREA NOTE NO. 2

PLAZA AREA NOTE NO. 1

PLAZA AREA NOTE NO. 3

PHASE - II
EXISTING SAINT ANN SCHOOL BUILDING

SAINT ANN COURT
PHASE - I (OFFICE)
(NO WORK)

OLIVE STREET (FKA WICHITA STREET)

MOODY STREET

PHASE II PHASE I

HARRY HINES BLVD.

EXISTING TREES

LEGEND

BUILDING SITE

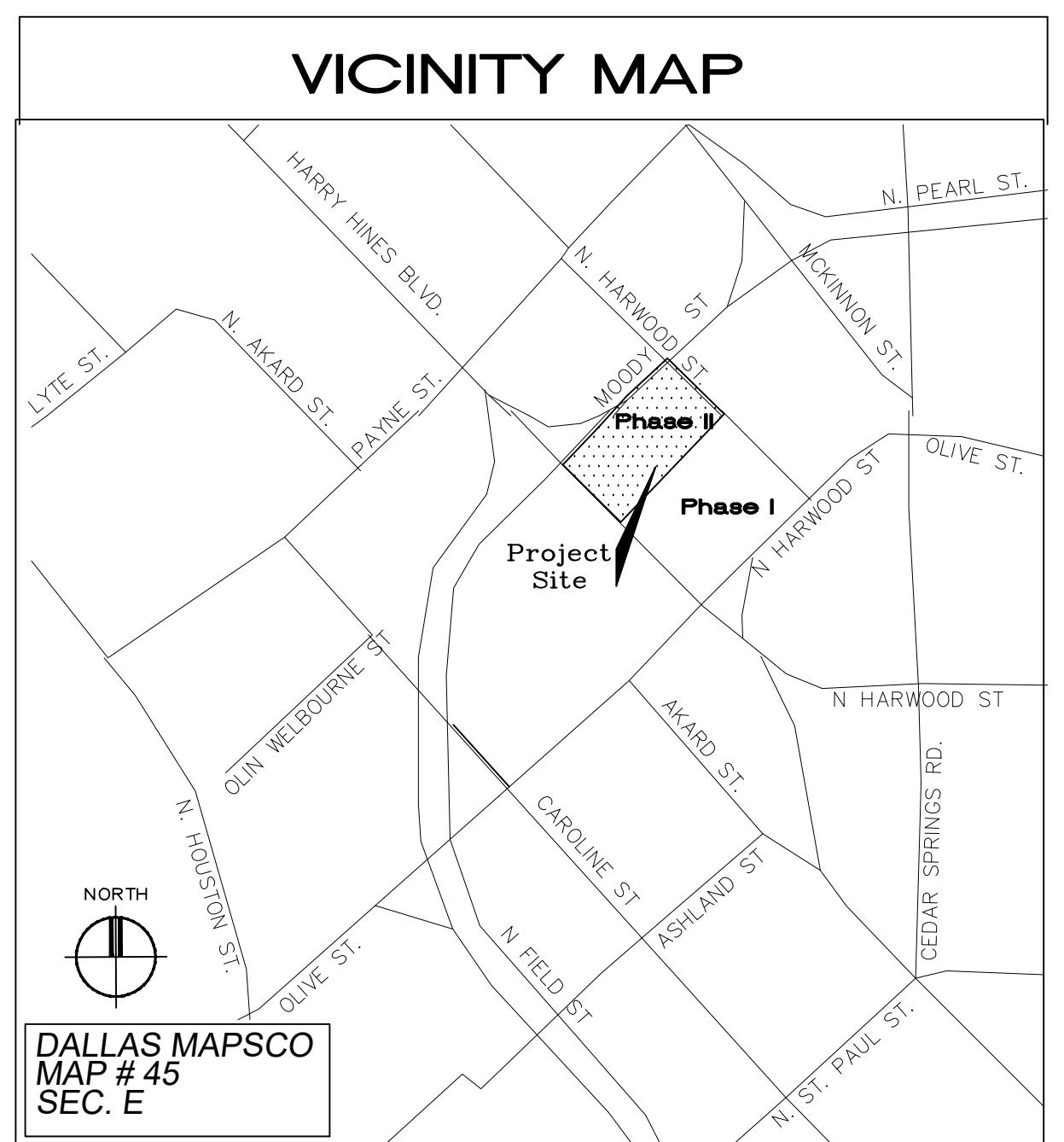
DEVELOPMENT PLAN

SCALE: 1/16"=1'-0"

Saint Ann Court Phase II
Lot 1A, Block 3/364
PD-193 - SUB DISTRICT 53
HISTORIC OVERLAY DISTRICT 94
PDS 53, PHASE II

MINOR AMENDMENT TO DEVELOPMENT PLAN
Planned Development
District No. 193 Sub District 53
Historic Overlay District 94
PDS 53, PHASE II

M178-031



OWNER - INFORMATION

Owner: International Development Center IX, LTD.
Property Location: Lot 1A, Block 3/364
1.377 ACRES (60,000 SF)

SITE DATA FOR SAINT ANN COURT
PHASE I - TOWER / PHASE II - SCHOOL BUILDING

A	TOTAL LAND AREA	60,000 S.F.
B	MAXIMUM ALLOWED FLOOR AREA	320,186 S.F.
	Phase I Maximum Floor Area = 310,800 S.F. Phase II Minimum Floor Area = 9,200 S.F.	
C	TOTAL DEVELOPED FLOOR AREA	320,186 S.F.
	Phase I Developed Floor Area = 310,673 S.F. Phase II Developed Floor Area = 9,513 S.F.	
D	MAXIMUM ALLOWED LOT COVERAGE	
	Phase I Maximum Lot Coverage = 100% of 39,600 S.F. Phase II Maximum Lot Coverage = 30% of 20,400 S.F.	39,600 S.F. 6,120 S.F.
E	Developed Lot Coverage	
	Phase I Developed Lot Coverage = 98% Phase II Developed Lot Coverage = 27.7%	39,006 S.F. 5,650 S.F.
F	Maximum Structure Height	
	Phase I Maximum Structure Height, plus 25 ft roof top Phase II Maximum Structure Height	325ft + 25ft 50ft
G	Developed Structure Height	
	Phase I Developed Structure Height, including roof top Phase II Developed Structure Height	340ft 4in. 29ft 5in.
H	Total Required Parking (per MUD Chart)	
	office / 308,388 s.f. = 843 spaces retail / 3,935 s.f. = 12 spaces restaurant / 6,910 s.f. = 21 spaces warehouse / 953 s.f. = 1 space	877 spaces
I	Parking Spaces Provided On-site (807+35 Delta)	842
J	Parking Spaces Provided Off-site	35

- Phase II**
- PLAZA AREA NOTES:***
- Outdoor Amenity Area to Include Landscaping Materials, Seating Area & Bar Structure - Not to Exceed 24 Feet Above Grade.
 - Retaining Walls - Variable Heights, Not to Exceed 20 Feet - See Limits of Retaining Walls for Location.
 - Lighting Enhancements and Fire Pits - 2 Fire Pits Not to Exceed 3 Feet Above Grade.
 - Monument Structure for the Virgin of Guadalupe Mosaic & Cornerstone - Not to Exceed 24 Feet Above Grade.

*NOTE:
Existing Outdoor Amenity Area Complies with these 4 notes.

Harwood Design Factory
2501 N. Harwood Street
Dallas, TX 75201
214-871-0871

MINOR AMENDMENT TO DEVELOPMENT PLAN FOR SAINT ANN COURT PHASE II
2501 N. HARWOOD STREET
DALLAS, TEXAS 75201

THESE DRAWINGS AND COPIES ARE THE COPYRIGHTED PROPERTY OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT.

REVISIONS:

PRELIMINARY ISSUES:

PROJECT ARCHITECT:
BEN CORTEZ

ISSUE DATE:
03-26-18

APPROVED BY:
B.C.

DRAWN BY:
B.C.

JOB AND SHEET NO.:
H1349dp1-0.DWG

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NO.:
DP1.0