L5 N 44°22'42" E

L6 N 1548'18" W

L7 N 83°06'42" E

PROPERY LIN

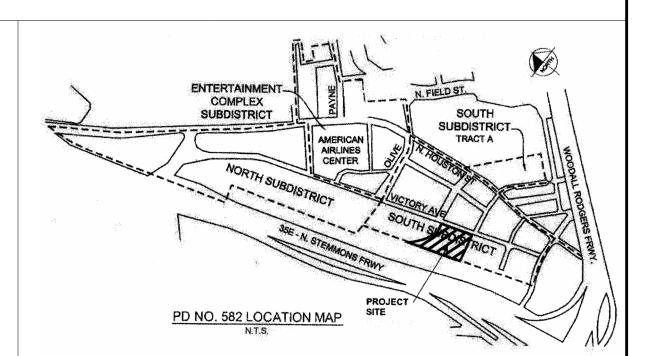
S 74°52'43" W 175.02'

VICTORY PLANNED DEVELOPMENT NO. 582 Approved Development Plans as of March 31, 2023

Victory Planned Development No. 582 Approved Development Plans as of May 1, 2023 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);Amendment filed 01/2018 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 - 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) $14 \mid \mathsf{Victory}$ Center (Block M)- 02/07/2008 (amended 07/23/2015) (Amendment Pending, submitted $_$ 15 Victory Apartments (Block N) - 10/6/201116 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); 06/18/2015; amended 4/6/2017 23 | Block D Retail: November 5, 2015; (amended 7/10/2018) 24 Lot E South (2601 Victory): 9/20/2018 25 | 3099 Olive (Block A/393) - 3/22/2018 (amended 10/12/2018)

2371 VICTORY AVE, (BLOCK 7/409) BUILDING INFORMATION

PROPOSED USE MULTI-FAMILY RESIDENTIAL TOTAL LOT AREA SQUARE FEET 128,431 sq.ft 2.948 Acres TOTAL FLOOR AREA (FAR) 550,000 SF 689'-2" **BUILDING HEIGHT BUILDING STORIES** 23 Stories



DISTRICT MAP

STREET TREE REQUIREMENTS

One tree per 25LF of street frontage, excluding visibility triangles and vehicular drives.

193 LF = 8 Trees

9 NEW TREES PROVIDED

2371 VICTORY AVE, (BLOCK 7/409) USE AND FLOOR AREA TABULATIONS/ ZONING PARKING REQUIREMENTS

USE	UNITS	PARKING RATIO ZONE	TOTAL PARKING	10% REDUCTION*	TOTAL REQUIRED
MULTI-FAMILY	497	1.25 Spaces per Dwelling unit	622	62	560
PROVIDED					<u>560</u>

*10% Reduction allows within 2,640' of DART station

2371 VICTORY AVE (BLOCK 7/409) - PARKING SUMMARY TOTAL - MULTI-FAMILY TOTAL - RETAIL SITE/ON-STREET PARKING TOTAL PROVIDED

	UNITS	BIKE PARKING RATIO	REQUIRED	PROVIDED
BICYCLE PARKING	560	1 per 25 required parking spaces but no more than 30 total bike parking stalls	22	22

DEVELOPMENT PLAN

FOR 2371 VICTORY AVE, (BLOCK 7/409)

VICTORY PLANNED DEVELOPMENT DISTRICT PD NO. 58, DALLAS TEXAS

This Development plan is only for Block 7/409 The Area between the Property lines and the Street Curbs, the Tabular Information, Notes and Typical Planting section are part of the Development Plan. All other Graphics are illustrations are for Information Only and are not part of the Development plan

DATE REVISED: 10/24/2023 CASE NUMBER: D223-008

SITE DEVELOPMENT PLAN 1" = 20'-0" 1

20' VISIBILITY TRIANGLE

CITY OF DALLAS STAMP



DESIGN ARCHITECT MUNOZ + ALBIN



EXECUTIVE ARCHITECT

2700 POST OAK BLVD.

HOUSTON, TX 77056

346.327.9009 STRUCTURAL ENGINEER

URBAN STRUCTURE

8140 Walnut Hill Lane | Suite 905 Dallas, TX, 75231 (214) 295-5775

MEP ENGINEER

TELIOS ENGINEERING

101 Parklane Boulevard #101, Sugar Land, TX 77478 (281) 265-1636

TBG PARTNERS

LANDSCAPE ARCHITECT

2001 Bryan St Suite 1450, Dallas, TX 75201 (214) 744-0757

PACHECO KOCH A WESTWOOD COMPANY

7557 Rambler Rd Suite1400, Dallas, TX 75231 (972) 235-3031

INK + ORO

1217 MAIN ST SUITE 300 DALLAS, TX 75202 (214) 670-0050

HMA CONSULTING

5010 WRIGHT ROAD, SUITE 150 STAFFORD, TX 77477 (832) 944-6020

QUENTIN THOMAS ASSOCIATES, INC.

ARCHITECTURAL LIGHTING

TWO HILLCREST AVE DOUGLASTON, NY 11363 (718) 423-3044 EXTERIOR BUILDING MAINTENANCE

APPLIED TECHNICAL SERVICES, LLC. 1049 TRIAD COURT MARIETTA, GA 30062

(770) 423-1400

VICTORY BLOCK-M 2371 Victory Ave, Dallas, TX 75219

HRA PROJECT # 2235					
MARK	DATE	ISSUE			
1	31 MAR 23	DESIGN DEVELOPMENT			
2	07 JUL 23	DD ADDENDUM			
3	01 SEP 23	50% CONSTRUCTION DOCS			
4	06 DEC 23	PERMIT SET			

SITE DEVELOPMENT

2235 G01.01