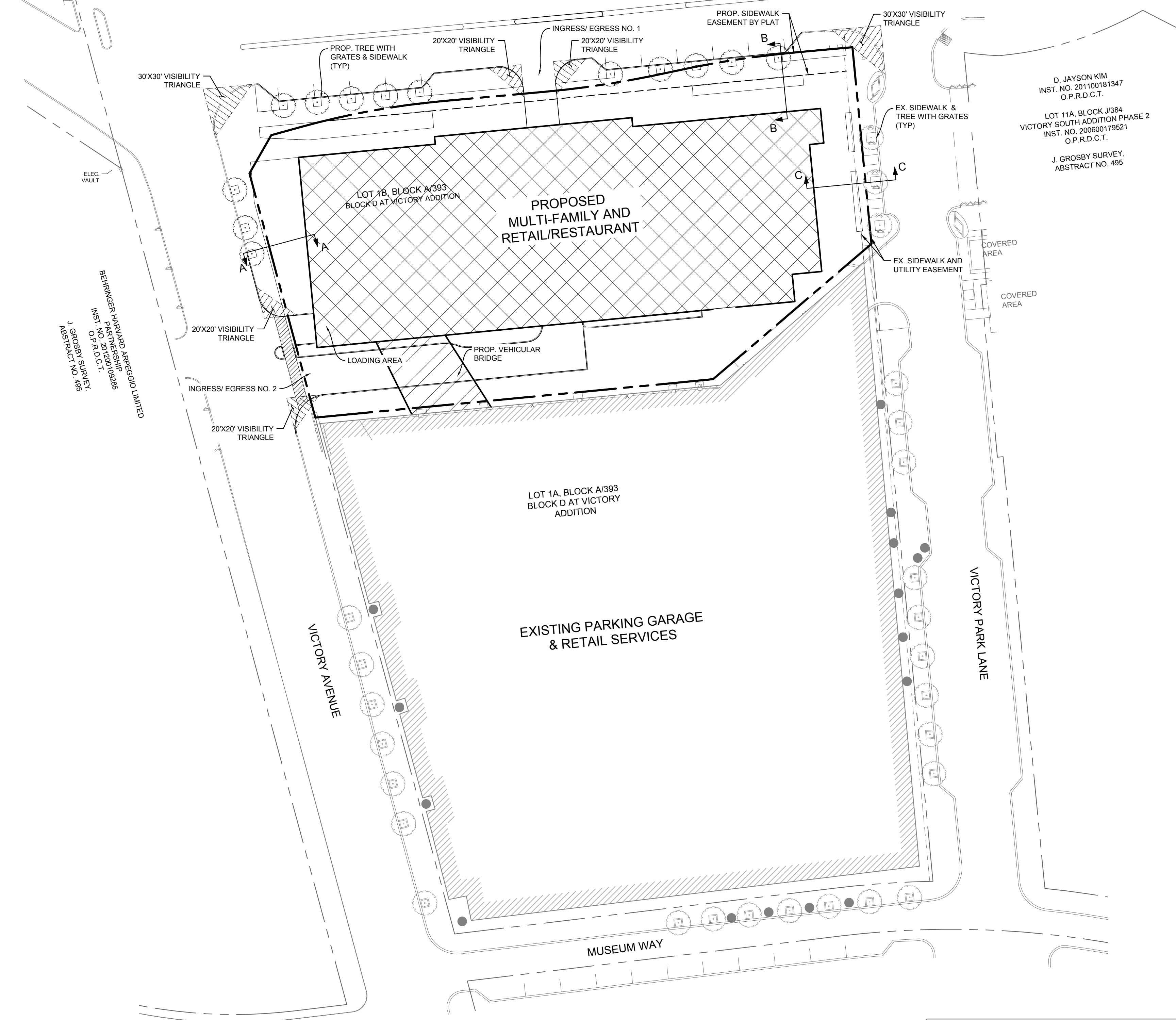
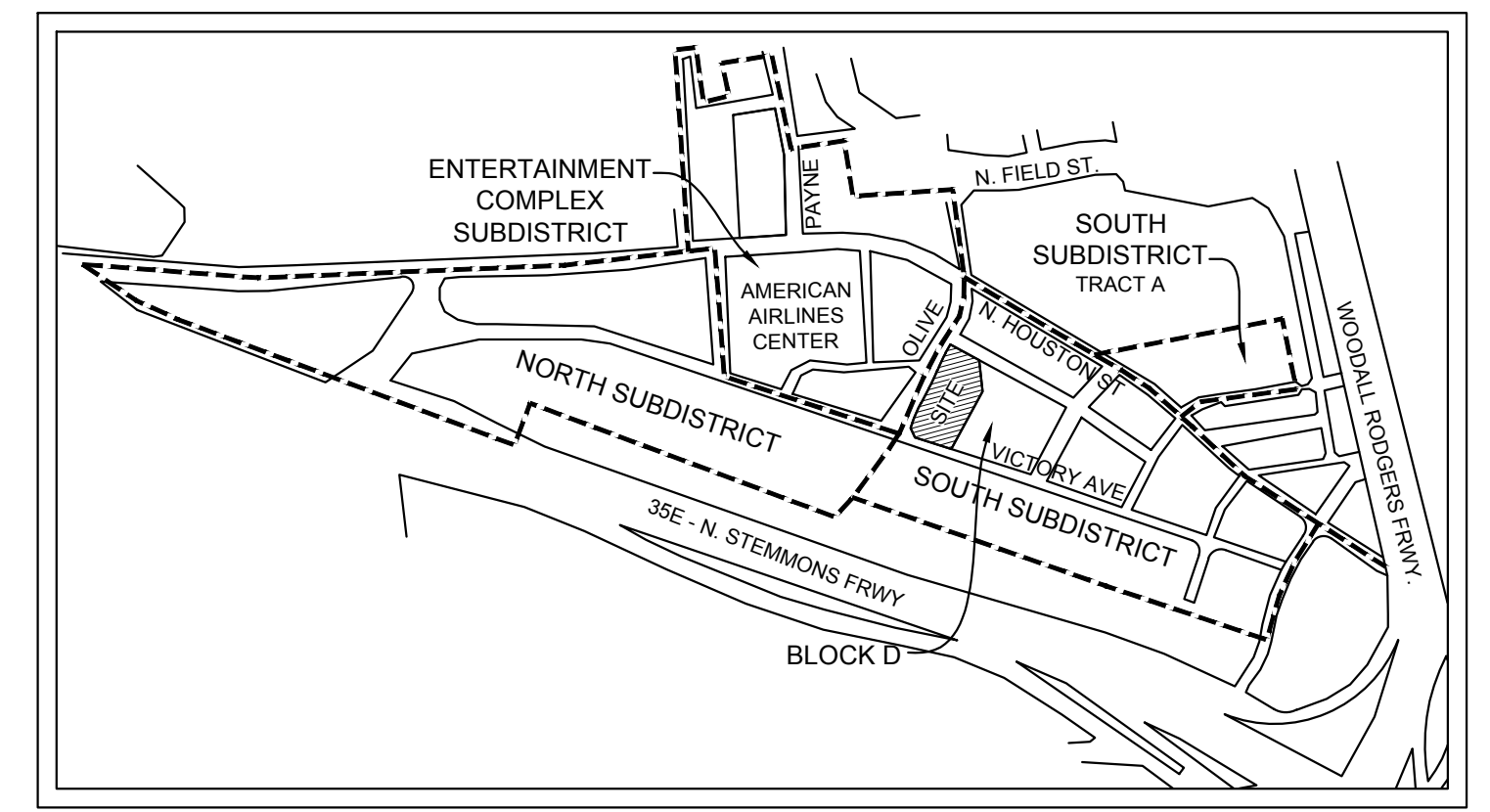
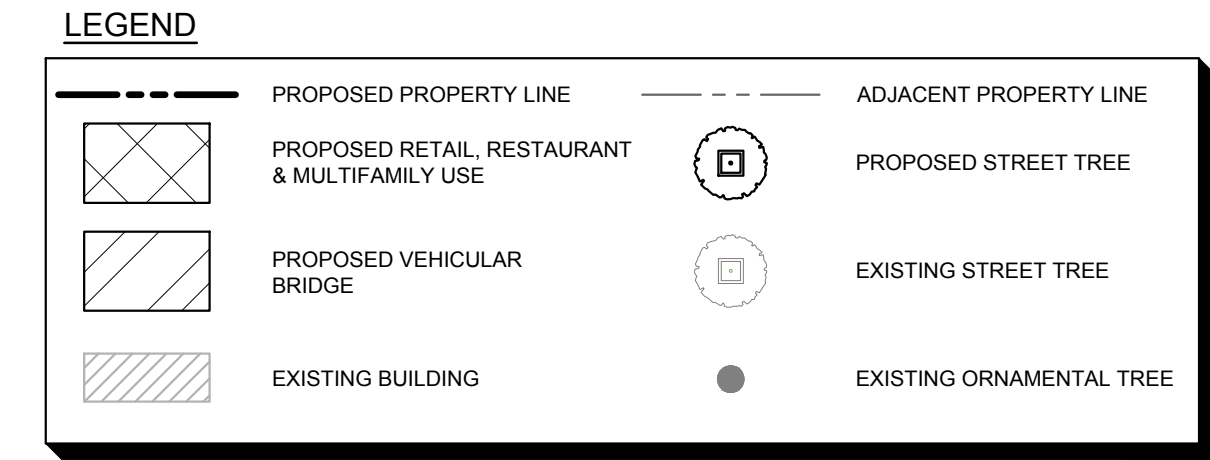
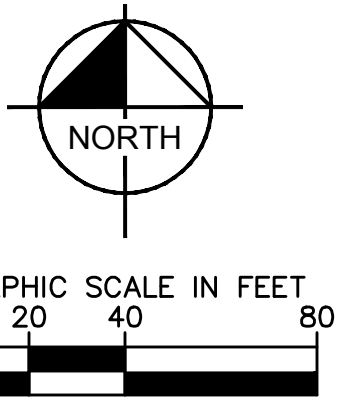


NOTES:

1. PROPOSED STREET TREE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. LANDSCAPE AREAS REPRESENT A GENERAL CONCEPT AND ARE SUBJECT TO CHANGE.

ANLAND 18, L.P.
VOL. 8080, PG. 3979
D.R.D.C.T.

WIN, L.P.
INST. NO. 200600231443
O.P.R.D.C.T.



**3099 OLIVE - BLOCK A/393
USE AND FLOOR AREA TABULATIONS/
ZONING PARKING REQUIREMENTS**

USE	UNITS/SF	PARKING RATIO ZONE	TOTAL PARKING REQUIRED
Multi-Family	347	1.25 spaces per dwelling unit	386*
Restaurant, Retail and Personal Service Use	9,500	Per Victory PD No. 582	See Master Parking and Floor Area Plan

*Affected by the 10% DART Light-rail reduction and 1% bicycle parking reduction

3099 OLIVE - BLOCK A/393 PARKING SUMMARY

TOTAL REQUIRED PARKING - MULTI-FAMILY (1.25 SPACES PER DWELLING UNIT)	386
TOTAL MAX REQUIRED PARKING - RESTAURANT/RETAIL (1 SPACE PER 100 SF)	85
TOTAL MAX REQUIRED PARKING (ALL USES)	471
TOTAL PROVIDED PARKING	667
BICYCLE PARKING	19

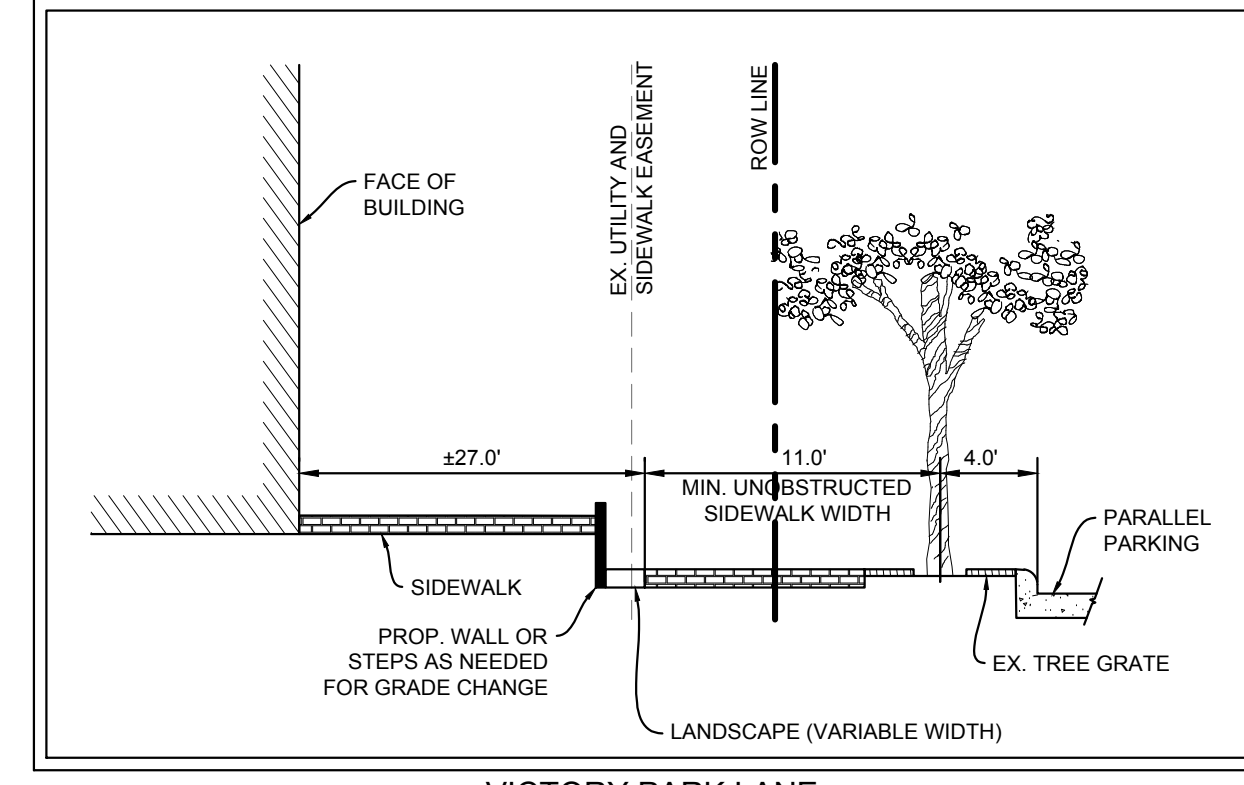
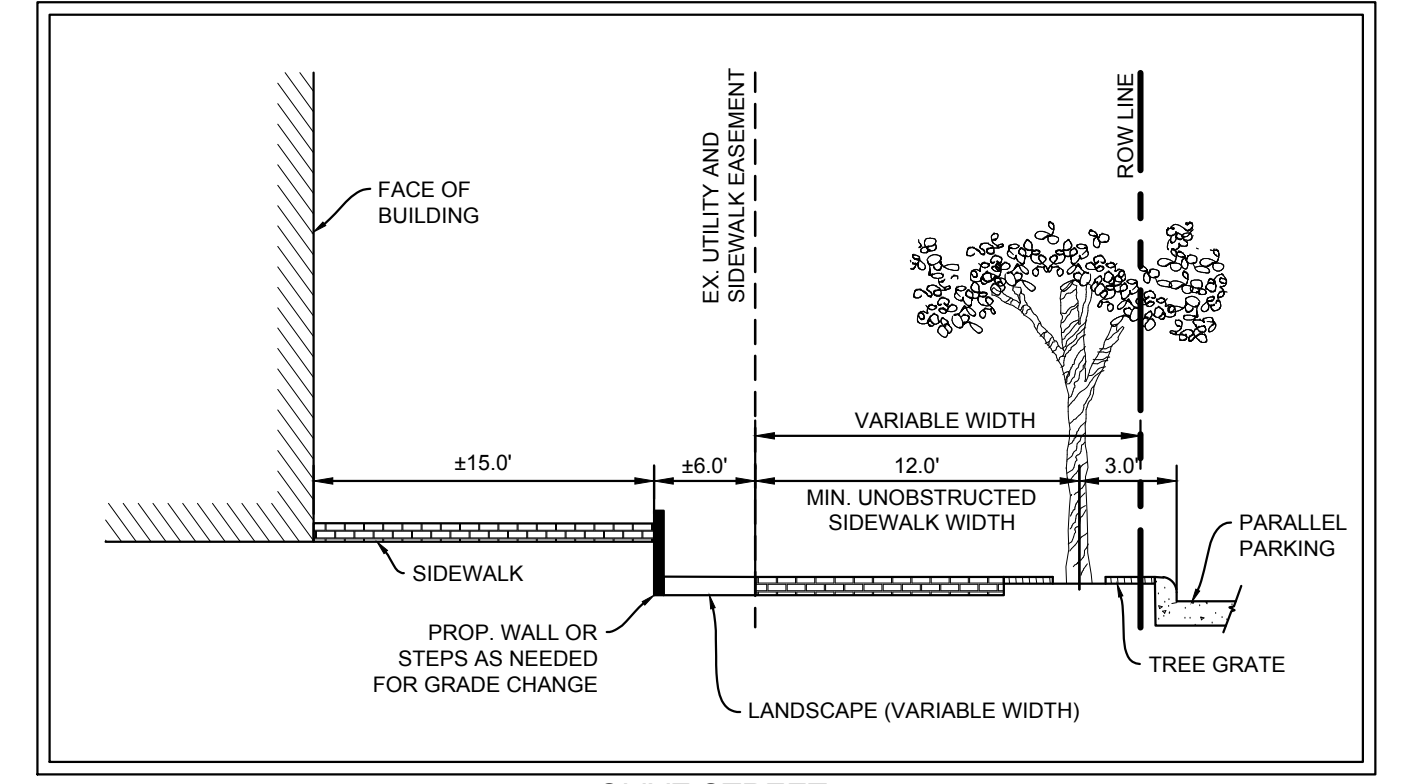
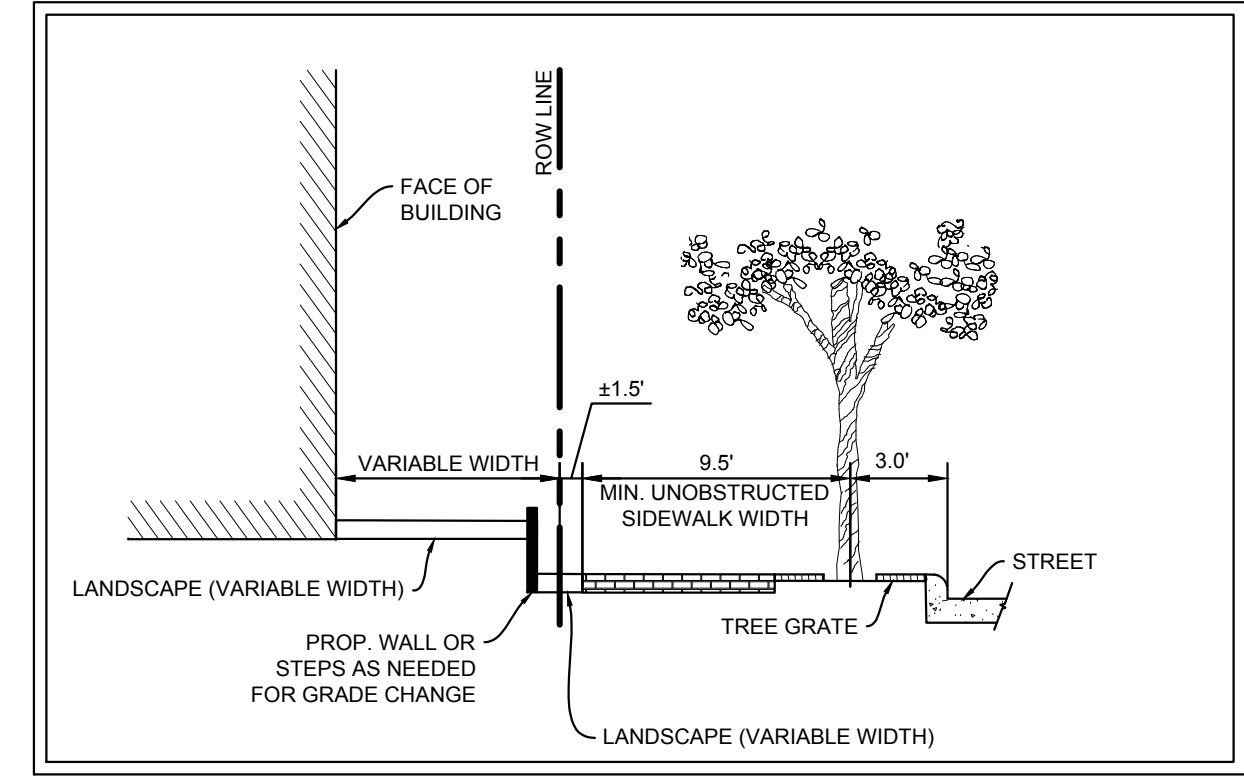
3099 Olive - Block A/393 - Proposed Development Landscaping

Variety	Minimum Size	Quantity Required	Quantity Provided
Street Trees	3" Cal.	16*	13 Proposed 3 Existing
Ornamental Trees	2" Cal.	-	-
Total Count for Thoroughfare			
*NOTE 1: Tree requirements are based on street frontages, excluding site triangles. Calculations provided for ornamental trees show a 2:1 condition; (2) 2" ornamental trees count for (1) canopy tree.			
**NOTE 2: 95 LF on Victory Avenue = 3 Trees Required 300 LF on Olive Street = 10 Trees Required 85 LF on Victory Park Lane = 3 Trees Required			

**Victory Planned Development No. 582
Approved Development Plans as of February 2, 2018**

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); Amendment dated 2/16/2019 (approval pending).
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 07/22/2015; 12/3/2015)
14	Victory Center (Block M) - 02/07/2008 (amended 07/23/2015)
15	Victory Apartments (Block N) - 10/6/2011
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	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	23 Block D Retail and Garage - 11/5/2015; Amendment dated 1/8/2018 (approval pending)
24	24 Lot E-South - Submitted 1/5/2018 (approval pending)
25	3099 Olive (Block A/393) - Submitted 2/19/2018 (approval pending)

3099 Olive - Block A/393 Building Height
The proposed building top elevation is 847 above sea level.
The maximum height of the building is 432' (39 Stories)



**DEVELOPMENT PLAN
FOR 3099 OLIVE (BLOCK A/393)
VICTORY PLANNED DEVELOPMENT
DISTRICT PD NO. 582, DALLAS, TEXAS**

This Development Plan is only for Block A/393
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 the Development Plan

DATE ISSUED: FEBRUARY 20, 2018
CASE NUMBER: M178-013

	Proposed Development (based on this development plan)					Existing Development (based on ACC and all other 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 (SF)	0	0	445,145	0	445,145	1,373,268	2,259,294	3,264,607	0	6,897,169	1,373,268	2,259,294	3,709,752	0	7,342,314	4,626,732	540,706	3,290,248	1,500,000	3,257,686
PEDESTRIAN OPEN SPACE (SF)	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 (SF)	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

*PD Requirement Already Satisfied
N = NORTH SUBDISTRICT EC = ENTERTAINMENT COMPLEX SUBDISTRICT S = SOUTH SUBDISTRICT