



| PROJECT NAME          | USE                     | DEVELOPMENT PLAN NO. | GPC APPROVAL | LAST AMENDMENT | LOT AREA SF | BUILDING AREA SF | FAR  | BUILDING FOOTPRINT SF | GARAGE FOOTPRINT SF | LOT COVERAGE |
|-----------------------|-------------------------|----------------------|--------------|----------------|-------------|------------------|------|-----------------------|---------------------|--------------|
| CYPRESS WATERS MF1    | MULTIFAMILY             | D101-017             | 8/8/2013     | 7/15/2014      | 239,970     | 178,589          | 0.74 | 66,467                |                     | 28%          |
| LOT 1, BLOCKS A/B&ES  |                         |                      |              |                | 271,351     | 225,278          | 0.83 | 98,490                |                     | 36%          |
| LOT 1, BLOCKS B/B&ES  |                         |                      |              |                | 53,424      | 37,861           | 0.71 | 24,014                |                     | 29%          |
| LOT 1, BLOCKS C/B&ES  |                         |                      |              |                | 123,880     | 60,236           | 0.48 | 43,975                |                     | 32%          |
| LOT 1, BLOCKS D/B&ES  |                         |                      |              |                | 311,265     | 240,238          | 0.77 | 104,668               |                     | 34%          |
| PARSONS GREEN         | MULTIFAMILY             | D134-030             | 11/20/2014   |                | 139,001     | 32,000           | 0.23 | 32,000                |                     | 23%          |
| LOT 1, BLOCK 1/B&ES   |                         |                      |              |                | 450,410     | 233,840          | 0.52 | 140,885               |                     | 31%          |
| LOT 2, BLOCK D/B&ES   |                         |                      |              |                | 144,605     | 552,282          | 3.84 | 67,656                | 47,905              | 80%          |
| THE SOUND MF          | MULTIFAMILY             | D136-019             | 9/15/2015    |                | 145,320     | 436,559          | 3.00 | 75,355                | 23,005              | 71%          |
| BLOCK A               |                         |                      |              |                | 153,362     | 455,655          | 2.97 | 75,795                | 31,724              | 74%          |
| BLOCK B & D           | MULTIFAMILY             | D167-034             |              |                | 145,295     | 411,080          | 2.83 | 79,183                | 28,384              | 78%          |
| BLOCK C               |                         |                      |              |                | 180,710     | 180,710          | 0.33 | 105,300               |                     | 19%          |
| 8951 CYPRESS WATERS   | OFFICE                  | D123-028             | 7/11/2013    | 10/29/2014     | 544,817     | 180,710          | 0.33 | 105,300               |                     | 19%          |
| 8951 CYPRESS WATERS   | OFFICE                  | D123-021             | 7/11/2013    | 10/29/2014     | 392,126     | 163,939          | 0.42 | 56,945                |                     | 13%          |
| 8951 CYPRESS WATERS   | OFFICE                  | D123-021             | 7/11/2013    | 10/29/2014     | 462,599     | 170,055          | 0.36 | 59,322                |                     | 13%          |
| 8951 CYPRESS WATERS   | OFFICE                  | D134-034             | 11/6/2014    |                | 364,281     | 314,119          | 0.85 | 56,694                |                     | 40%          |
| 9001 CYPRESS WATERS   | OFFICE                  | D145-011             | 5/21/2015    | 10/29/2015     | 855,669     | 332,043          | 0.39 | 87,251                |                     | 20%          |
| 9001 CYPRESS WATERS   | OFFICE                  | D145-012             | 11/3/2015    |                | 462,509     | 255,000          | 0.55 | 91,329                |                     | 29%          |
| 9121 CYPRESS WATERS   | OFFICE                  | D156-013             | 6/2/2016     | 7/13/2017      | 138,594     | 32,000           | 0.23 | 32,000                |                     | 23%          |
| 9121 WATERMILL ROAD   | OFFICE                  | D156-016             | 6/2/2016     |                | 346,123     | 255,000          | 0.74 | 52,500                |                     | 38%          |
| 1100 OLYMPUS BLVD     | OFFICE                  | D156-016             | 6/2/2016     |                | 403,434     | 268,269          | 0.66 | 52,736                |                     | 31%          |
| 1200 OLYMPUS BLVD     | OFFICE                  | D167-032             |              |                | 298,847     | 356,000          | 0.85 | 50,318                |                     | 48%          |
| LOT 2                 | MULTIFAMILY             |                      |              |                | 28,099      | 34,113           | 1.21 | 13,019                |                     | 46%          |
| LOT 3                 | MULTIFAMILY             |                      |              |                | 28,277      | 45,058           | 1.59 | 13,865                |                     | 79%          |
| 15977 HOMBARGER       | OFFICE                  | D156-018             | 10/9/2016    |                | 614,634     | 320,000          | 0.52 | 63,358                |                     | 10%          |
| 15977 HOMBARGER       | OFFICE                  | D167-013             | 4/6/2016     |                | 363,523     | 317,000          | 0.86 | 53,719                |                     | 37%          |
| PENA PARK             | PRIVATE RECREATION AREA | D167-014             | 4/22/2017    |                | 52,726      |                  |      |                       |                     |              |
| THE SOUND RETAIL PH 1 | OFFICE/RETAIL           | D167-011             | 3/19/2017    |                | 68,885      | 301,239          | 0.44 | 20,970                |                     | 30%          |
| THE SOUND RETAIL PH 2 | COMMERCIAL PARKING      | D167-011             | 3/19/2017    |                | 68,878      | 14,593           | 0.17 | 14,593                |                     | 17%          |
| DEVELOPER AREA        |                         |                      |              |                | 7,746,354   | 5,544,398        | 0.72 | 1,605,630             | 285,537             | 31%          |

- ### NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
  - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - ALL RADI ARE 2.0' UNLESS NOTED OTHERWISE.
  - PARKING GARAGE LAYOUT IS PARALLEL S31'41'39"W PROPERTY LINES.
  - NORTH BUILDING FACE IS ALIGNED TO THE S31'41'39"W PROPERTY LINE.
  - REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
  - TOPOGRAPHIC SURVEY BY PEISER SURVEYING, DATED JANUARY 17, 2018.
  - SETBACKS ARE AS FOLLOWS:  
FRONT 5'  
SIDE 0'  
REAR 0'
  - BUILDING FACADES SHALL COMPLY WITH MINIMUM TRANSPARENCY REQUIREMENT PER 51P-741.111.5
  - BUILDING AND GARAGE FOOTPRINT BY SMR 02-05-2018.

### LEGEND

|  |                            |
|--|----------------------------|
|  | Proposed Sidewalk          |
|  | Transformer                |
|  | Wheelstop                  |
|  | Handicap Ramp              |
|  | Communications Manhole     |
|  | Existing ADA Ramp          |
|  | Compact Parking (7.5'x18') |
|  | Bike Racks                 |
|  | Monument Sign              |
|  | Proposed Generator Pad     |

### SITE DATA SUMMARY CHART

|  |   |
|--|---|
| ZONING:                                      | PD 741 - SUBAREA A                              |
| CURRENT USE:                                 | VACANT  |
| PROPOSED USE:                                | OFFICE  |
| LOT AREA:                                    | 9,286 AC - 403,634 SF                           |
| BUILDING SQUARE FOOTAGE:                     |   |
| TOTAL SQUARE FOOTAGE:                        | 260,269 SF                                      |
| BUILDING HEIGHTS (FEET + STORIES):           | 5 STORIES (85' MAX.)                            |
| LOT COVERAGE:                                | 38%   |
| FLOOR AREA RATIO:                            | 0.64:1  |
| TOTAL PARKING REQ'D:                         | OFFICE: 1 SPC/333 SF (TOTAL REQ'D) (782 SPACES) |
| PARKING PROVIDED (SURFACE PARKING):          |   |
| REGULAR PARKING (9'X18'):                    | 517 SPACES                                      |
| PARALLEL PARKING (8'X22'):                   | 4 SPACES  |
| COMPACT PARKING (7.5'X18'):                  | 99 SPACES                                       |
| HANDICAP PARKING:                            | 13 SPACES                                       |
| GARAGE PARKING PROVIDED:                     |   |
|  | 626 SPACES                                      |
| TOTAL ON SITE PARKING:                       |   |
|  | 1259 SPACES                                     |
| ON STREET PARKING PROVIDED (WATER MILL ST.): |   |
| PARALLEL PARKING (8'X22'):                   | 41 SPACES                                       |
| IMPERVIOUS AREA:                             | 343,791 S.F.                                    |

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

### DEVELOPMENT PLAN PLANNED DEVELOPMENT DISTRICT NO. 741 SUBAREA A Dxxx-xxx

|   |                    |                        |                  |
|---|--------------------|------------------------|------------------|
| Designed By:<br>BBI   | Checked By:<br>BBI | Date:<br>Feb. 01, 2018 | App.<br>AS SHOWN |
| Drawn By:<br>BBI  | Job No.:           | Scale:                 |                  |
|   |                    |                        |                  |
| <b>BINKLEY &amp; BARFIELD, INC.</b><br>consulting engineers<br>1801 Gateway Blvd., Suite 101<br>Richardson, Texas 75080<br>www.binkleyandbarfield.com<br>972.644.2600<br>Firm Registration #257 |                    |                        |                  |
|   |                    |                        |                  |
| <b>BILLINGSLEY COMPANY</b><br>BILLINGSLEY COMPANY<br>1722 ROUTH STREET, SUITE 1313<br>Dallas, Texas, 75201  |                    |                        |                  |
| <b>3200 OLYMPUS<br/>CW08 ADDITION, PHASE II<br/>BLOCK C/846, LOT 2,<br/>CITY OF DALLAS, DALLAS COUNTY, TEXAS</b>  |                    |                        |                  |
| <b>DEVELOPMENT SITE PLAN</b>  |                    |                        |                  |
| Sheet No: <b>SP of 24</b>   |                    |                        |                  |