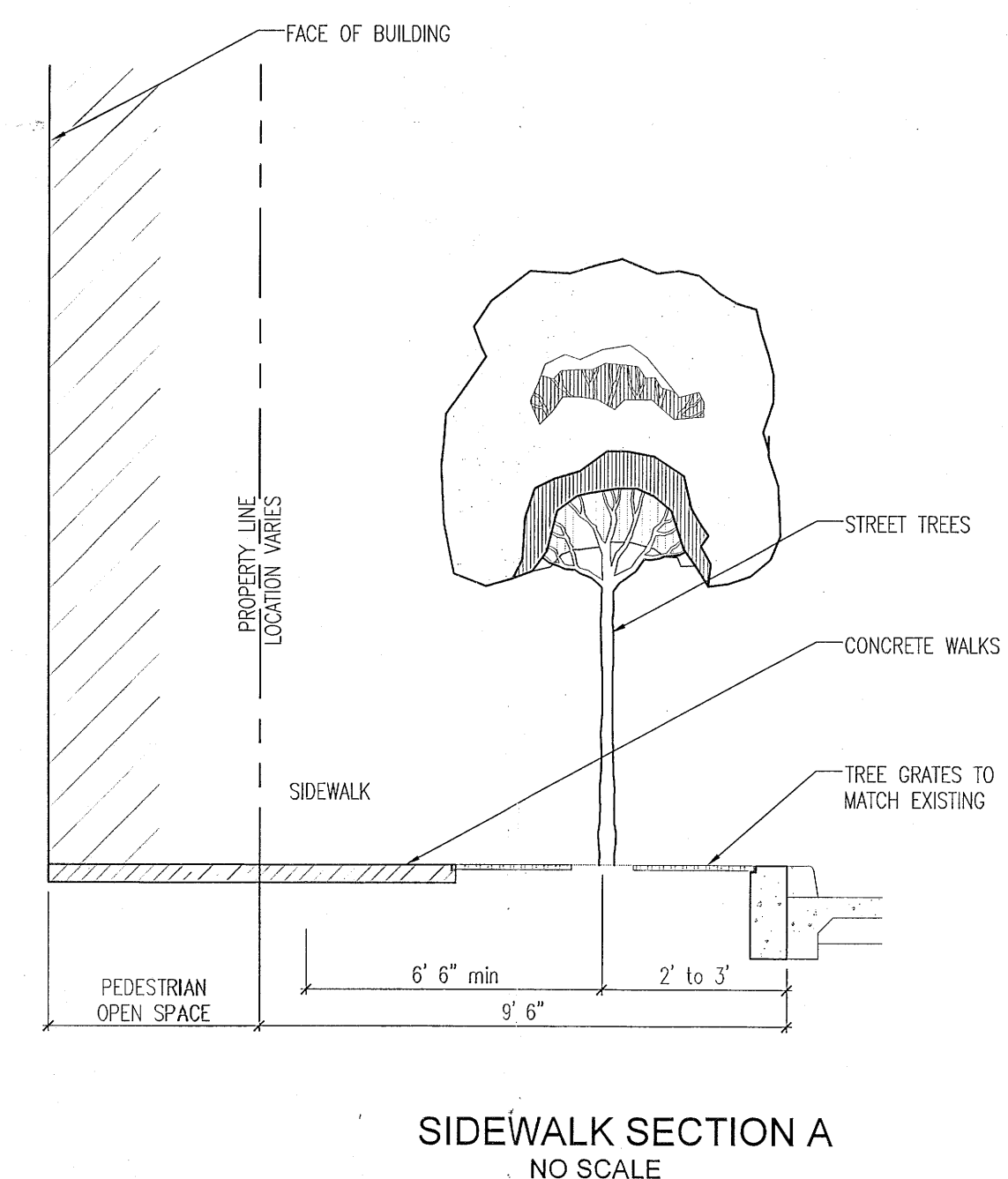


PROPOSED DEVELOPMENT LANDSCAPE			
STREET TREE REQUIREMENTS (1-STREET TREE PER 30LF OF FRONTAGE, EXCLUDING VISIBILITY TRIANGLE AREA)			
N. HOUSTON STREET	781.57' - 160 LF = 621.57/30 = 21 trees (4 curb cuts w/ 2x20' visibility triangles on each side=100lf)	6 EXISTING LARGE TREES 12 PROPOSED LARGE TREES	
VICTORY AVE TREES	324.51 LF = 11 trees	14 PROPOSED LARGE TREES	
TOTAL STREET TREES	32 trees	22 TREES	

SITE DATA TABLE	
SITE LOCATION	NC OF VICTORY AVE. & N. HOUSTON
PROPOSED USES	MULTI-FAMILY RESTAURANT RETAIL
BUILDING INFORMATION	
TOTAL FLOOR AREA (BUILDING)	499,532 SF
MULTI-FAMILY UNITS	463
RETAIL	1,200 SF
RESTAURANT / LOUNGE	623 SF
BUILDING HEIGHT / STORIES	310 FT / 30 STORIES (AS APPROVED BY FAA IN LETTER DATED 01/26/15)
PARKING DECK HEIGHT / LEVELS	54.2 FT 6 LEVELS
PARKING SUMMARY	
MAX REQUIRED PARKING RETAIL	3 SPACES (1 SPACE PER 500SF)
MAX REQUIRED PARKING RESTAURANT	6 SPACES (1 SPACE PER 510SF)
REQUIRED PARKING - MULTIFAMILY	576 SPACES
(1.25 SPACES PER DWELLING UNIT)	
TOTAL MAX. REQUIRED PARKING	588 SPACES
TOTAL PARKING PROVIDED	631 SPACES

DEVELOPMENT PLAN FOR KATY STATION VICTORY PLANNED DEVELOPMENT DISTRICT PD No. 582, DALLAS, TEXAS	
THIS DEVELOPMENT PLAN IS ONLY FOR KATY STATION. 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: APRIL 17, 2015	
VICTORY PLANNED DEVELOPMENT No. 582 APPROVED DEVELOPMENT PLANS AS OF APRIL 16, 2015	
1. Surface Parking for American Airlines Center-- 11/16/2000	
2. Outdoor Covered Patio for American Airlines Center-- 1/17/2002 (AMENDED 10/15/2008)	
3. W Dallas Victory Hotel and Residences -- 12/4/2003 (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)	
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 AMENDED 10/16/2008; 04/01/2010)	
8. Victory Park -- 06/01/2001	
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	
13. Block G -- 06/07/2007	
14. Block M -- 02/07/2008	
15. Victory Apartments (Block M) -- 10/06/2011	
16. Victory Avenue Apartments (Blocks P & Q) -- 01/17/2012	
17. North Garage (Block A12) -- 11/5/13	
18. Camden at Victory Park (Block J) -- 12/20/13	
19. Skyhouse (Lot G) -- Submitted to City 2/9/2015; Approved Pending	
20. K Block Parking Garage (Block K) Submitted to City 4/16/15	
21. Graystar Victory Apartments: Submission and Approval Pending	
22. Katy Station (Lot H)	



MASTER CUMMULATIVE DEVELOPMENT PLAN																				
	PROPOSED DEVELOPMENT					EXISTING DEVELOPMENT					CUMULATIVE DEVELOPMENT					REMAINING DEVELOPMENT RIGHTS				
	(BASED ON THIS DEVELOPMENT PLAN)					(BASED ON AMERICAN AIRLINES CENTER & ALL OTHER DEVELOPMENT PLANS APPROVED BY THE PLAN COMMISSION)					(BASED ON AMERICAN AIRLINES CENTER & ALL OTHER DEVELOPMENT PLANS APPROVED BY THE PLAN COMMISSION)									
	PD SUBDISTRICT					PD SUBDISTRICT					PD SUBDISTRICT					PD SUBDISTRICT				
	NORTH	ENTERTAINMENT	SOUTH	TRACT A	ALL SUBDISTRICTS	NORTH	ENTERTAINMENT	SOUTH	TRACT A	ALL SUBDISTRICTS	NORTH	ENTERTAINMENT	SOUTH	TRACT A	ALL SUBDISTRICTS	NORTH	ENTERTAINMENT	SOUTH	TRACT A	ALL SUBDISTRICTS
FLOOR AREA (in SF)	499,532	0	0	0	499,532	486,236	1,573,840	2,914,768	0	4,974,844	985,768	1,573,840	2,914,768	0	5,474,376	4,041,760	1,226,160	4,085,232	1,500,000	10,853,152
PEDESTRIAN OPEN SPACE (in SF)	7,415	0	0	0	7,415	112,934	38,915	71,043	0	222,892	120,349	38,915	71,043	0	230,307	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA (in SF)	7,240	0	0	0	7,240	63,132	6,687	39,402	0	109,221	70,372	6,687	39,402	0	116,461	N/A	N/A	N/A	N/A	N/A
NORTH = North Subdistrict    ENTERTAIN = Entertainment Complex Subdistrict    SOUTH = South Subdistrict																				