

VICINITY MAP  
N.T.S.

| TRACT VIII - SUBAREA A PROJECT DATA |                                        |
|-------------------------------------|----------------------------------------|
| SITE AREA                           | 32,000 SF, 0.7346 AC                   |
| USES                                | RETAIL, RESTAURANT, HOTEL, MULTIFAMILY |
| MULTIFAMILY DENSITY                 | MAXIMUM 96 DWELLING UNITS              |
| LOT COVERAGE BELOW 60 FEET          | 85%                                    |
| LOT COVERAGE ABOVE 60 FEET *        | 60%                                    |
| MAXIMUM STRUCTURE HEIGHT            | 270 FEET                               |
| PARKING **                          | PER PD 314                             |

\* LOT COVERAGE ABOVE 60 FEET MAY BE INCREASED TO 65% IF PROJECT COMPLIES WITH 51P-314.111 (b)(5)(C) AND 51P-314.114

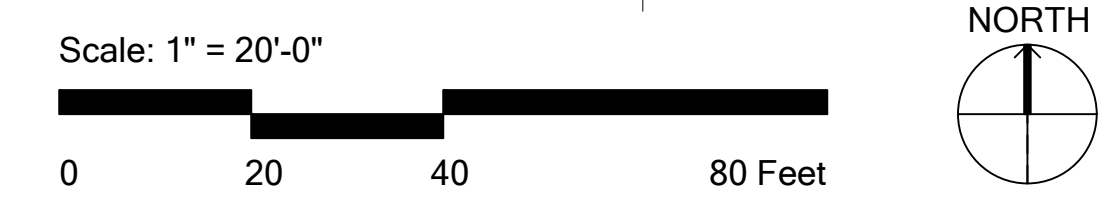
\*\* PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX. ALL REQUIRED PARKING ON SUBAREA A TO BE LOCATED BELOW GRADE.

| TRACT VIII - SUBAREA B PROJECT DATA |                            |
|-------------------------------------|----------------------------|
| SITE AREA                           | 33,153 SF, 0.761 AC        |
| USES                                | MULTIFAMILY RESIDENTIAL    |
| MULTIFAMILY DENSITY *               | MAXIMUM 255 DWELLING UNITS |
| LOT COVERAGE BELOW 60 FEET          | 70%                        |
| LOT COVERAGE ABOVE 60 FEET          | 60%                        |
| MAXIMUM STRUCTURE HEIGHT **         | 270 FEET                   |
| PARKING                             | PER PD 314                 |

\* MULTIFAMILY DENSITY MAY BE INCREASED TO 339 UNITS IF PROJECT COMPLIES WITH 51P-314.111 (b)(7) AND 51P-314.114

\*\* UP TO 350 FEET IN HEIGHT IF PROJECT COMPLIES WITH 51P-314.111 (b)(3)(B) AND 51P-314.114

PD 314 : EXHIBIT 314-I : TRACT VIII - SUBAREAS A & B DEVELOPMENT PLAN



Preston Center Mixed-Use Project at Luther and Westchester  
Dallas, Texas



Z 190-238