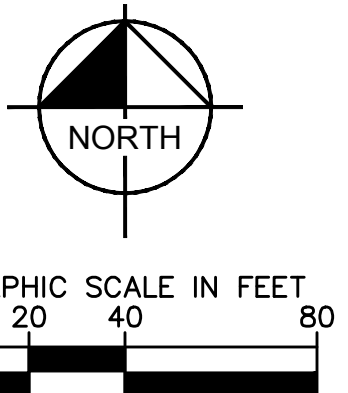


- NOTES:**
1. PROPOSED STREET TREE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
  2. LANDSCAPE AREAS REPRESENT A GENERAL CONCEPT AND ARE SUBJECT TO CHANGE.

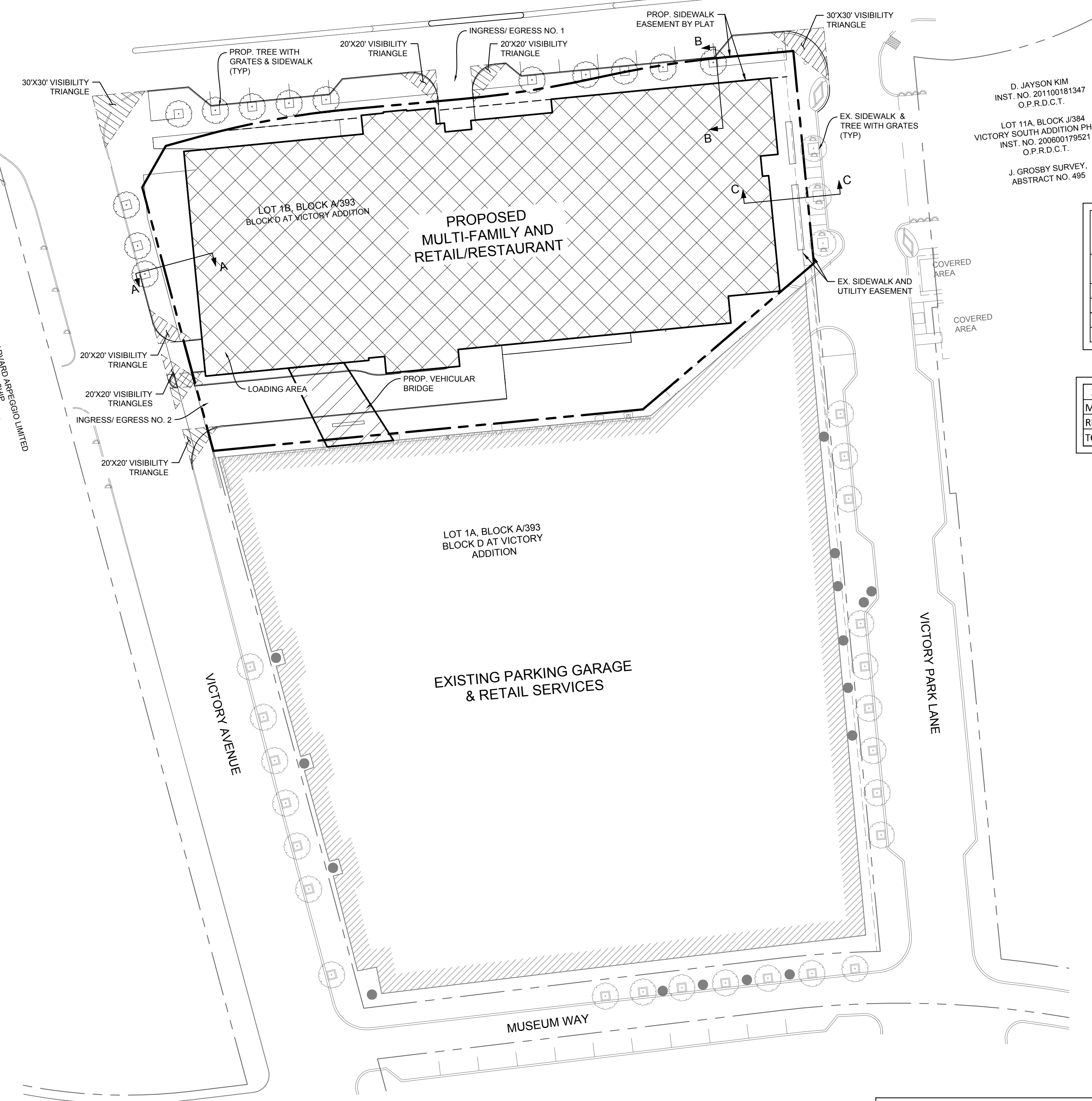
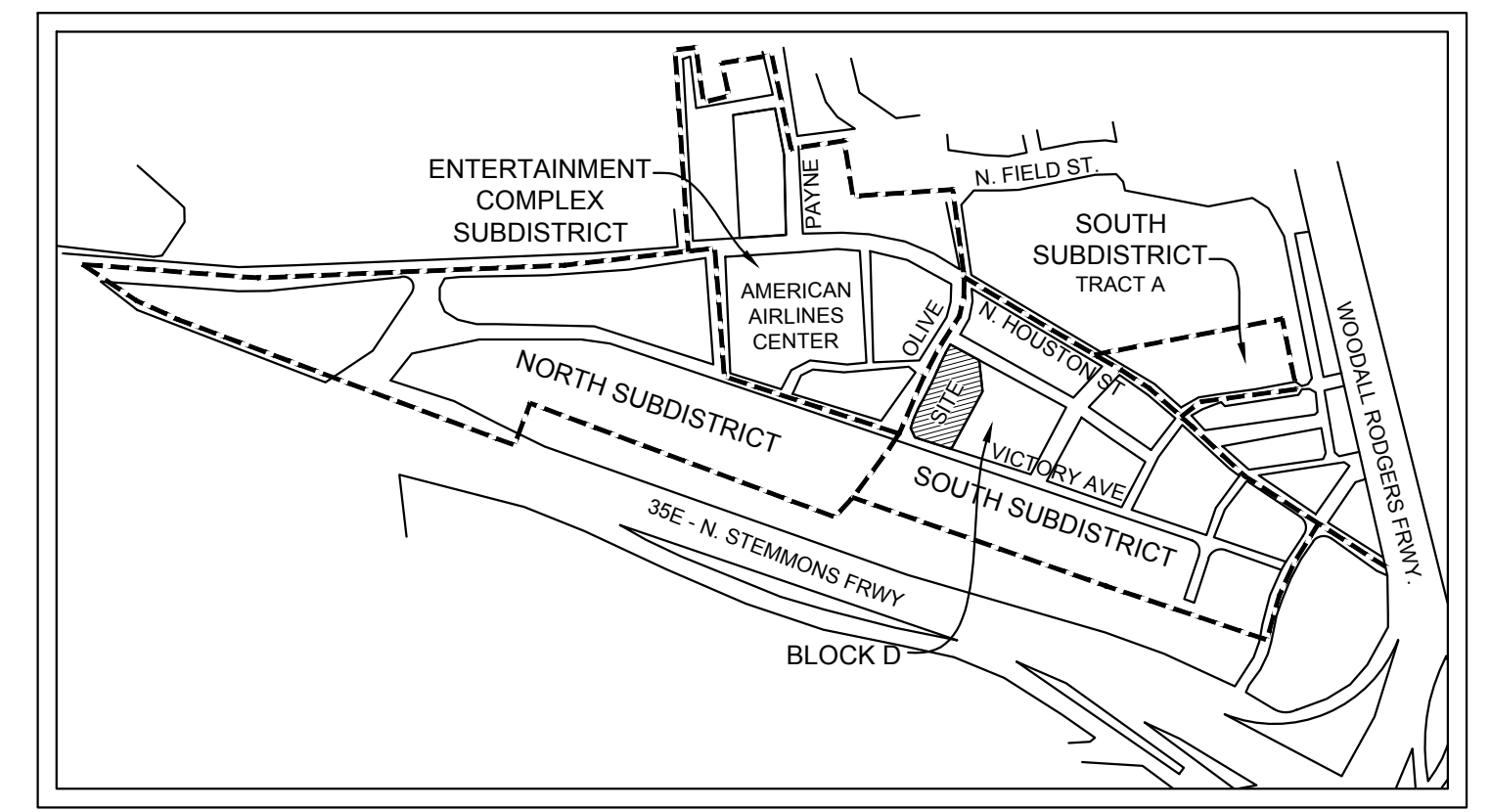
ANLAND 18, L.P.  
VOL. 8090, PG. 3979  
D.R.D.C.T.

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



**LEGEND**

	PROPOSED PROPERTY LINE		ADJACENT PROPERTY LINE
	PROPOSED RETAIL, RESTAURANT & MULTIFAMILY USE		PROPOSED STREET TREE
	PROPOSED VEHICULAR BRIDGE		EXISTING STREET TREE
	EXISTING BUILDING		EXISTING ORNAMENTAL TREE



D. JAYSON KIM  
INST. NO. 201100181347  
O.P.R.D.C.T.

LOT 11A, BLOCK J384  
VICTORY SOUTH ADDITION PHASE 2  
INST. NO. 200900179521  
O.P.R.D.C.T.

J. GROSBY SURVEY,  
ABSTRACT NO. 495

3099 Olive - Block A/393  
USE AND FLOOR AREA TABULATIONS/  
ZONING PARKING REQUIREMENTS

USE	UNITS/SF	PARKING RATIO ZONE	TOTAL PARKING	10% Reduction*	TOTAL PARKING REQUIRED
Multi-Family	344	1.25 spaces per dwelling unit	430	43	387
Restaurant	9,723	1 space per 100 SF	98	10	88
<b>Total</b>			<b>528</b>	<b>53</b>	<b>475</b>

\*10% reduction allowed within 2,640' of DART station

3099 Olive - BLOCK A/393 BUILDING GSF

MULTI-FAMILY GSF	580,588
RESTAURANT/RETAIL GSF	9,723
<b>TOTAL BUILDING GSF</b>	<b>590,311</b>

3099 Olive - BLOCK A/393 PARKING SUMMARY

TOTAL PROVIDED PARKING - MULTI-FAMILY	497
TOTAL PROVIDED PARKING - RESTAURANT/RETAIL	125
SITE/ON-STREET PARKING	13
<b>TOTAL PROVIDED PARKING</b>	<b>635</b>

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.	-	-
<b>Total Count for Thoroughfare</b>			
16			

\*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 of Victory Avenue = 3 Trees Required  
300 LF of Olive Street = 10 Trees Required  
85 LF of Victory Park Lane = 3 Trees Required

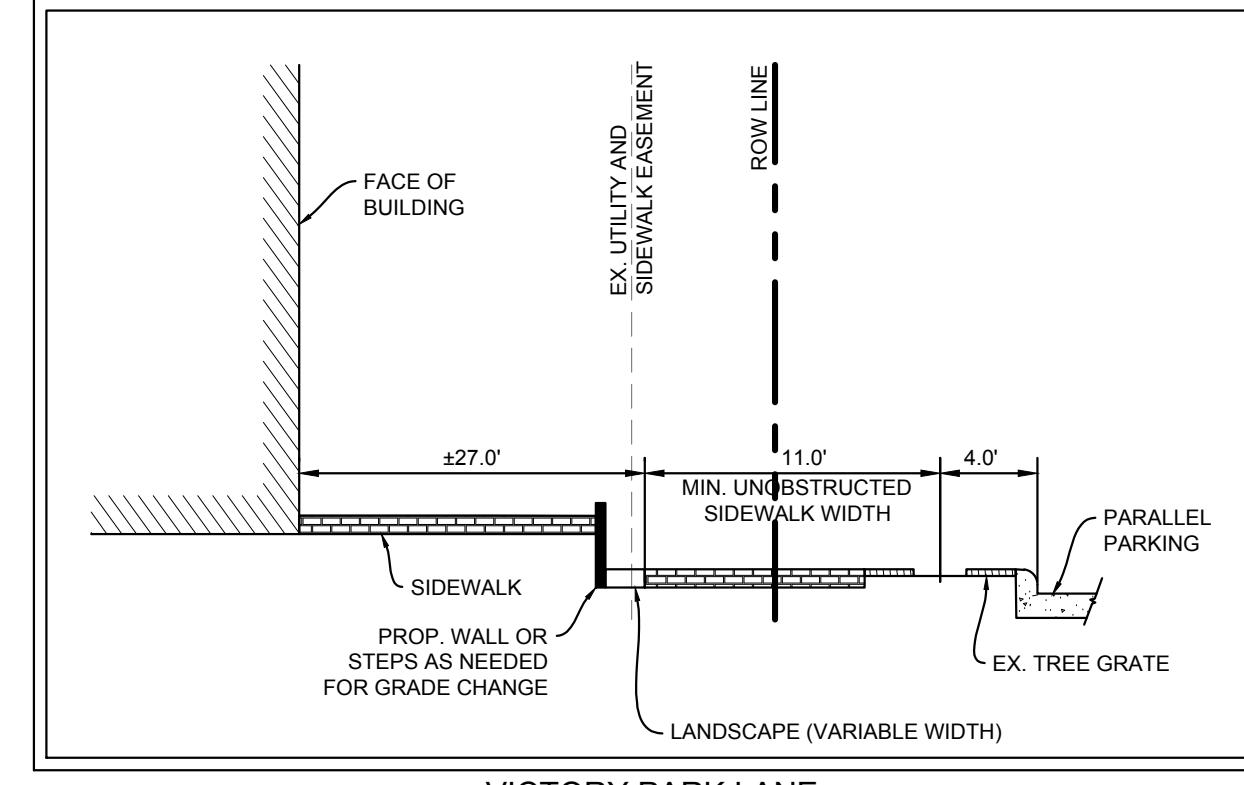
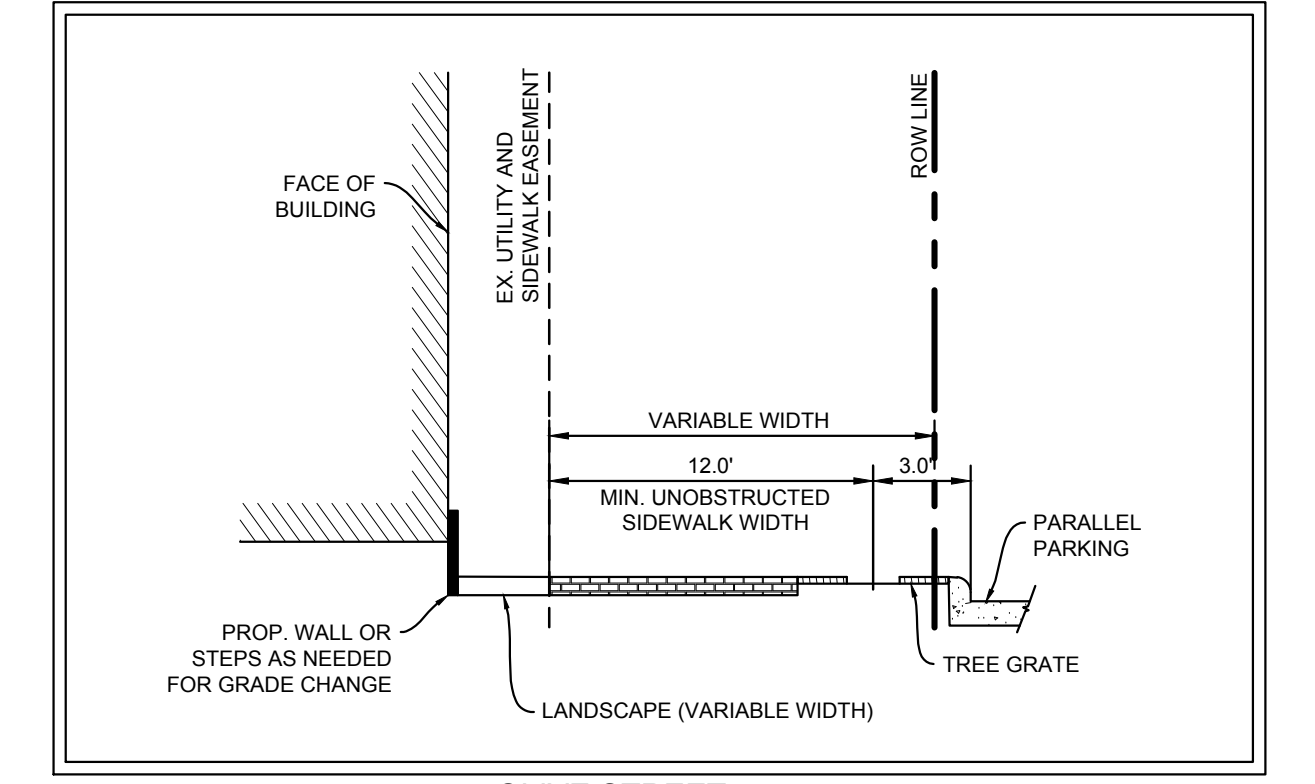
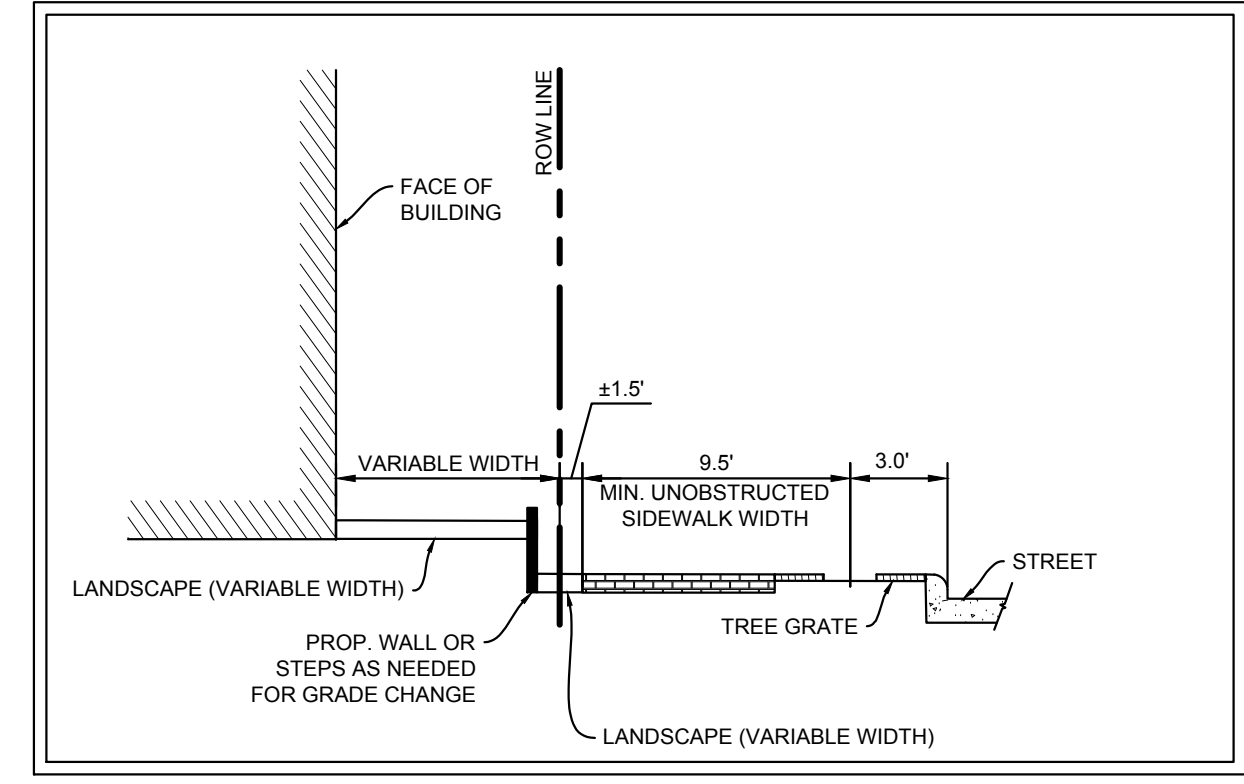
Victory Planned Development No. 582  
Approved Development Plans as of February 2, 2018

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) - 3/22/2018
26	3099 Olive (Block A/393) - Amendment dated 10/15/2018 (approval pending)

3099 Olive - BLOCK A/393: FLOOR AREA

FLOOR AREA (SF) (PER 3/22/2018 DEVELOPMENT PLAN)	445,145
ADDITIONAL FLOOR AREA (SF) (PER THIS DEVELOPMENT PLAN)	145,166
<b>TOTAL FLOOR AREA ALLOWED (SF)</b>	<b>590,311</b>
<b>TOTAL FLOOR AREA PROPOSED (SF)</b>	<b>590,311</b>

**3099 Olive - Block A/393 Building Height**  
The proposed building top elevation is 870' above sea level.  
The maximum height of the building is 458' (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 APPROVED: MARCH 22, 2018

DATE REVISED: OCTOBER 15, 2018  
CASE NUMBER: M178-013

	Proposed Development (based on this development plan)					Existing Development (based on ACC and all other development plans approved)					Cummulative 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	145,166*	0	145,166	1,373,268	2,259,294	3,709,752	0	7,342,314	1,373,268	2,259,294	3,854,918	0	7,487,480	4,626,732	540,706	3,145,082	1,500,000	3,112,520
PEDESTRIAN OPEN SPACE (SF)	0	0	**	N/A	0	86,466	100,781	103,251	N/A	290,498	86,466	100,781	103,251	N/A	290,498	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA (SF)	0	0	N/A	0	58,310	10,777	66,472	N/A	135,559	58,310	10,777	66,472	N/A	135,559	N/A	N/A	N/A	N/A	N/A	N/A

\* Floor area shown is for additional floor area requested for this site. Previous Development Plan for 3099 Olive approved on March 22, 2018 approved 445,145 SF  
\*\*PD Requirement Already Satisfied  
N = NORTH SUBDISTRICT EC = ENTERTAINMENT COMPLEX SUBDISTRICT S = SOUTH SUBDISTRICT