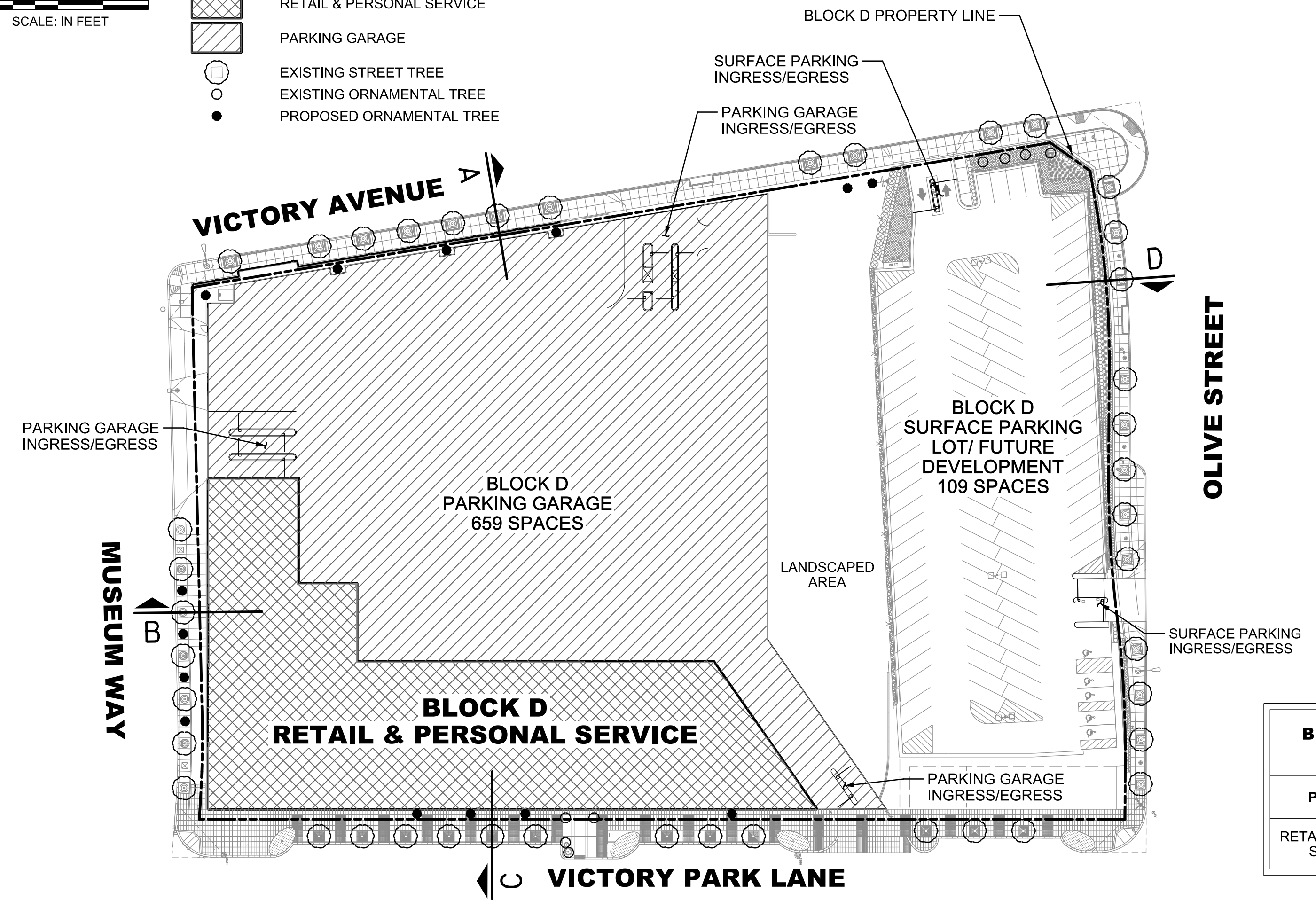
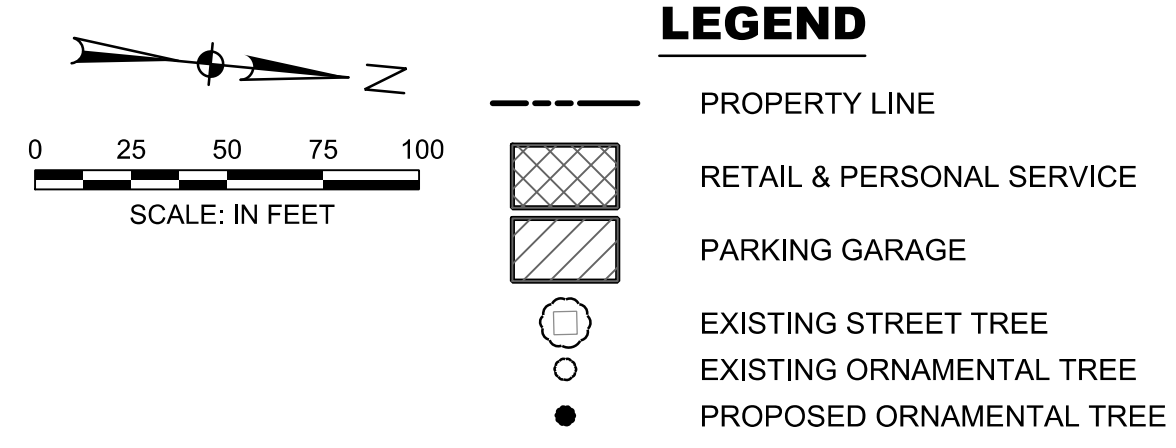


PD NO. 582 REQUIRED TABULATIONS

	Proposed Development (based on this development plan)					Existing Development (based on AAC 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	22,030	0	22,030	985,131	2,298,840	3,259,284	0	6,543,255	985,131	2,298,840	3,281,314	0	6,565,285	5,014,869	501,160	3,718,686	1,500,000	4,034,715
Pedestrian Open Space (SF)	0	0	*	N/A	*	153,214	49,415	100,897	N/A	303,526	153,214	49,415	100,897	N/A	303,526	N/A	N/A	N/A	N/A	N/A
Landscape Area (SF)	0	0	*	N/A	*	90,822	16,687	52,552	N/A	160,061	90,822	16,687	52,552	N/A	160,061	N/A	N/A	N/A	N/A	N/A

*PD Requirement Already Satisfied
N = North District EC = Entertainment Complex Subdistrict S = South Subdistrict



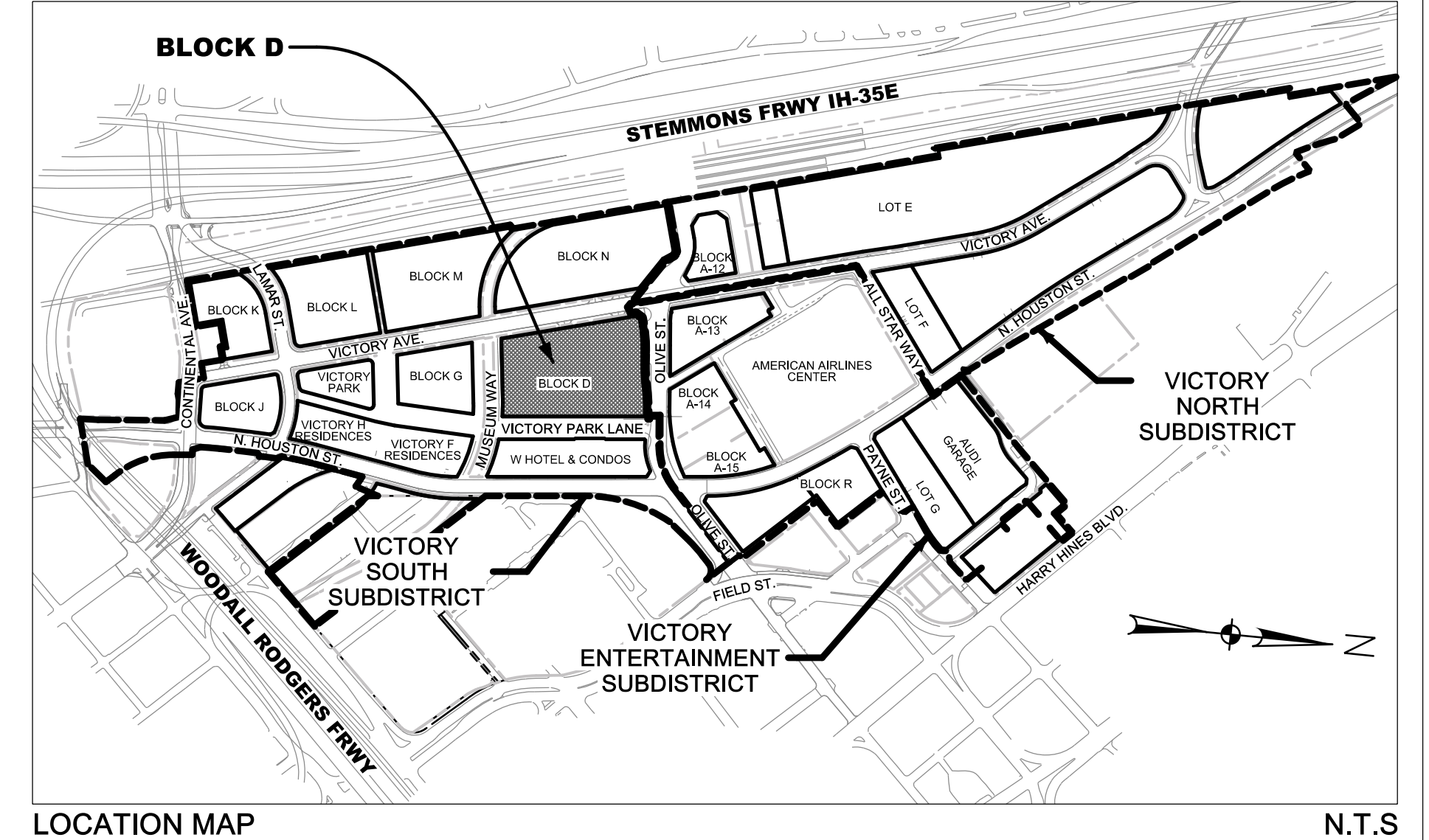
**VICTORY PLANNED DEVELOPMENT NO. 582
APPROVED DEVELOPMENT PLANS AS OF AUGUST 1, 2015**

- Surface Parking for American Airlines Center - 11/16/2000
- Outdoor Covered Patio for American Airlines Center - 01/17/2002 (Amended 10/16/2008)
- W Dallas Victory Hotel and Residences - 12/04/2003 (Amended 06/24/2004; 03/10/2005; 01/04/2007; 04/01/2010)
- Residences at Victory - 06/24/2004 (Amended 06/15/2006; 02/15/2007; 04/01/2010)
- Victory Pedestrian Open Space Plan - 11/04/2004
- Icon Development Plan - 05/05/2005 (Amended 06/05/2008; 04/01/2010)
- Victory Plaza Buildings - 07/21/2005 (Amended 03/23/2006; 09/14/2006; 10/16/2008; 04/01/2010)
- Victory Park - 06/01/2006
- Block J - 08/31/2006 (Amended 10/16/2008; 04/01/2010)
- Lot P and Lot Q - 09/21/2006
- Lot A-12 - 10/12/2006
- Block L - 11/09/2006 (Amended 03/27/2008; 04/01/2010)
- Block G - 06/07/2007 (Amendment submitted 05/12/2015; approval pending)
- Victory Center (Block M) - 02/07/2008
- Victory Apartments (Block N) - 10/06/2011
- Victory Avenue Apartments (Blocks P & Q) - 01/17/2012
- North Garage (Block A-12) - 11/05/2013
- Camden Victory Park (Block F) - 12/20/2013
- Skyhouse (Lot G) - 06/10/2015
- K Block Parking Garage (Block K) - 04/16/2015
- Greystar Victory Apartments - 06/04/2015
- Katy Station (Lot H) - 06/18/2015
- Victory Block G - 06/18/2015
- Victory Center (Block M) - 07/23/2015
- Block D - Pending

BLOCK D USE AND FLOOR AREA TABULATIONS/ZONING PARKING REQUIREMENTS

PUBLIC AREAS	UNITS/SF	PARKING ZONE RATIO	TOTAL PARKING REQUIRED
RETAIL AND PERSONAL SERVICE USES	22,030	PER VICTORY PD No. 582	SEE MASTER PARKING AND FLOOR AREA PLAN

VICTORY PLANNED DEVELOPMENT DISTRICT - PD NO. 582



PD REQUIRED & PROVIDED LANDSCAPING

D BLOCK LANDSCAPING - OLIVE STREET & VICTORY AVENUE				D BLOCK LANDSCAPING - MUSEUM WAY & VICTORY PARK LANE			
VARIETY	MINIMUM SIZE	QUANTITY PROVIDED	QUANTITY REQUIRED	VARIETY	MINIMUM SIZE	QUANTITY PROVIDED	QUANTITY REQUIRED
STREET TREES	3" CAL.	23 EXISTING	28 **	STREET TREES	3" CAL.	19 EXISTING	25**
ORNAMENTAL TREES	2" CAL.	4 EXISTING* 6 PROPOSED*		ORNAMENTAL TREES	2" CAL.	4 EXISTING* 8 PROPOSED*	
TOTAL COUNT FOR THOROUGHFARE: 28				TOTAL COUNT FOR OTHER STREETS: 25			

***NOTE 1:** Calculations provided for ornamental trees show a 2:1 condition; (2) 2" ornamental trees count for (1) canopy tree; thoroughfare tree quantity is (4 existing trees + 6 proposed trees) ÷ 2 = 5 count total

****NOTE 2:** 485 L.F. of Victory Ave. frontage + 30 = 16 trees
355 L.F. of Olive. frontage + 30 = 12 trees
16 trees + 12 trees = 28 Trees Total

****NOTE 2:** 475 L.F. of Victory Park Ln. frontage + 30 = 16 trees
270 L.F. of Museum Way frontage + 30 = 9 trees
16 trees + 9 trees = 25 Trees Total

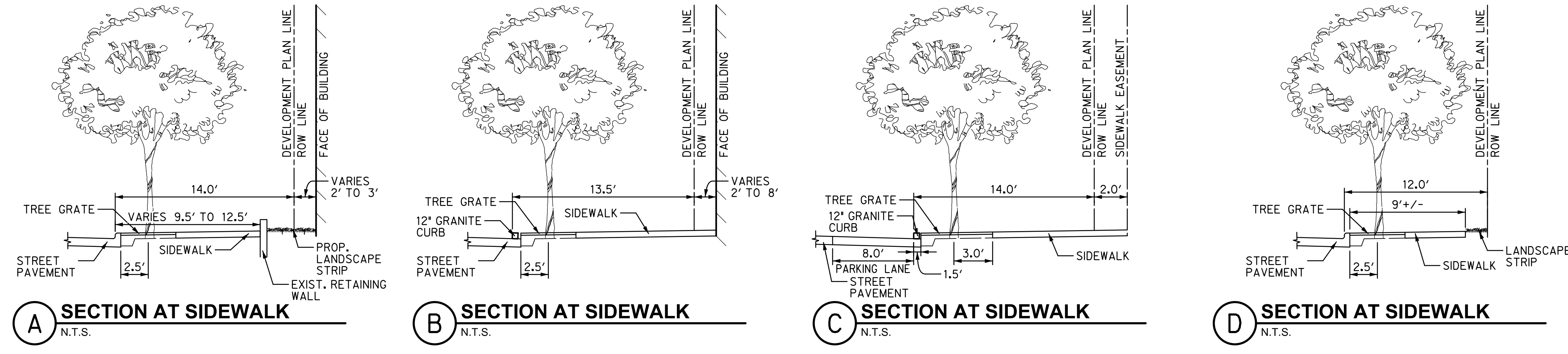
BUILDING HEIGHT:
THE PROPOSED BUILDING TOP ELEVATION IS 45' ABOVE SEA LEVEL.
THE MAXIMUM HEIGHT OF THE BUILDING IS 40'.

**BLOCK D DEVELOPMENT PLAN
VICTORY PLANNED DEVELOPMENT DISTRICT PD No. 582**



This development plan is only for Block D. 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 information regarding conditions or improvements that are located outside the boundaries of the property is provided for reference only and shall not be considered part of this development plan.

HALFF
1201 N. Bowser Rd., Richardson, TX 75081 (214) 346-6200 (TEL)
TBPE REGISTRATION NO. 312
OCTOBER, 2015
AVO 30978



DATE: 10/07/15
TIME: 10:47 AM
SCALE: 1/8" = 1'-0"
FILE NAME: D:\Development\Projects\582\582.dwg