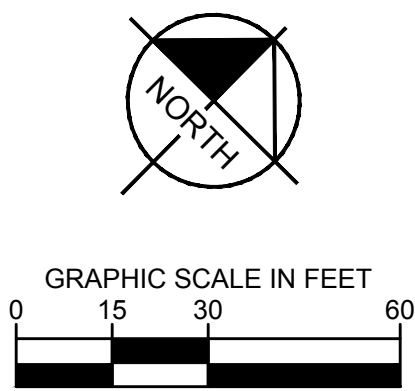


VICINITY MAP
N.T.S.
MAPSCO #: 45G,H,L,M



LEGEND	
PROPERTY LINE	---
BUILDING HEIGHT DIVISION LINE	---
MULTIFAMILY TOWER (165' MAX. HEIGHT)	[Hatched pattern]
RESIDENT AMENITY (LEVEL 6, 85' HEIGHT)	[Diagonal line pattern]

SITE DATA	
LOTS 1-3, BLOCK 289	(95,375 S.F.) 2.19 AC.
EXISTING LAND USE	VACANT
PROPOSED LAND USE	PER PD INCLUDING MULTIFAMILY AND RETAIL
TOTAL BUILDING FOOTPRINT	(82,648 S.F.) 1.90 AC.
LOT COVERAGE	88.5%
NUMBER OF UNITS	350 UNITS, MIN.
RETAIL SPACE	50,000 SF, MIN.
MAXIMUM FLOOR AREA RATIO	5.85:1
IMPERVIOUS COVER	90,281 S.F.
MAXIMUM HEIGHT OF MULTIFAMILY TOWER	165 FT
MAXIMUM HEIGHT OF RESIDENT AMENITY SPACE	85 FT
ON-STREET LOADING ZONE	869 S.F.
OFF-STREET LOADING ZONE	6310 S.F.

PARKING DATA	
PARKING REQUIRED (RESIDENTIAL)	MINIMUM 1 SPACE PER BEDROOM
PARKING REQUIRED (RETAIL)	MINIMUM 1 SPACE PER 250 S.F.

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CITY LIGHTS - PHASE 2
(LOT 1, BLOCK 289)

DEVELOPMENT PLAN
PD-298
Z145-233

DATE: May 10, 2016

KHA #: 067771623



NOTE: LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE X AND PD 298 SECTION 51P-298.106.