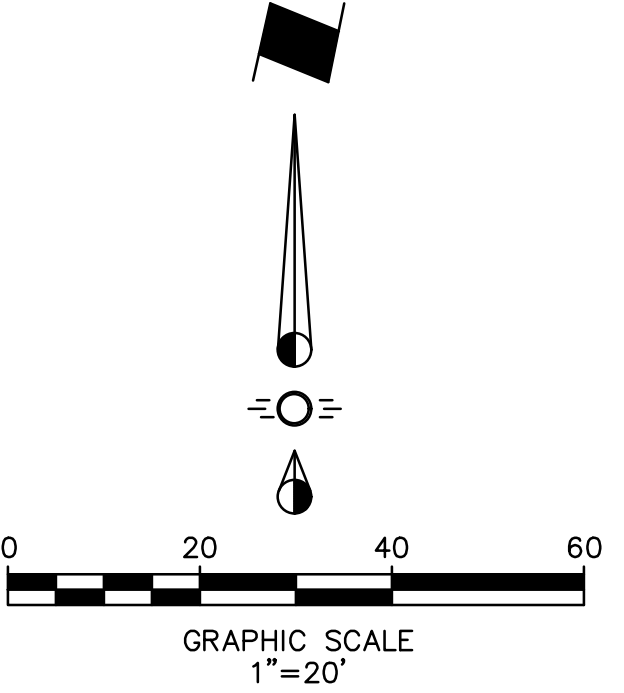
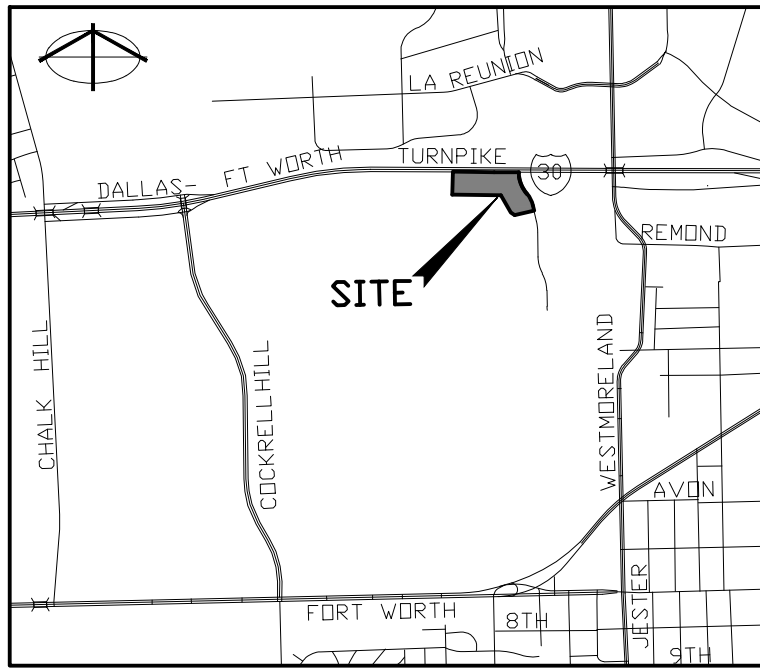
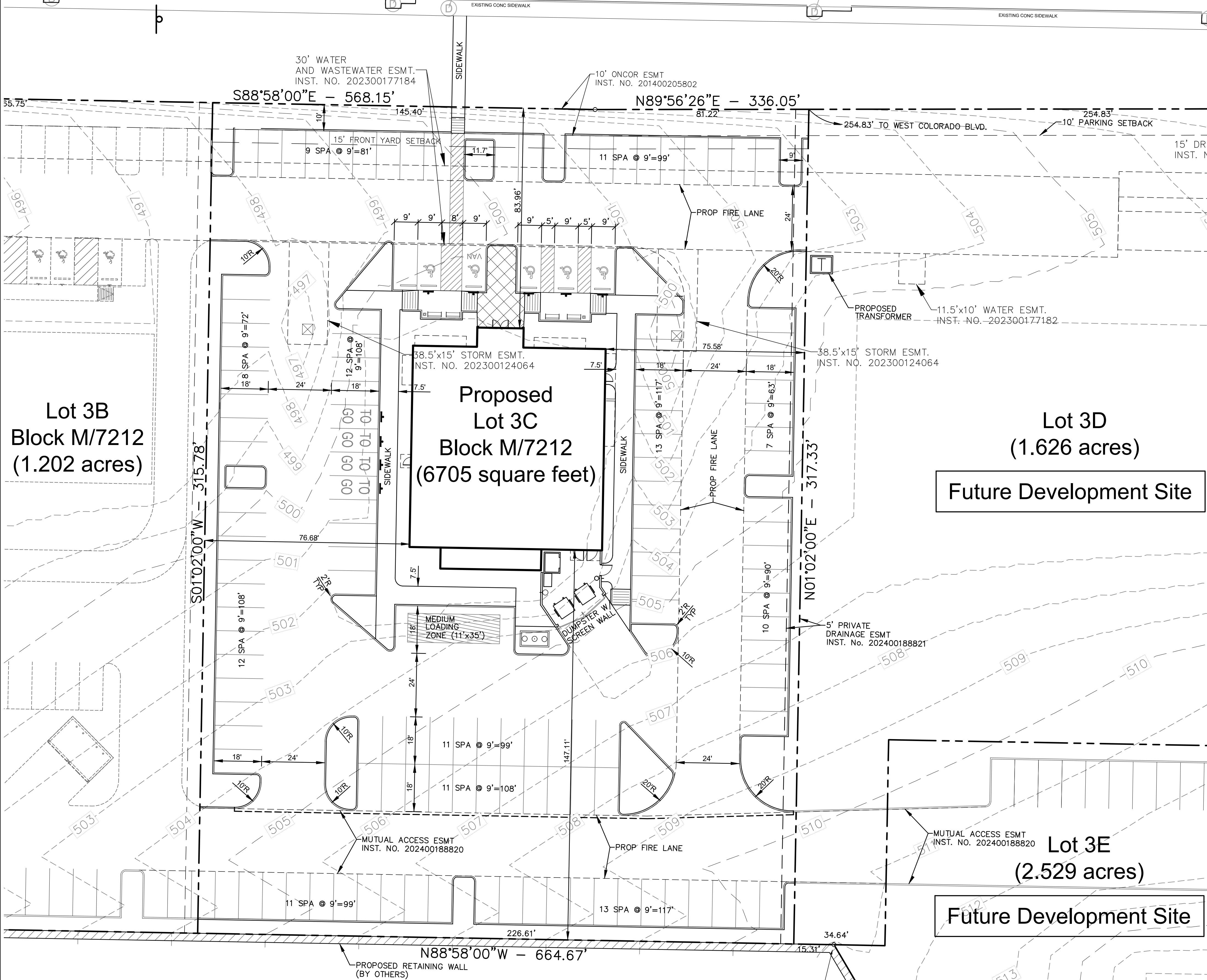


DALLAS-FORT WORTH TURNPIKE/
INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)
FRONTAGE ROAD

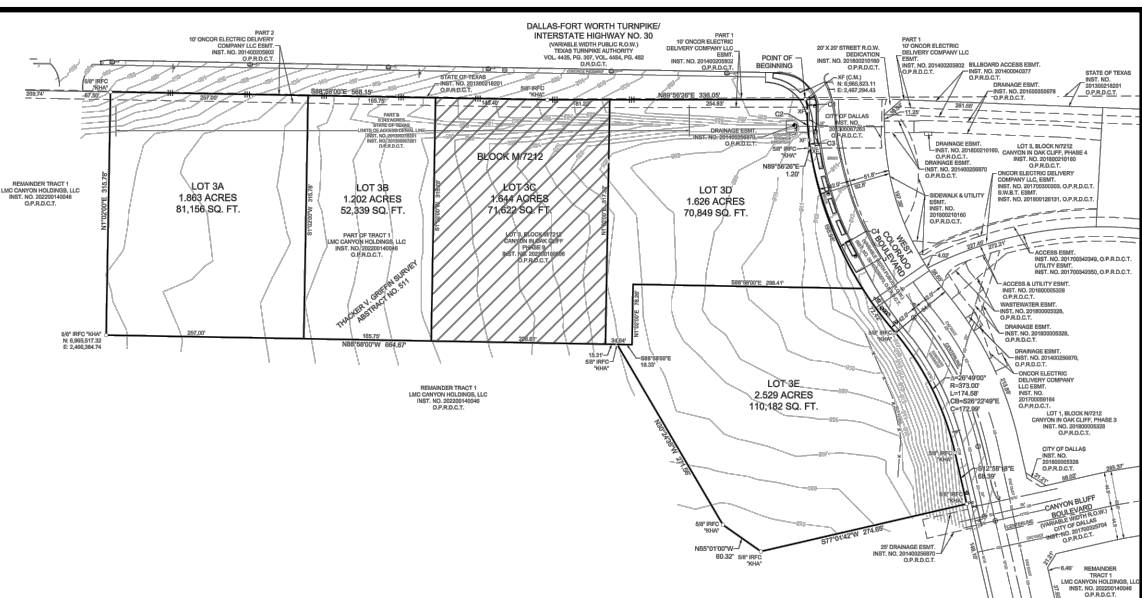


SITE DATA TABLE	
EXISTING ZONING:	PD-811, SUBDISTRICT "B"
LAND USE:	RESTAURANT
LOT AREA	71,622 SF, 1.644 ACRES
BUILDING AREA	6705 SF
F.A.R.	0.094:1
BUILDING HEIGHT	22'-0" (1 STORY)
LOT COVERAGE	9.4% (MAX. 60%)
PARKING REQUIRED (1/100 S.F.)	67 SPACES
PARKING PROVIDED	134 SPACES (5 HC)
BICYCLE PARKING REQUIRED *	4
LOADING SPACE	1 (M)

* LOCATION OF BICYCLE PARKING TO BE DETERMINED AT PERMITTING.

- NOTE:**
- NO EXISTING TREES LOCATED ON THE PROPERTY.
 - DUMPSTERS TO BE SCREENED WITH A 8' MASONRY SCREEN.
 - PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS 51-4.209 AND 51-4.211.

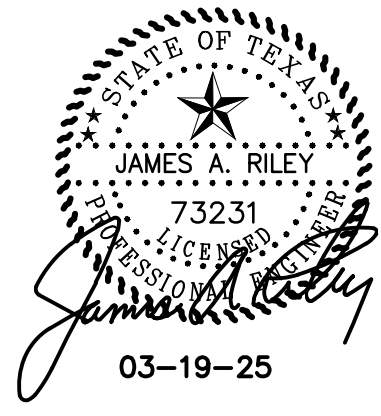
PD 811: SUBAREA B TOTALS	
LOT ACREAGE	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	2.69 ACRES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	1.11 ACRES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	1.33 ACRES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	1.92 ACRES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0.81 ACRES
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	1.86 ACRES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	1.20 ACRES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	1.64 ACRES
S234-017, PHASE 9, LOT 3D (FUTURE)	1.63 ACRES
S234-017, PHASE 9, LOT 3F (FUTURE)	2.53 ACRES
D212-017 MULTIFAMILY, PHASE I	18.19 ACRES
TOTAL AREA (SUBAREA B)	34.91 ACRES
PARKING	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	106 SPACES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	39 SPACES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	71 SPACES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	109 SPACES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	(BY OTHERS)
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	162 SPACES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	65 SPACES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	134 SPACES
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SPACES
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SPACES
D212-017 MULTIFAMILY, PHASE I	552 SPACES
TOTAL PARKING PROVIDED (SUBAREA B)	1,238 SPACES
BUILDING FLOOR AREA	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	21,419 SF
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	2,176 SF
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	5,100 SF
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	7,700 SF
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	(BY OTHERS)
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	9,234 SF
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	4,490 SF
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	6,705 SF
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SF
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SF
D212-017 MULTIFAMILY, PHASE I	185,646 SF
TOTAL FLOOR AREA (SUBAREA B)	242,470 SF
OPEN SPACE AREA	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 ACRES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 ACRES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 ACRES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 ACRES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3D (FUTURE)	0 ACRES
S234-017, PHASE 9, LOT 3F (FUTURE)	0 ACRES
D212-017 MULTIFAMILY, PHASE I	3.69 ACRES
COMMON SHARED SPACE	2 ACRES
TOTAL OPEN SPACE AREA (SUBAREA B) (2 ACRES REQ. FOR SUBAREA B)	5.69 ACRES
DWELLING UNITS	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 UNITS
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3D (FUTURE)	0 UNITS
S234-017, PHASE 9, LOT 3F (FUTURE)	0 UNITS
D212-017 MULTIFAMILY, PHASE I	264 UNITS
TOTAL NUMBER OF DWELLING UNITS (SUBAREA B)	264 UNITS
LODGING GUEST ROOMS	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	103 UNITS
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3D (FUTURE)	0 UNITS
S234-017, PHASE 9, LOT 3F (FUTURE)	0 UNITS
D212-017 MULTIFAMILY, PHASE I	0 UNITS
TOTAL NUMBER OF DWELLING UNITS (SUBAREA B)	103 UNITS



PRELIMINARY PLAT
CANYON IN OAK CLIFF, PHASE 9
S234-017

Lot 3E
(2.529 acres)
Future Development Site

Benchmarks:
1" cut set on the back of curb on the west side of West Colorado Boulevard near the southeast corner of surveyed property.
N: 6,965,262.37; E: 2,467,524.26
Elevation=523.43
"X" set on swc of curb inlet ±19' south of centerline of East Bound Service Road of I.H. 30 - ±470' west of centerline of West Colorado Boulevard.
N: 6,965,861.26; E: 2,466,878.73
Elevation=500.07



DEVELOPMENT PLAN
PROPOSED LOT 3C, BLOCK M/7212
PD 811, SUBAREA B
S234-017
CASE No. D245-003(SAS/JA)
DEVELOPER
CORINTH PROPERTIES
4645 N. CENTRAL EXPRESSWAY
300 KNOX PLACE
DALLAS, TEXAS 75205
(214) 824-7162
CONTACT: JOHN DICKEY
EMAIL: jdickey@corinthproperties.com
ENGINEER
BROCKETTE DAVIS DRAKE, INC.
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214) 824-3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@biddeng.com