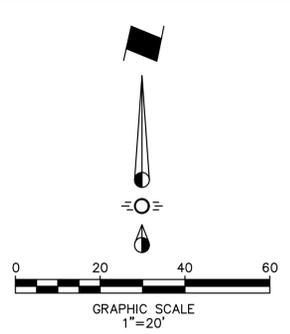


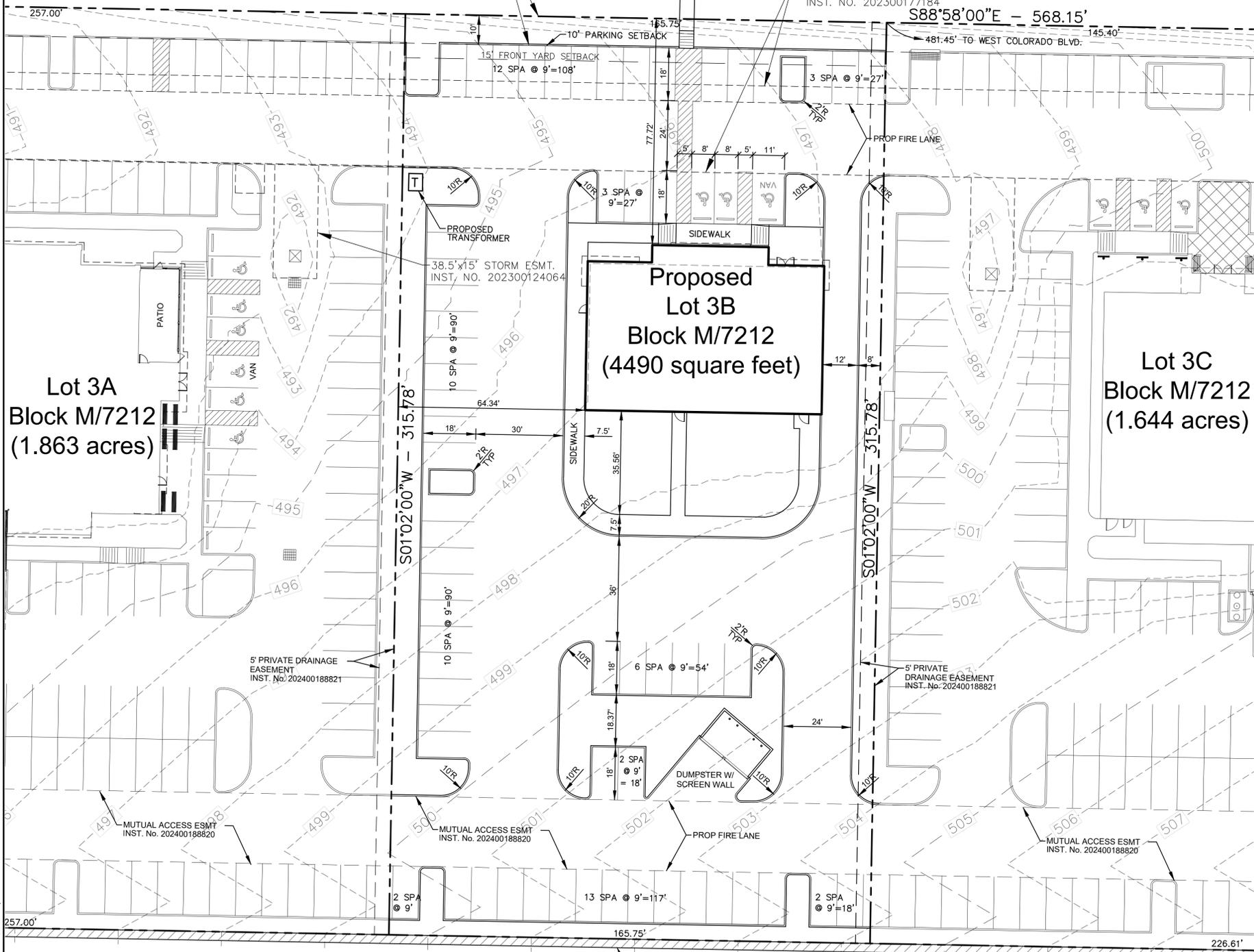
DALLAS-FORT WORTH TURNPIKE/ INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH R.O.W.) FRONTAGE ROAD



PART 2
10" ONCOR ELECTRIC DELIVERY
COMPANY LLC ESMT.
INST. NO. 201400205802
O.P.R.D.C.T.

30' STORM, WATER
AND WASTEWATER ESMT.
INST. NO. 202300177184

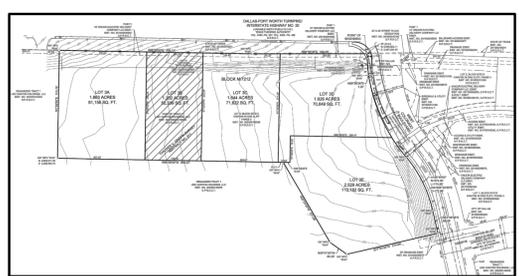
58" IRFC
"KHA"



SITE DATA TABLE	
EXISTING ZONING:	PD-811, SUBDISTRICT "B"
LAND USE:	RESTAURANT
LOT AREA:	52,340.5 SF, 1.202 ACRES
BUILDING AREA:	4490 SF
F.A.R.:	0.086:1
BUILDING HEIGHT:	22'-0" (1 STORY)
LOT COVERAGE:	8.6% (MAX. 60%)
PARKING REQUIRED (1/100 S.F.):	45 SPACES
PARKING PROVIDED:	65 SPACES (3 HC)
BICYCLE PARKING REQUIRED *	2

* LOCATION OF BICYCLE PARKING TO BE DETERMINED AT PERMITTING.

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



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

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)	0 SPACES
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)	2,178 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)	8,705 SF
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SF
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SF
D212-017 MULTIFAMILY, PHASE I	185,948 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)	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

DEVELOPMENT PLAN PROPOSED LOT 3B, BLOCK M/7212 PD 811, SUBAREA B S234-017

CASE No. D245-004(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@ddeng.com



Benchmarks:
"T" 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

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