

MOUNTAIN CREEK BUSINESS PARK
ASSOCIATION, INC.
PARCEL III
VOL. 2003009, PG. 7341
O.P.R.D.C.T.
ZONING: PD-521
B-2 NORTH ZONE

LOT 7, BLOCK 211/6113
PROLOGIS PARK MOUNTAIN CREEK
INST. No. 201600136189
O.P.R.D.C.T.

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

VICINITY MAP
N.T.S.
MAPSCO - 61A-R

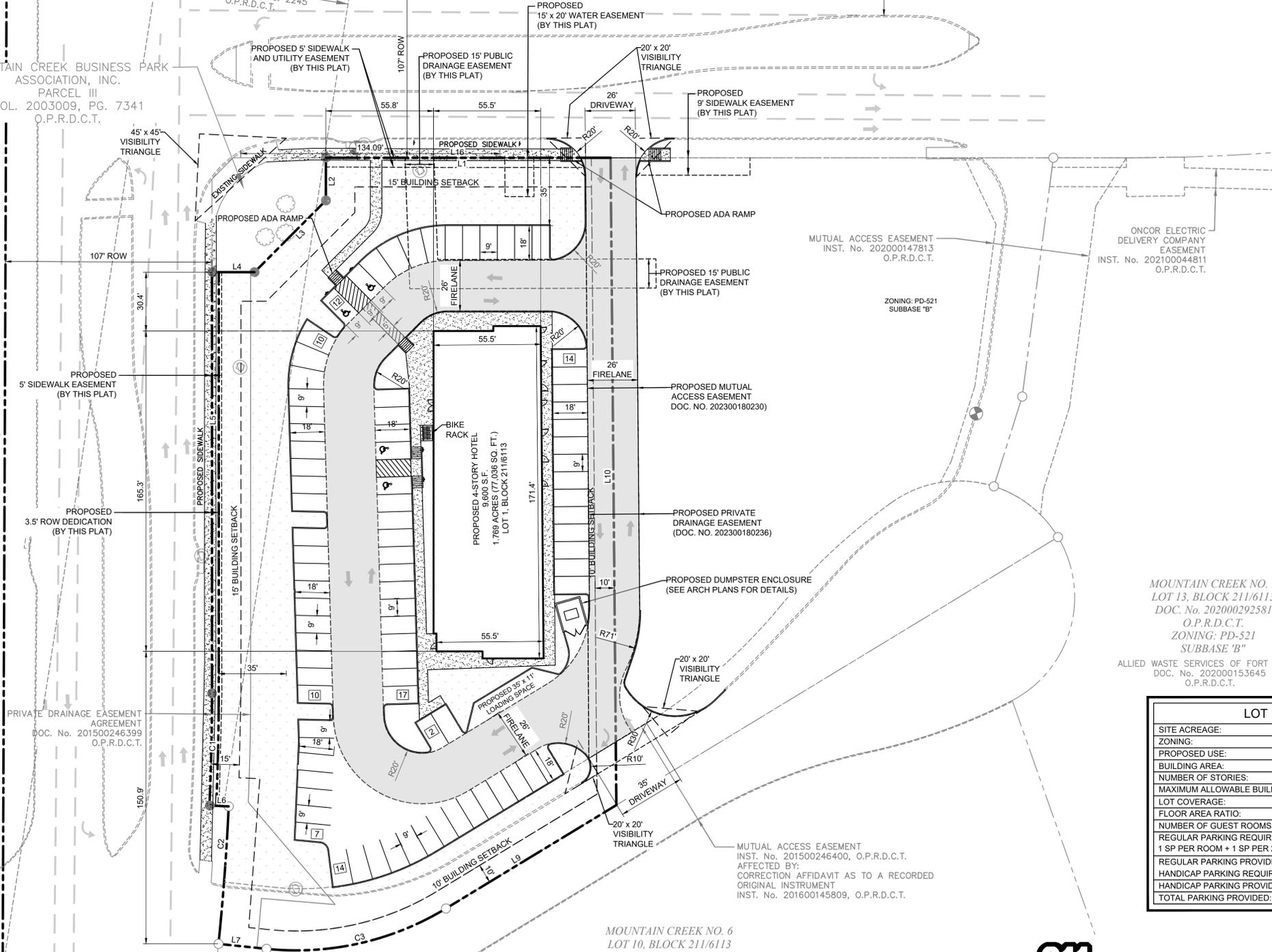
MOUNTAIN CREEK PARKWAY
CITY DALLAS ORDINANCE NO. 24796
VOL. 2002098, PG. 2245
O.P.R.D.C.T.

MERRIFIELD ROAD
(107' RIGHT-OF-WAY)
(VOL. 2002098, PG. 2234, O.P.R.D.C.T.)

MOUNTAIN CREEK BUSINESS PARK
ASSOCIATION, INC.
PARCEL III
VOL. 2003009, PG. 7341
O.P.R.D.C.T.

LOT 6, BLOCK 211/6113
DALLAS MAINTENANCE FACILITY
INST. No. 201400144031
O.P.R.D.C.T.

MOUNTAIN CREEK PARKWAY
(MOUNTAIN CREEK PARKWAY)
VOL. 2002098, PG. 2234, O.P.R.D.C.T.



MUTUAL ACCESS EASEMENT
INST. No. 202000147813
O.P.R.D.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY
EASEMENT
INST. No. 202100044811
O.P.R.D.C.T.

ZONING: PD-521
SUBBASE "B"

PROPOSED MUTUAL
ACCESS EASEMENT
DOC. NO. 202300180230

PROPOSED PRIVATE
DRAINAGE EASEMENT
(DOC. NO. 202300180236)

PROPOSED DUMPSTER ENCLOSURE
(SEE ARCH PLANS FOR DETAILS)

MUTUAL ACCESS EASEMENT
INST. No. 201500246400, O.P.R.D.C.T.
AFFECTED BY:
CORRECTION AFFIDAVIT AS TO A RECORDED
ORIGINAL INSTRUMENT
INST. No. 201600145809, O.P.R.D.C.T.

MOUNTAIN CREEK NO. 6
LOT 10, BLOCK 211/6113
DOC. No. 201600351318
O.P.R.D.C.T.
ZONING: PD-521
B-2 NORTH ZONE

JUDE MANAGEMENT, L.L.C.
DOC. No. 201700059682
O.P.R.D.C.T.

MOUNTAIN CREEK NO. 9
LOT 13, BLOCK 211/6113
DOC. No. 202000292581
O.P.R.D.C.T.
ZONING: PD-521
SUBBASE "B"

ALLIED WASTE SERVICES OF FORT WORTH
DOC. No. 202000153645
O.P.R.D.C.T.

SITE LEGEND	
CONCRETE CURB	—
SAW-CUT LINE	—
FENCE	x — x
FIRE LANE	—
STRIPING	▨
LANDSCAPING	⊞
PARKING SPACES	⊞
MONUMENT/PYLON SIGN	⊞
WHEEL STOPS	⊞
HANDICAP LOGO	⊞
HANDICAP SIGN	⊞
RAMP	⊞
BOLLARD	⊞
TRAFFIC ARROW	⊞
FIRE HYDRANT	⊞
DUMPSTER	⊞



05/19/23 F-11525

LOT 1 SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.77 ACRES (77,036 S.F.)
ZONING:	PD-521 SUBBASE "B"
PROPOSED USE:	HOTEL
BUILDING AREA:	9,600 S.F.
NUMBER OF STORIES:	4
MAXIMUM ALLOWABLE BUILDING HEIGHT:	160'
LOT COVERAGE:	12.50%
FLOOR AREA RATIO:	0.12
NUMBER OF GUEST ROOMS:	85
REGULAR PARKING PROVIDED:	85 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (4 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	85 SPACES

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			



TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

CONSULTING FIRM: TRIANGLE ENGINEERING LLC DATE: 05/19/23
DESIGNED BY: KARTAVYA S. PATEL DATE: 05/19/23
ENGINEER OF RECORD NAME, P.E.

PLAT NO.	BLDG. PERMIT NO.	DEV. ENGINEERING TRACKING NOS.
S223-034	N/A	DP23-029 WW23-052

DEVELOPMENT PLAN

MOTEL 6
4910 S. MERRIFIELD ROAD
DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
KP	KR	05/19/23	-	-	-

CONTRACT INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR	

