

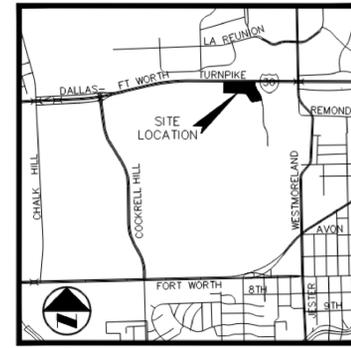
FILE NAME: X:\2025\AS2503 RBFCU THE CANYON - DALLAS\DWG\SHEETS\05_01_DIM_CTRLDWG

PLOT DATE: 9/19/2025 11:32:15 AM

DALLAS-FORT WORTH TURNPIKE / INTERSTATE HIGHWAY NO. 30

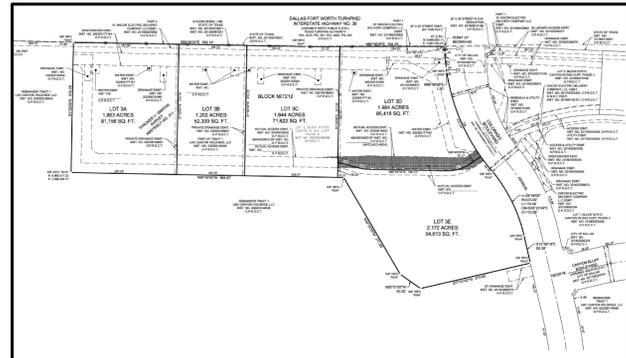
(VARIABLE WIDTH PUBLIC R.O.W.) TEXAS TURNPIKE AUTHORITY VOL. 4435, PG. 307, VOL. 4454, PG. 482 D.R.D.C.T.

SITE DATA TABLE	
EXISTING ZONING	PD-811, SUBDISTRICT "B" FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
LAND USE:	
LOT AREA:	52,339 SF, 1,202 AC.
BUILDING AREA:	3361 SF
F.A.R.:	0.064:1
BUILDING HEIGHT:	27'-6" (1 STORY)
LOT COVERAGE:	6.4%
PARKING REQUIRED	0
PARKING PROVIDED	48
BICYCLE PARKING REQUIRED	2



* BICYCLE PARKING LOCATIONS TO BE FINALIZED AT BUILDING PERMITTING

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



FINAL PLAT CANYON IN OAK CLIFF PHASE 9 S234-017 NOT TO SCALE

PD 811: SUBAREA B TOTALS

LOT ACREAGE	SPACES
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	106 SPACES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	39 SPACES
S112-061E, PHASES, 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 (FINANCIAL INST.)	48 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 3E (FUTURE)	0 SPACES
D212-017 MULTIFAMILY, PHASE I	552 SPACES
TOTAL PARKING PROVIDED (SUBAREA B)	1221 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, PHASES, 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 (FINANCIAL INST.)	3,361 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 3E (FUTURE)	0 SF
D212-017 MULTIFAMILY, PHASE I	185,646 SF
TOTAL FLOOR AREA (SUBAREA B)	241,341 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, PHASES, 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 (FINANCIAL INST.)	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 3E (FUTURE)	0 ACRES
D212-017 MULTIFAMILY, PHASE I	3.69 ACRES
COMMON SHARED SPACE	2.00 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, PHASES, 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 (FINANCIAL INST.)	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 3E (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, PHASES, 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 (FINANCIAL INST.)	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 3E (FUTURE)	0 UNITS
D212-017 MULTIFAMILY, PHASE I	0 UNITS
TOTAL NUMBER OF LODGING GUEST ROOMS (SUBAREA B)	103 UNITS

DEVELOPMENT PLAN PROPOSED LOT 3B, BLOCK M/7212 PD 811, SUBAREA B S234-017 CASE NO. Z-25-000118

DEVELOPER: RBFCU
1 IKEA-RBFCU Parkway Live Oak, TX 78233
Contact: Eric Etzler (210) 637-4250
etzler@rbfcu.org

OWNER: CORINTH PROPERTIES
4645 N. Central Expwy. 300 Knox Place
Dallas, TX 75205 (214) 628-7162
CONTACT: John Dickey
jdickey@corinthproperties.com

ENGINEER: KOLIBRI CIVIL ENGINEERS LLC
f/k/a SBD Land Services LLC
P.O. Box 836761
Richardson, TX 75083
CONTACT: Chris Walton, P.E.
(903) 647-6751
cwalton@kolibri-civil.com



BENCHMARKS:
 BM #1300 - "X" SET ON SWC OF CURB INLET ±19' SOUTH OF CENTERLINE OF EAST BOUND SERVICE ROAD OF I.H. 30 - ±1100' WEST OF CENTERLINE OF WEST COLORADO BLVD.
 Grid#N: 6966824.0389 Grid#E: 2466580.5368 ELEVATION = 482.63'
 BM #1301 - "X" SET ON SWC OF CURB INLET ±19' SOUTH OF CENTERLINE OF EASTBOUND SERVICE ROAD OF I.H. 30 - ±470' WEST OF CENTERLINE OF WEST COLORADO BLVD.
 Grid#N: 6966812.3471 Grid#E: 2486222.31 ELEVATION = 500.07'
 BM #1302 - "X" SET ON TO OF WEST CURB OF WEST COLORADO BLVD. NEXT TO A WATER METER AT THE INTERSECTION OF WEST COLORADO BLVD. WITH CANYON BLUFF BLVD. ±35' WEST OF CENTERLINE OF WEST COLORADO BLVD. AND AT THE PROJECTED CENTERLINE OF CANYON BLUFF BLVD.
 Grid#N: 6966213.1982 Grid#E: 2467861.1231 ELEVATION = 523.43'

