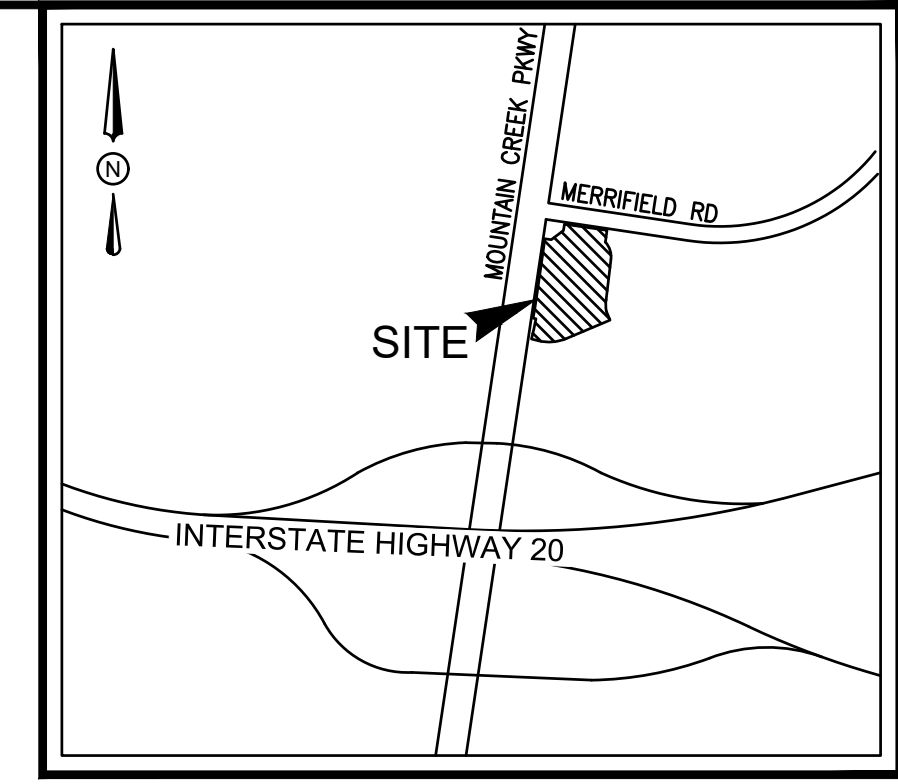
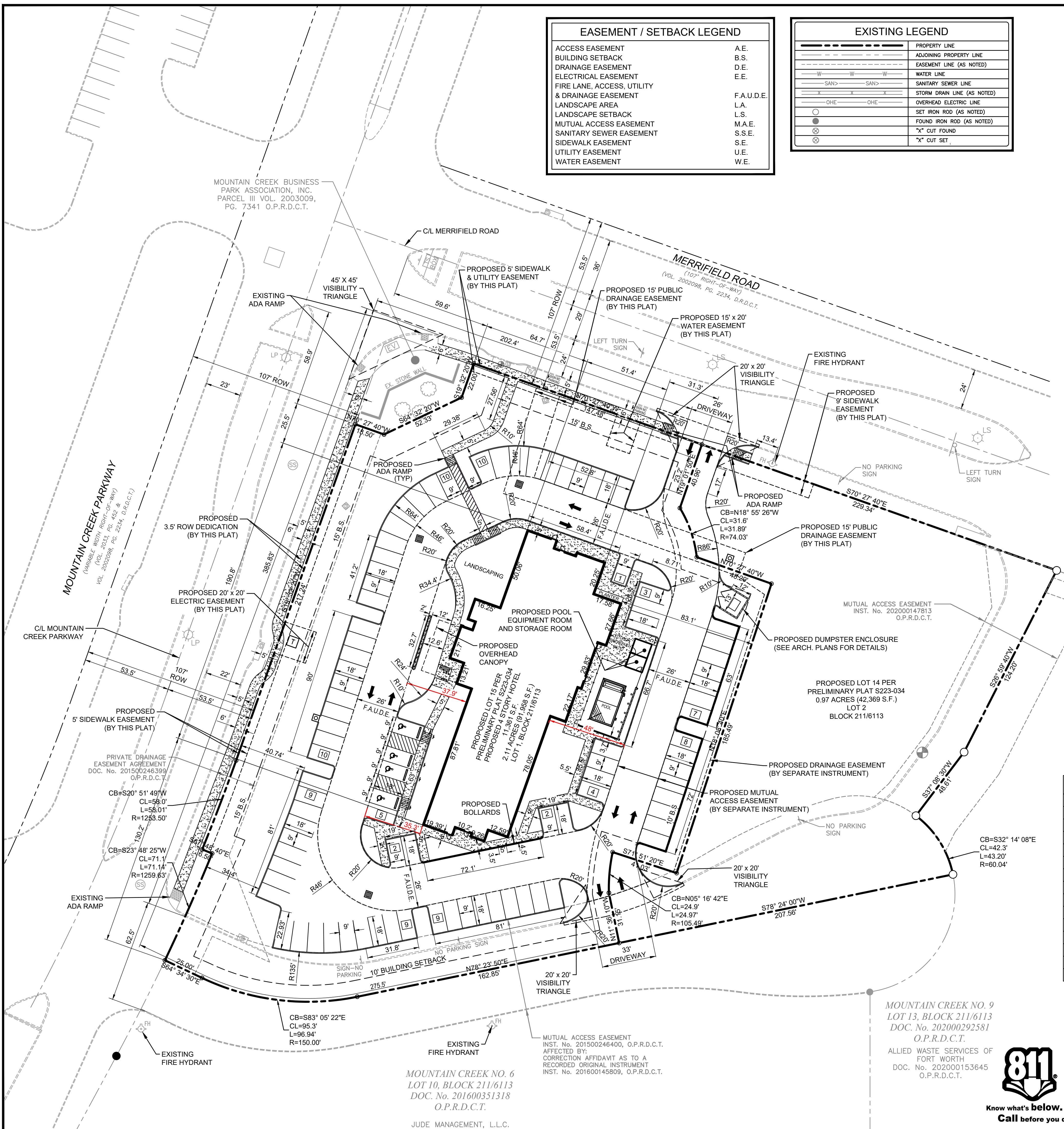


EASEMENT / SETBACK LEGEND	
ACCESS EASEMENT	A.E.
BUILDING SETBACK	B.S.
DRAINAGE EASEMENT	D.E.
ELECTRICAL EASEMENT	E.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
LANDSCAPE AREA	L.A.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS EASEMENT	M.A.E.
SANITARY SEWER EASEMENT	S.S.E.
SIDEWALK EASEMENT	S.E.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

EXISTING LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET



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



LOT 1, BLOCK 211/6113 - SITE DATA SUMMARY TABLE	
NET SITE ACREAGE:	2.11 ACRES (91,958 S.F.)
ZONING:	PD-521 SUB-BASE "B"
PROPOSED USE:	HOTEL
BUILDING AREA:	11,361 S.F. (BUILDING FOOTPRINT)
NUMBER OF STORIES:	4
MAXIMUM ALLOWABLE BUILDING HEIGHT:	160'
LOT COVERAGE:	12.36%
TOTAL FLOOR AREA:	45,764 S.F.
FLOOR AREA RATIO:	0.12
NUMBER OF GUEST ROOMS:	86
REGULAR PARKING SPACES REQUIRED:	0 SPACES
REGULAR PARKING SPACES PROVIDED:	85 SPACES
HANDICAP PARKING SPACES REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING SPACES PROVIDED:	4 SPACES (4 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	89 SPACES

- NOTE:
- GC TO ENSURE THAT DUMPSTER ENCLOSURE DOORS CAN NOT OPEN INTO THE BUILDING SETBACKS.
  - BIKE PARKING WILL BE DETERMINED AT THE PERMITTING AND THE BIKE RATIO OF (1 BIKE RACK REQUIRED FOR EVERY 20 PARKING SPACES PROVIDED)

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:	12/19/25
DESIGNED BY:	KARTAVYA S. PATEL	DATE:	12/19/25
	ENGINEER OF RECORD NAME, P.E.		

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

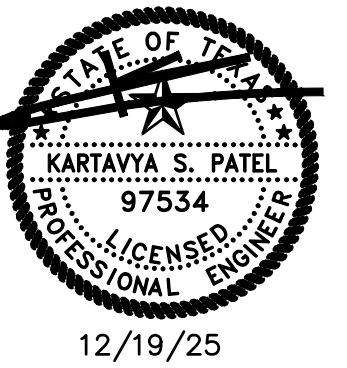
**DEVELOPMENT PLAN**  
 FAIRFIELD by MARRIOTT  
 4860 MOUNTAIN CREEK PARKWAY  
 DEVELOPMENT SERVICES  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
KP	KR	12/19/25		-	

MOUNTAIN CREEK NO. 9  
 LOT 13, BLOCK 211/6113  
 DOC. No. 202000292581  
 O.P.R.D.C.T.  
 ALLIED WASTE SERVICES OF FORT WORTH  
 DOC. No. 202000153645  
 O.P.R.D.C.T.



MOUNTAIN CREEK NO. 6  
 LOT 10, BLOCK 211/6113  
 DOC. No. 201600351318  
 O.P.R.D.C.T.  
 JUDE MANAGEMENT, L.L.C.



F-11525