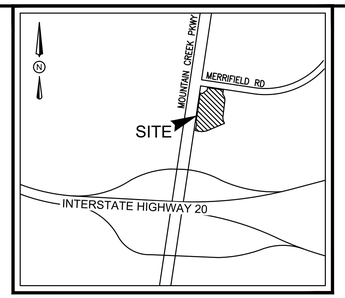
EASEMENT / SETBACK LEGEND

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.

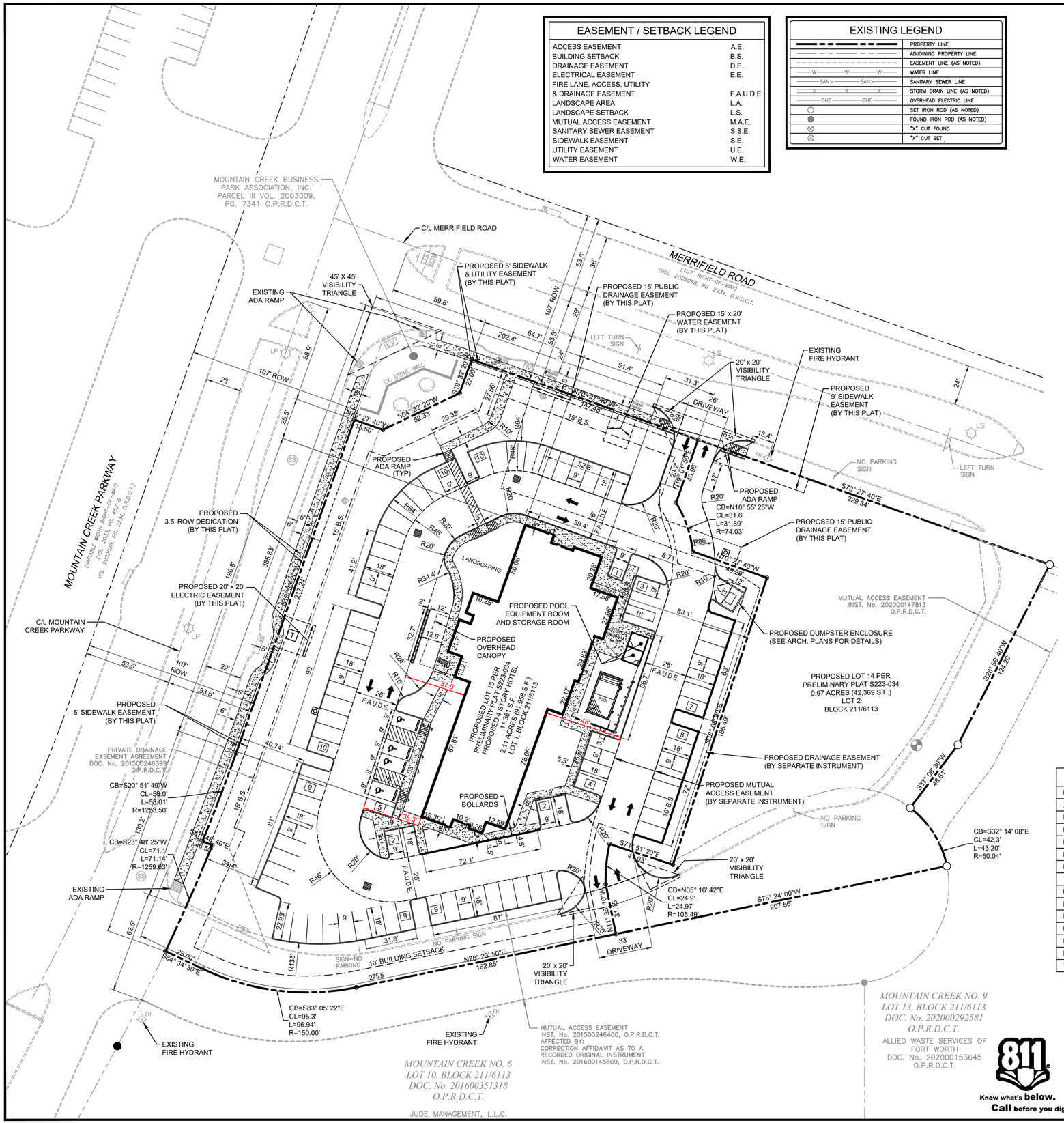
EXISTING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE (AS NOTED)
W	WATER LINE
SAN>	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
OHE	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

Scale: 1" = 30' Feet



Know what's **below.** **Call** before you dig.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
12/19/25
F-11525

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:
1. GC TO ENSURE THAT DUMPSTER ENCLOSURE DOORS CAN NOT OPEN INTO THE BUIDLING SETBACKS.
2. BIKE PARKING WILL BE DETERMINED AT 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 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

CONSULTING FIRM: TRIANGLE ENGINEERING LLC, TEXAS REGISTERED ENGINEERING FIRM F-11525 — DATE: 12/19/25
DESIGNED BY: KARTAVYA S. PATEL, ENGINEER OF RECORD NAME, P.E. — DATE: 12/19/25

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		-	

MZ-25-000014