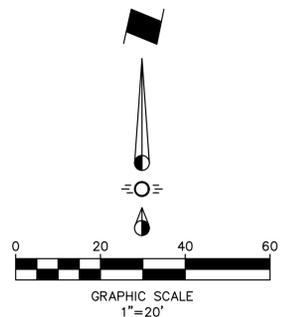
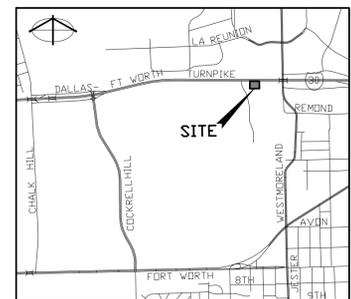
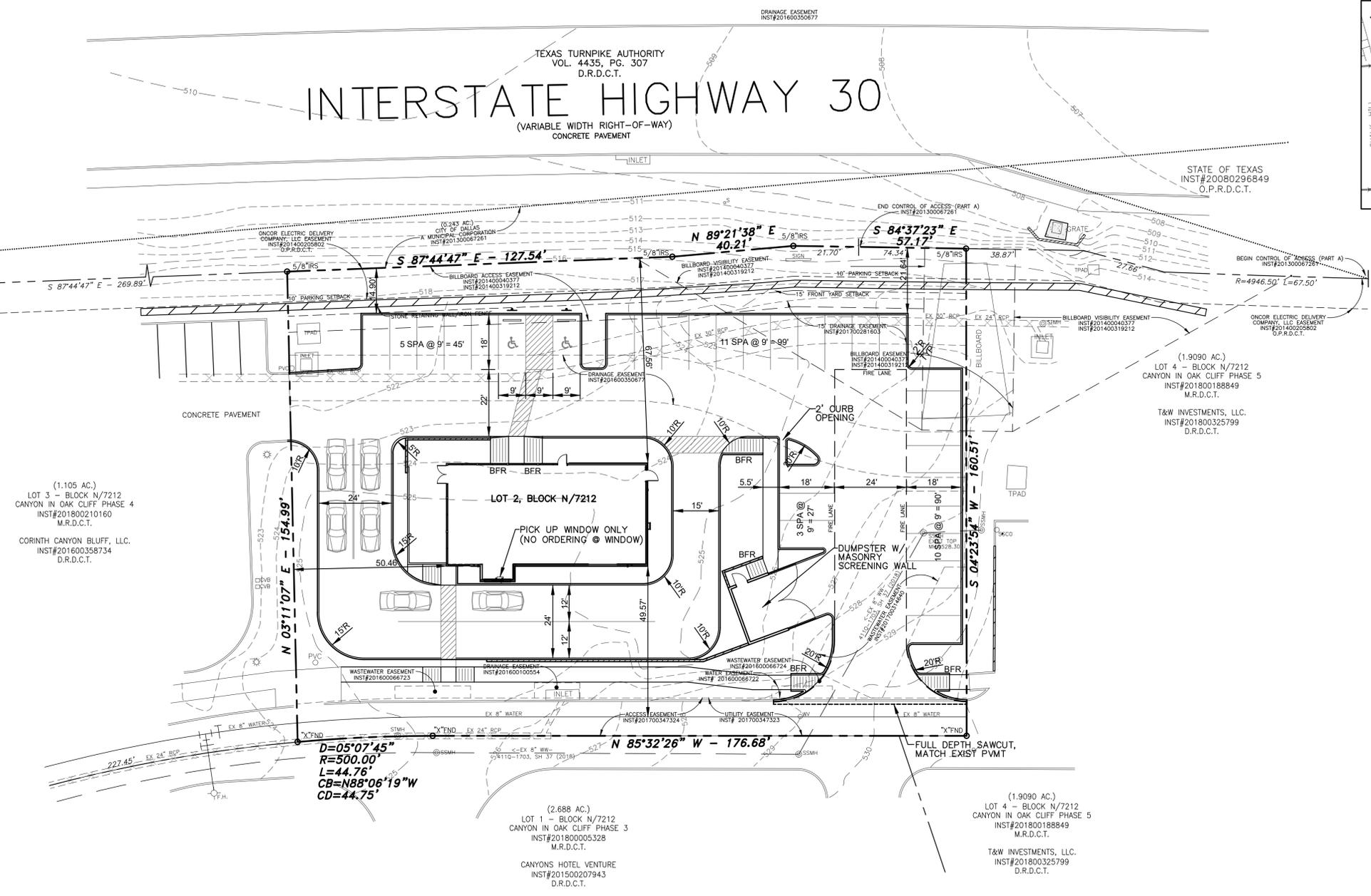


INTERSTATE HIGHWAY 30

(VARIABLE WIDTH RIGHT-OF-WAY)
CONCRETE PAVEMENT



COLORADO BOULEVARD



PD 811: SUBAREA B TOTALS+A1:B35A76AA1:B41

LOT ACREAGE	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	2.69 ACRES
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	1.11 ACRES
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	1.33 ACRES
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	1.92 ACRES
LOT 2, BLOCK N/7212 DP25-108 (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	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	106 SPACES
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	39 SPACES
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	71 SPACES
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	109 SPACES
LOT 2, BLOCK N/7212 DP25-108 (RESTAURANT)	31 SPACES
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	162 SPACES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	66 SPACES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	139 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)	1,275 SPACES
BUILDING FLOOR AREA	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	21,419 SF
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	2,176 SF
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	5,100 SF
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	7,700 SF
LOT 2, BLOCK N/7212 DP25-108 (RESTAURANT)	2,325 SF
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)	6,705 SF
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SF
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SF
D212-017 MULTIFAMILY, PHASE I	185,646 SF
TOTAL FLOOR AREA (SUBAREA B)	244,795 SF
OPEN SPACE AREA	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 ACRES
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 ACRES
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 ACRES
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 ACRES
LOT 2, BLOCK N/7212 DP25-108 (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	2.00 ACRES
TOTAL OPEN SPACE AREA (SUBAREA B)	5.69 ACRES
DWELLING UNITS	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 UNITS
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 2, BLOCK N/7212 DP25-108 (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	
S112-081C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	103 UNITS
S112-081D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-081E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-081E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 2, BLOCK N/7212 DP25-108 (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

EXISTING ZONING:	PD-811, SUBDISTRICT "B"
LAND USE:	RESTAURANT W/ DRIVE-IN OR DRIVE THROUGH SERVICE
LOT AREA	35,183 SF, 0.8077 ACRES
BUILDING AREA	2325 SF
F.A.R.	0.07:1
BUILDING HEIGHT	20'-8" (1 STORY)
LOT COVERAGE	6.6%
PARKING REQUIRED	0 SPACES
PARKING PROVIDED	31 SPACES (2 HC)
BICYCLE PARKING *	2 SPACES

* 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.

Benchmarks :
 "C" 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



DEVELOPMENT PLAN
 LOT 2, BLOCK N/7212
 PD 811, SUBAREA B
 S245-116
 CASE NO. MZ-25-00007

DEVELOPER
 CORINTH PROPERTIES
 4645 N. CENTRAL EXPRESSWAY
 300 KNOX PLACE
 DALLAS, TEXAS 75205
 (214) 628-7162
 CONTACT: JOHN DICKEY
 EMAIL: jdickey@corinthproperties.com

ENGINEER
 BROCKETTE DAVIS DRAKE, INC
 TEXAS REGISTERED ENGINEERING FIRM F-841
 12377 MERIT DRIVE
 SUITE 1100
 DALLAS, TEXAS 75251
 (214) 824-3647
 CONTACT: JAMES A. RILEY, P.E.
 EMAIL: jriley@ddeng.com

7/17-2025

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