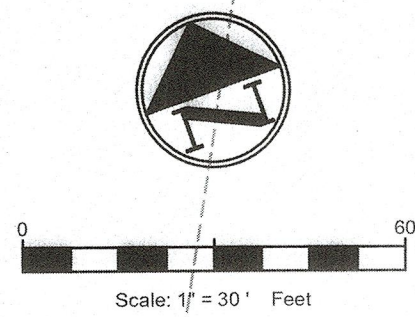
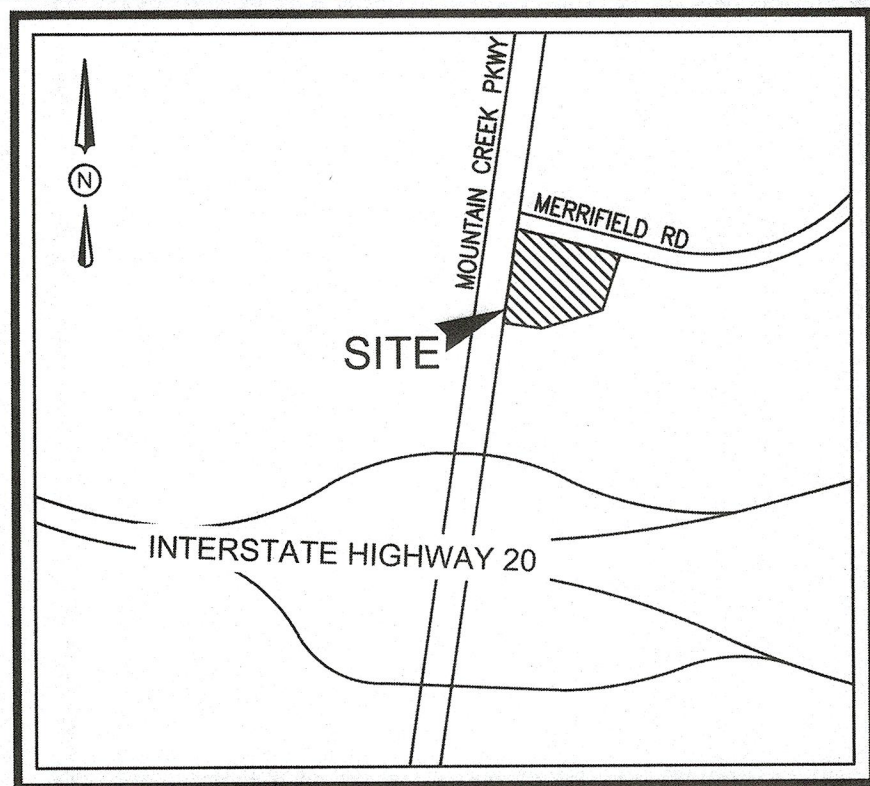




MOUNTAIN CREEK BUSINESS PARK
ASSOCIATION, INC.
PARCEL III
VOL. 2003009, PG. 7341
O.P.R.D.C.T.
ZONING: PD-521
B-2 NORTH ZONE

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 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
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 2002098, PG. 2234, D.P.R.D.C.T.

PRIVATE DRAINAGE EASEMENT
AGREEMENT
DOC. No. 201500246399
O.P.R.D.C.T.

PROPOSED
15' x 20' WATER EASEMENT
(BY THIS PLAT)

PROPOSED 5' SIDEWALK
AND UTILITY EASEMENT
(BY THIS PLAT)

PROPOSED 15' PUBLIC
DRAINAGE EASEMENT
(BY THIS PLAT)

20' x 20'
VISIBILITY
TRIANGLE

PROPOSED
9' SIDEWALK EASEMENT
(BY THIS PLAT)

PROPOSED ADA RAMP

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 15' PUBLIC
DRAINAGE EASEMENT
(BY THIS PLAT)

PROPOSED MUTUAL
ACCESS EASEMENT
DOC. No. 202300180230)

PROPOSED PRIVATE
DRAINAGE EASEMENT
(DOC. No. 202300180236)

PROPOSED DUMPSTER ENCLOSURE
(SEE ARCH PLANS FOR DETAILS)

20' x 20'
VISIBILITY
TRIANGLE

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	[X]
MONUMENT/PYLON SIGN	—
WHEEL STOPS	—
HANDICAP LOGO	—
HANDICAP SIGN	—
RAMP	—
BOLLARD	—
TRAFFIC ARROW	—
FIRE HYDRANT	—
DUMPSTER	—

APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT
CODE
DATE: 2/21/2024
PLANNED DEVELOPMENT DISTRICT NO. 521
FILE NO. D234-001



05/19/23 F-11525

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			



T: 469.331.8566 | F: 469.359.8709 | 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
TEXAS REGISTERED ENGINEERING FIRM F-11525
DESIGNED BY: KARTAVYA S. PATEL DATE: 05/19/23
ENGINEER OF RECORD NAME, P.E.

PLAT NO.	BLDG. PERMIT NO.	DEV ENGINEERING TRACKING NOS.
5223-034	N/A	DP23-029 HW23-052

DEVELOPMENT PLAN

MOTEL 6

4910 S. MERRIFIELD ROAD

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

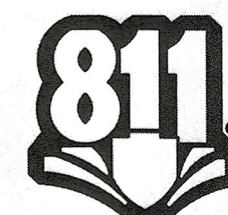
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
KP	KR	05/19/23	-	-	-

CONTRACT INFORMATION

CONTRACT NO. _____ DATE _____
CONTRACTOR _____

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
1 SP PER ROOM + 1 SP PER 200 S.F. MEETING SPACE	
REGULAR PARKING PROVIDED:	81 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (4 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	85 SPACES



Know what's below.
Call before you dig.