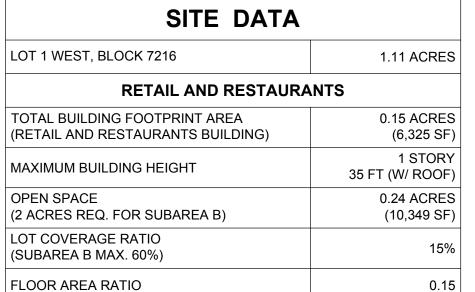
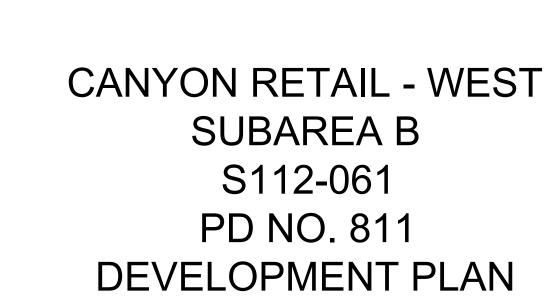


(INCLUDING 1 ADA VAN SPACE)

**TOTAL PARKING PROVIDED** 

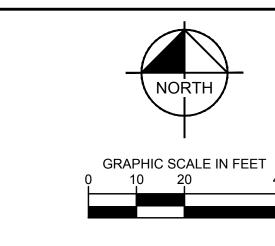
(INCLUDED IN TOTAL PARKING PROVIDED)





PHASE 2

D167-025



**LOT ACREAGE** 

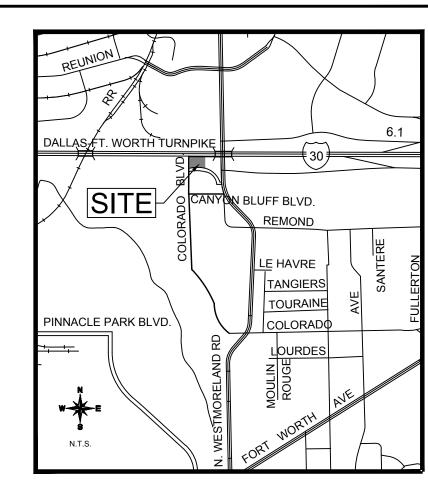
**PARKING** 

**BUILDING FLOOR AREA** 

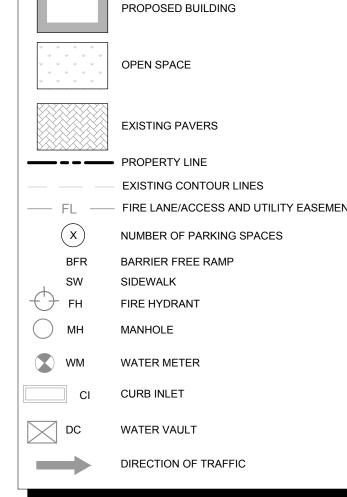
**OPEN SPACE AREA** 

DWELLING UNITS

LODGING GUEST ROOMS



		LEGEND
LS		PROPOSED BUILDING
2.69 ACRES 1.11 ACRES	* * * * * * * * * * * * * * * * * * *	OPEN SPACE
1.33 ACRES 1.92 ACRES		EXISTING PAVERS
0.80 ACRES		PROPERTY LINE
7.85 ACRES		EXISTING CONTOUR LINES
		- FIRE LANE/ACCESS AND UTILITY EASEME
400 004050	(x)	NUMBER OF PARKING SPACES
106 SPACES	BFR	BARRIER FREE RAMP
56 SPACES	SW	SIDEWALK
71 SPACES	FH	FIRE HYDRANT
109 SPACES	МН	MANHOLE
(BY OTHERS)		
342 SPACES	WM WM	WATER METER
	CI	CURB INLET
21,419 SF	DC	WATER VAULT
6,325 SF		DIDECTION OF TRAFFIC
5,100 SF		DIRECTION OF TRAFFIC
7,700 SF		
(BY OTHERS)		
40,544 SF		



## NOTES

0.72 AC

0.24 AC

0.33 AC

0.53 AC

0.14 AC

1.96 AC

0 UNITS

0 UNITS

0 UNITS

0 UNITS

0 UNITS

0 UNITS

103 UNITS

THE PRIMARY STREET SHALL BE COLORADO BLVD. THE SIDE STREET SHALL BE CANYON BLUFF BLVD.

DUMPSTER TO BE SCREENED WITH 8' SOLID MASONRY

PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS 51-4.209 AND 51-4.211.

SQUARE FOOTAGES SHOWN ARE BASED ON CURRENT BUILDING DESIGN AND ARE SUBJECT TO CHANGE.



NTMWD UTILITIES LOCATED BY NTMWD NOT 811 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. 

## **BENCH MARK LIST**

"X" CUT FOUND ON TOP OF A CONCRETE MEDIAN NOSE LOCATED IN THE CENTER OF WESTMORELAND ROAD AT ITS NORTHERNMOST INTERSECTION WITH REMOND DRIVE. THE MARK IS APPROXIMATELY 443 FEET SOUTH OF THE CENTERLINE OF THE EAST BOUND SERVICE ROAD OF IH 30. ELEVATION: 545.75

"X" CUT IN CONCRETE SET ON THE NORTHEAST CORNER OF A CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF WESTMORELAND ROAD APPROXIMATELY 290 FEET SOUTH OF REMOND ELEVATION: 571.41

C-03

OPME

PRELIMINARY

FOR REVIEW ONLY

Kimley»Horn

SHEET NUMBER