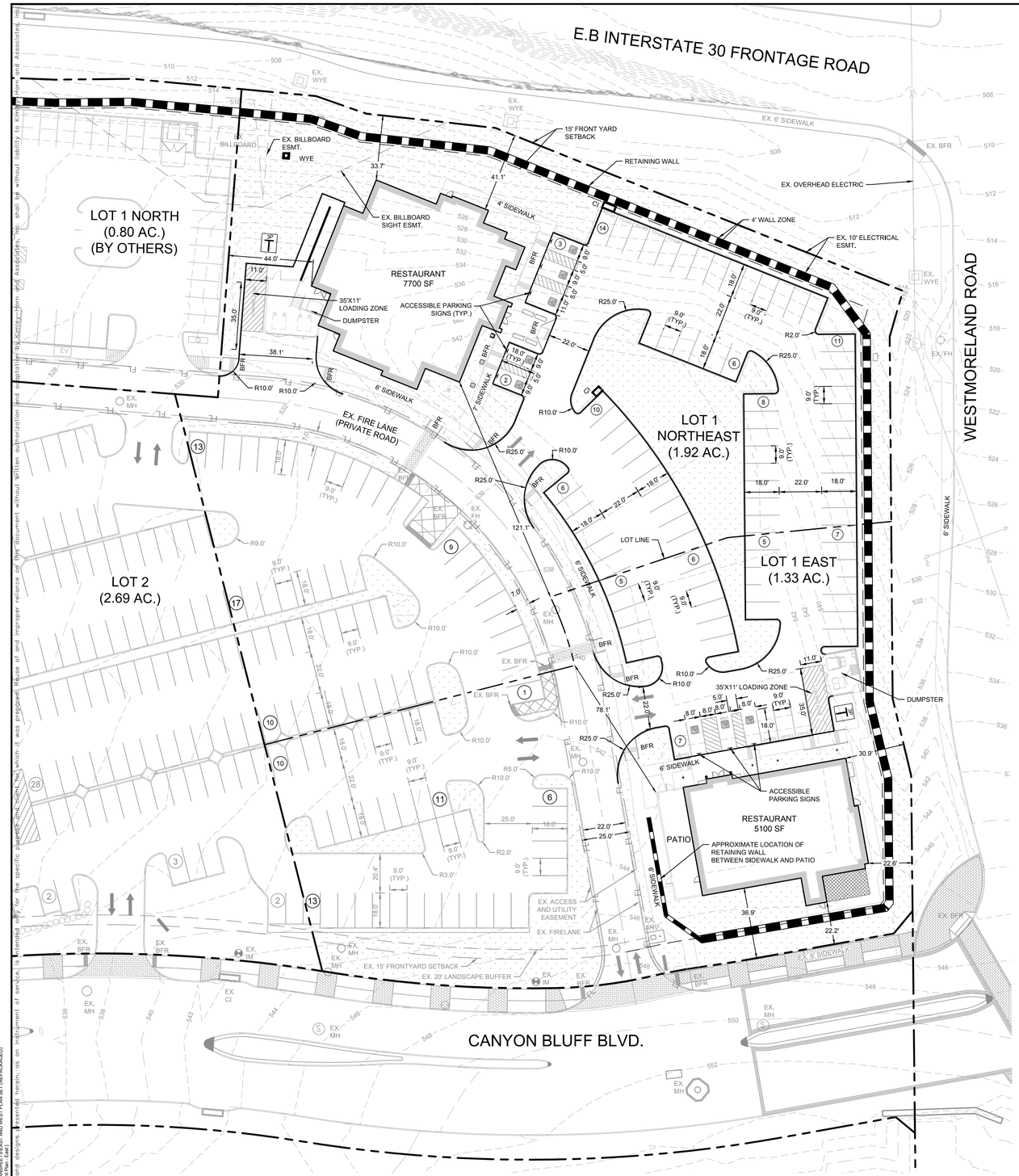
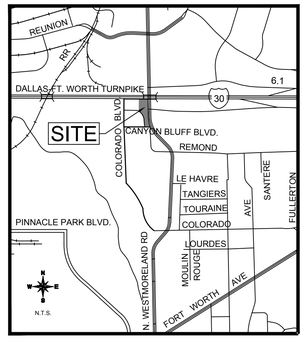


NOTES

1. THE PRIMARY STREET SHALL BE COLORADO BLVD. THE SIDE STREET SHALL BE CANYON BLUFF BLVD.
2. DUMPSTER TO BE SCREENED WITH 8' SOLID MASONRY SCREEN.
3. PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS 51-4.209 AND 51-4.211.
4. SQUARE FOOTAGES SHOWN ARE BASED ON CURRENT BUILDING DESIGN AND ARE SUBJECT TO CHANGE.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



PARKING DATA: LOT 1 NORTHEAST

PARKING REQUIRED	
TOTAL SF OF FLOOR AREA	7,700 SF
REQUIRED PARKING SPACES (1 PER 100 SF OF FLOOR AREA)	77
ADA PARKING REQUIRED (INCLUDED IN TOTAL PARKING REQUIRED)	4
TOTAL PARKING REQUIRED	**77**
PARKING PROVIDED	
PROPOSED PARKING PROVIDED	60
EX. PARKING PROVIDED	49
ADA PARKING PROVIDED (INCLUDING 1 ADA VAN SPACE) (INCLUDED IN TOTAL PARKING PROVIDED)	5
TOTAL PARKING PROVIDED	**109**

PARKING DATA: LOT 1 EAST

PARKING REQUIRED	
TOTAL SF OF FLOOR AREA	5,100 SF
REQUIRED PARKING SPACES (1 PER 100 SF OF FLOOR AREA)	51
ADA PARKING REQUIRED (INCLUDED IN TOTAL PARKING REQUIRED)	3
TOTAL PARKING REQUIRED	**51**
PARKING PROVIDED	
PROPOSED PARKING PROVIDED	30
EX. PARKING PROVIDED	41
ADA PARKING PROVIDED (INCLUDING 1 ADA VAN SPACE) (INCLUDED IN TOTAL PARKING PROVIDED)	3
TOTAL PARKING PROVIDED	**71**

SITE DATA: LOT 1 NORTHEAST

LOT 1 NORTHEAST, BLOCK 7216	1.92 ACRES
TOTAL BUILDING FOOTPRINT AREA (RESTAURANT BUILDINGS)	0.18 ACRES (7,700 SF)
MAXIMUM BUILDING HEIGHT	1 STORY 35 FT (W/ ROOF)
OPEN SPACE	0.53 ACRES (23,218 SF)
LOT COVERAGE RATIO (SUBAREA B MAX. 60%)	9%
FLOOR AREA RATIO	0.09

SITE DATA: LOT 1 EAST

LOT 1 EAST, BLOCK 7216	1.33 ACRES
TOTAL BUILDING FOOTPRINT AREA (RESTAURANT BUILDINGS)	0.12 ACRES (5,100 SF)
MAXIMUM BUILDING HEIGHT	1 STORY 35 FT (W/ ROOF)
OPEN SPACE	0.33 ACRES (14,592 SF)
LOT COVERAGE RATIO (SUBAREA B MAX. 60%)	9%
FLOOR AREA RATIO	0.09

LEGEND

- PROPOSED BUILDING
- OPEN SPACE
- EXISTING PAVERS
- PROPERTY LINE
- EXISTING CONTOUR LINES
- FL — FIRE LANE/ACCESS AND UTILITY EASEMENT
- (X) NUMBER OF PARKING SPACES
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- FH FIRE HYDRANT
- MH MANHOLE
- WM WATER METER
- CI CURB INLET
- DC WATER VAULT
- DIRECTION OF TRAFFIC

PD 811: SUBAREA B TOTALS

LOT ACREAGE	
LOT 2, BLOCK 7216 (HOTEL)	2.69 ACRES
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	1.11 ACRES
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	1.33 ACRES
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	1.92 ACRES
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	0.80 ACRES
TOTAL AREA (LOTS 1 & 2)	**7.85 ACRES**
PARKING	
LOT 2, BLOCK 7216 (HOTEL)	106 SPACES
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	56 SPACES
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	71 SPACES
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	109 SPACES
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	(BY OTHERS)
TOTAL PARKING PROVIDED (LOTS 1 & 2)	**342 SPACES**
BUILDING FLOOR AREA	
LOT 2, BLOCK 7216 (HOTEL)	21,419 SF
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	6,325 SF
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	5,100 SF
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	7,700 SF
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	(BY OTHERS)
TOTAL FLOOR AREA (LOTS 1 & 2)	**40,544 SF**
OPEN SPACE AREA	
LOT 2, BLOCK 7216 (HOTEL)	0.72 AC
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	0.24 AC
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	0.33 AC
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	0.53 AC
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	0.14 AC
TOTAL OPEN SPACE AREA (LOTS 1 & 2) *(2 ACRES REQ. FOR SUBAREA B)*	**1.96 AC**
DWELLING UNITS	
LOT 2, BLOCK 7216 (HOTEL)	0 UNITS
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	0 UNITS
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	0 UNITS
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	0 UNITS
TOTAL NUMBER OF DWELLING UNITS (LOTS 1 & 2)	**0 UNITS**
LODGING GUEST ROOMS	
LOT 2, BLOCK 7216 (HOTEL)	103 UNITS
LOT 1 WEST, BLOCK 7216 (RETAIL & RESTAURANTS)	0 UNITS
LOT 1 EAST, BLOCK 7216 (RESTAURANT)	0 UNITS
LOT 1 NORTHEAST, BLOCK 7216 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (RESTAURANT)	0 UNITS
TOTAL NUMBER OF DWELLING UNITS (LOTS 1 & 2)	**103 UNITS**

CANYON RETAIL - EAST
SUBAREA B
S112-061
PD NO. 811
DEVELOPMENT PLAN
PHASE 2
D167-026

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

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
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

BENCHMARK #1

"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

BENCHMARK #2

"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 DRIVE.
ELEVATION: 571.41

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID. E MEYERS
P.E. No. 81512 Date 07/17/2017

KHA PROJECT 64410500	DATE 07/17/2017	SCALE AS SHOWN	DESIGNED BY CRA	DRAWN BY CRA	CHECKED BY DEM

CANYON RETAIL EAST TRACT

DEVELOPMENT PLAN

DALLAS TEXAS

FILE #: 311T-9283

SHEET NUMBER
2

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IMAGES
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PLOTTED BY KAMER.GALLE
DWG NAME C:\DVE\DRAWN PLAN-EAST.DWG [Development Plan - East]
PLOT DATE 07/17/2017 2:29 PM
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