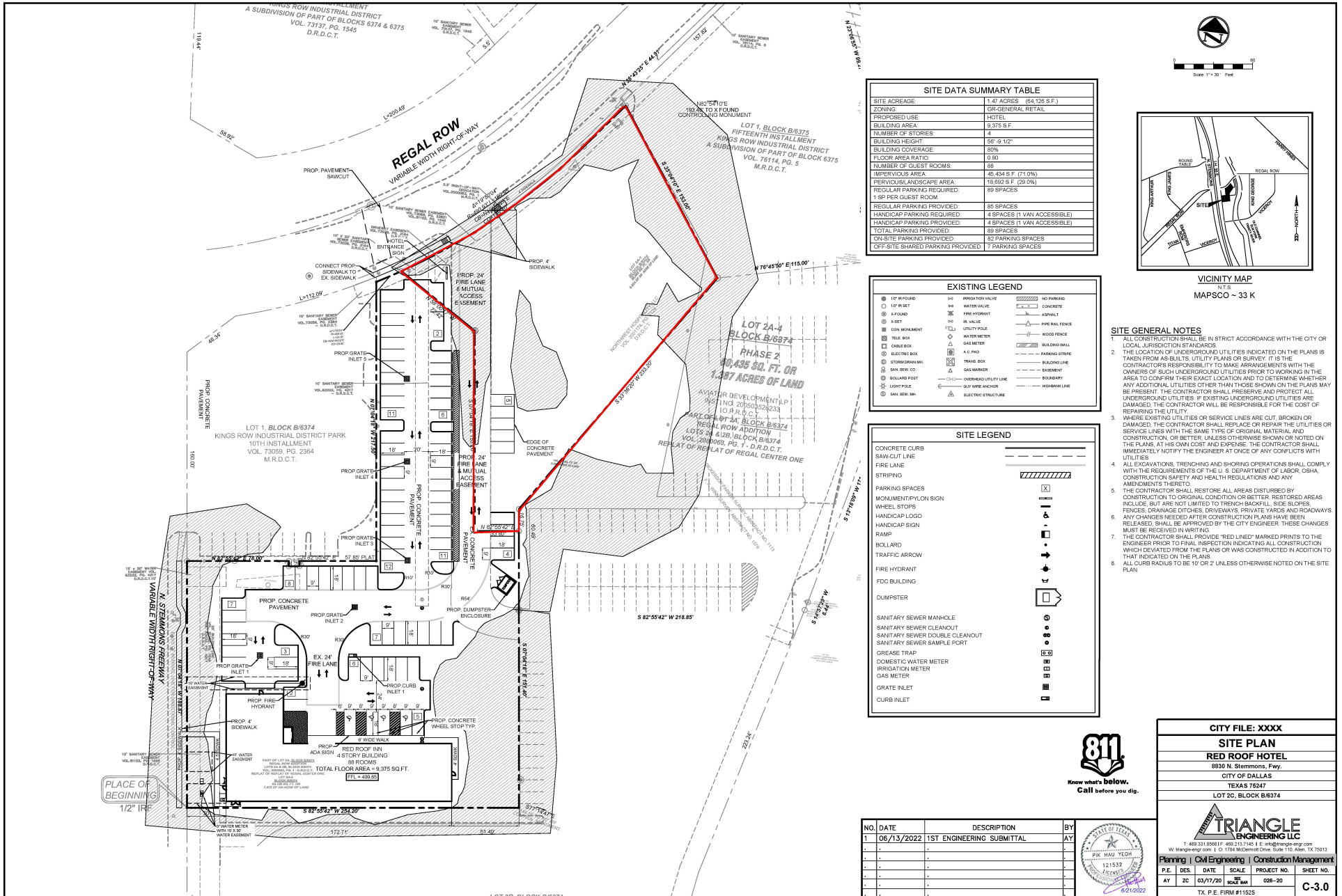


8830 N STEMMONS PAD SITE | 8830 N STEMMONS FWY, DALLAS, TX 75247



SITE DATA SUMMARY TABLE	
SITE ACREAGE	1.47 ACRES (64,126 S.F.)
ZONING	CR-GENERAL RETAIL
PROPOSED USE	HOTEL
BUILDING AREA	9,375 S.F.
NUMBER OF STORIES	4
BUILDING HEIGHT	56'-8 1/2"
BUILDING COVERAGE	80%
FLOOR AREA RATIO	0.80
NUMBER OF GUEST ROOMS	88
IMPERVIOUS AREA	45,434 S.F. (71.0%)
PERVIOUS/LANDSCAPE AREA	18,692 S.F. (29.0%)
REGULAR PARKING REQUIRED	1 SP PER GUEST ROOM
TOTAL PARKING PROVIDED	88 SPACES
REGULAR PARKING PROVIDED	85 SPACES
HANDICAP PARKING REQUIRED	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	89 SPACES
ON-SITE PARKING PROVIDED	82 PARKING SPACES
OFF-SITE SHARED PARKING PROVIDED	7 PARKING SPACES

EXISTING LEGEND	
1" 12" R FOUND	1" 12" R SET
1" 12" R FLOOR	1" 12" R FIRE HYDRANT
1" 12" R SET	1" 12" R 6" VALVE
1" 12" R CONCRETE	1" 12" R UTILITY POLE
1" 12" R TRAIL BOX	1" 12" R WATER METER
1" 12" R CHASE BOX	1" 12" R GAS METER
1" 12" R BLENDING BOX	1" 12" R A.C. PAD
1" 12" R STORM DRAIN	1" 12" R TRASH BOX
1" 12" R SAN SEW CO	1" 12" R GAS MARKER
1" 12" R SQUARE FOOT	1" 12" R OVERHEAD UTILITY LINE
1" 12" R LIGHT POLE	1" 12" R SURVEY ANCHOR
1" 12" R SAN SEW MH	1" 12" R ELECTRIC STRUCTURE

SITE LEGEND	
CONCRETE CURB	SAWCUT LINE
FIRE LANE	STRIPING
PARKING SPACES	MONUMENT/PYLON SIGN
WHEEL STOPS	HANDICAP LOGO
HANDICAP SIGN	RAMP
BOLLARD	TRAFFIC ARROW
FIRE HYDRANT	FDC BUILDING
DUMPSTER	SANITARY SEWER MAN-HOLE
SANITARY SEWER CLEANOUT	SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE POINT	GREASE TRAP
DOMESTIC WATER METER	IRRIGATION METER
GAS METER	GRATE INLET
CURB INLET	

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF DALLAS JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS ARE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



CITY FILE: XXXX
SITE PLAN
RED ROOF HOTEL
 8830 N. Stemmons Fwy.
 CITY OF DALLAS
 TEXAS 75247
 LOT 2C, BLOCK B/6374

TRIANGLE ENGINEERING LLC
 Planning | Civil Engineering | Construction Management
 P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
 AY ZC 05/17/20 30' X 60' 028-20 C-3.0
 TX, P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	06/13/2022	1ST ENGINEERING SUBMITTAL	AY