



LEGEND	
PROPERTY LINE	---
EASEMENT	- - - -
PERMISSIBLE BUILDING AREA	▬▬▬▬
OPEN AREA	▨▨▨▨
PHASE 2	▧▧▧▧

ADDRESS:  
105, 109, 121, 141 W. ROAD TO SIX FLAGS ST.

TRACT (ACREAGE)	USE	BUILDING AREA	GUEST ROOMS	PARKING SPACES REQUIRED <sup>(1)</sup>	PARKING SPACES PROVIDED	PROPOSED PARKING RATIO
TRACT I (6.37 AC)	HOTEL	±177,458 SF	268	316 <sup>(2)</sup>	347	2.0/1000
	(ACCESSORY) RESTAURANT	±500 SF	0	5		
	(ACCESSORY) CONFERENCE	±10,000 SF	0	100		
	RESTAURANT	±9,000 SF	0	90		
TRACT II (2.87 AC)	OFFICE/RETAIL	39,600 SF	0	99	110	2.8/1000
<b>TOTAL (9.24 AC)</b>		<b>±217,058 SF</b>	<b>268</b>	<b>415</b>	<b>457</b>	<b>2.1/1000</b>

TRACT	TRACT AREA	USE	IMPERVIOUS AREA	IMPERVIOUS AREA PERCENTAGE
TRACT I	277,391 SF		±184,320 SF	66.4%
TRACT II	125,238 SF	STREETS, SIDEWALKS, ETC.	145,509 SF	52.5%
		BUILDING AREA	±38,811 SF	14.0%
			79,932 SF	63.8%
<b>TOTAL</b>	<b>402,629 SF</b>		<b>±264,252 SF</b>	<b>65.6%</b>

TRACT	TRACT AREA (AC)	TRACT AREA (SF)	BUILDING AREA (SF)	PROPOSED FLOOR AREA RATIO	OPEN SPACE	OPEN SPACE PERCENTAGE
TRACT I	6.37 AC	277,391 SF	±177,458 SF	.64	28,916 SF	10.4%
TRACT II	2.87 AC	125,238 SF	39,600 SF	.32	15,700 SF	12.5%
<b>TOTAL</b>	<b>9.24 AC</b>	<b>402,629 SF</b>	<b>±217,058 SF</b>	<b>.54</b>	<b>44,616 SF</b>	<b>11.1%</b>

1. PARKING REQUIREMENTS ARE FROM SCHEDULE A (TABLE 5.4-1) OF THE UNIFIED DEVELOPMENT CODE.  
2. ADDITIONAL PARKING FOR ACCESSORY USES (RESTAURANT AND CONFERENCE IN HOTEL) IS NOT REQUIRED SINCE PARKING FOR THOSE USES (105 SPACES) IS LESS THAN 50% OF REQUIRED SPACES FOR GUEST ROOMS (113 SPACES) PER SCHEDULE A (TABLE 5.4-1) OF THE UNIFIED DEVELOPMENT CODE.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

NO. \_\_\_\_\_

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**PRELIMINARY**

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION PURPOSES

Engine: JEFFREY W. DOLAN  
P.E. No. 114926 Date: MARCH 2017

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
64503300	MARCH 2017	AS SHOWN	TCF	DSA	JWD

DRURY ARLINGTON  
PREPARED FOR  
DRURY DEVELOPMENT  
CORPORATION

ARLINGTON TEXAS

DEVELOPMENT PLAN  
EXHIBIT A

SHEET NUMBER  
DP