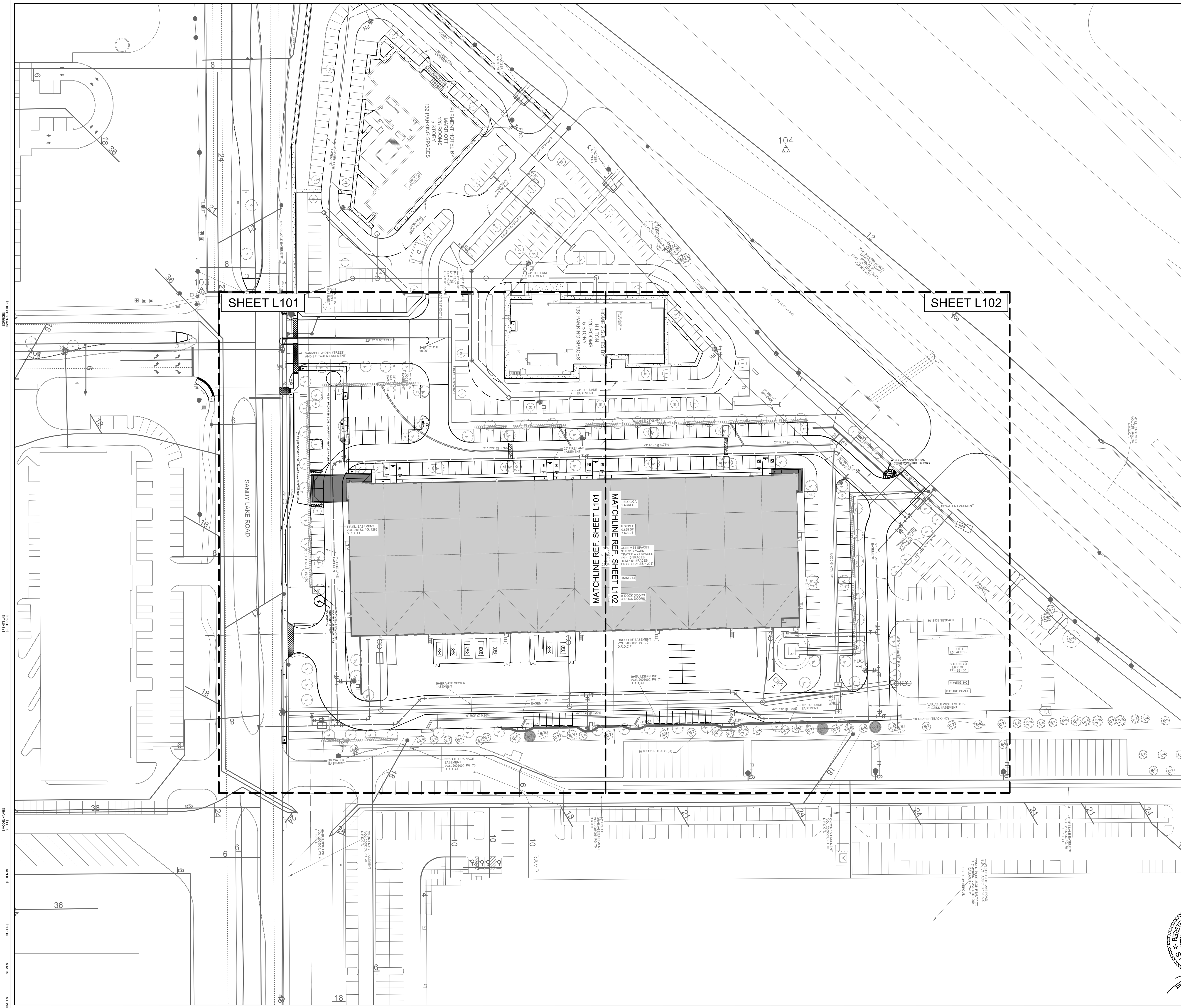
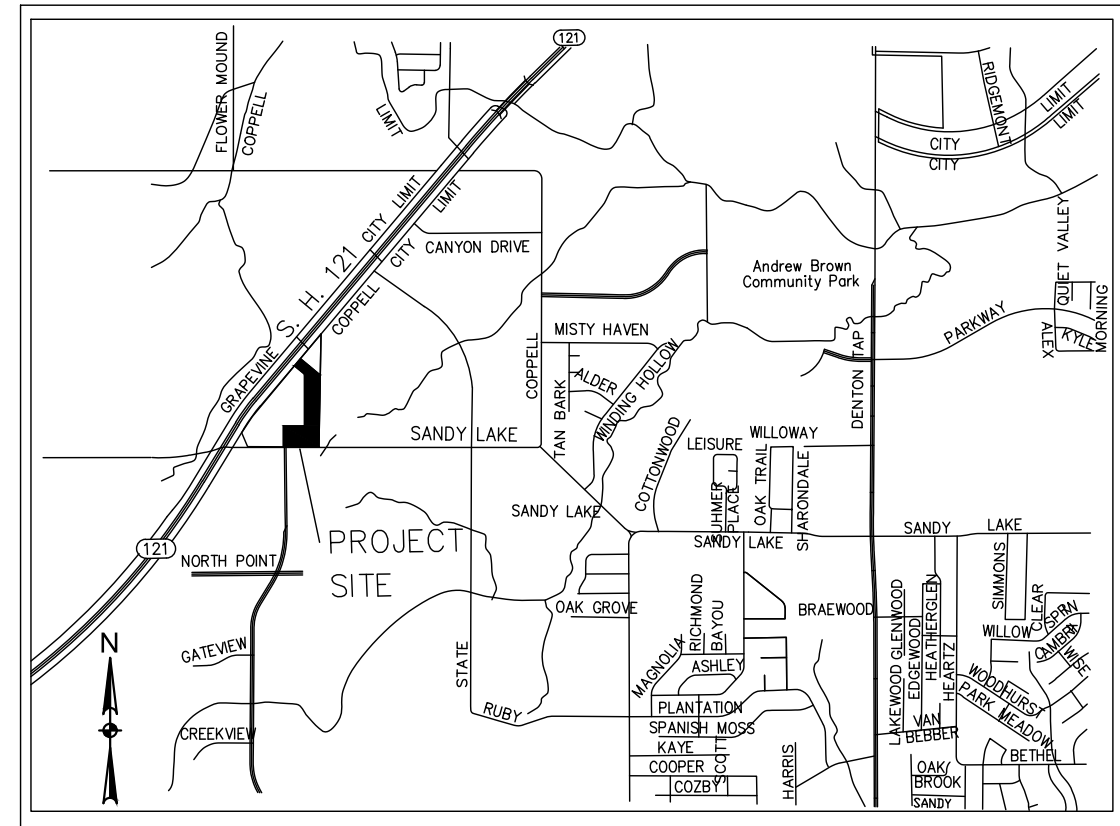




- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING POWER POLE
 - 10' CURB INLET
 - STANDARD 'Y' INLET
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - SANITARY SEWER MANHOLE

SITE DATA TABLE		
LOT 1 (WAREHOUSE)		
EXISTING ZONING	PD-297R-LI	-
PROPOSED ZONING	-	-
PROPOSED USE	WAREHOUSE	-
TOTAL SITE AREA	9.01	AC
TOTAL SITE AREA	392,476	SF
BUILDING SQUARE FOOTAGE	130,698	SF
WAREHOUSE	50%	-
OFFICE	16%	-
UNCONCENTRATED	8%	-
KITCHEN	7%	-
SHOWROOM	19%	-
GROSS FLOOR AREA	130,030	SF
BUILDING HEIGHT	40	FT
PARKING PROVIDED/REQUIRED	228 / 228	SPACES
WAREHOUSE (1000:1)	65	SPACES
OFFICE (300:1)	72	SPACES
UNCONCENTRATED (500:1)	21	SPACES
KITCHEN (500:1)	19	SPACES
SHOWROOM (500:1)	51	SPACES
LOT BUILDING COVERAGE	33.30%	-
FLOOR AREA RATIO	33.13%	-
PERVIOUS COVER	77,313	SF
PERVIOUS COVERAGE	19.70%	-
IMPERVIOUS COVER	315,163	SF
IMPERVIOUS COVERAGE	80.3%	-



VICINITY MAP
N.T.S.
PD CONDITIONS

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 - FINAL NORTHBOUND ROYAL LANE CONFIGURATION SUBJECT TO CURRENT TIA REQUIREMENTS.
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 - MONUMENT SIGN ON LOT 2 WILL ALLOW FOR OFF-PREMISES SIGNAGE FOR LOTS 1, 3 AND 4.
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LIST OF VARIANCES

- VARIANCES 1-2 APPROVED IN PD-297-HCL.I, DATED 11/11/2021
- THE ELEMENT HOTEL REQUIRED PARKING SHALL BE REDUCED BY ONE PARKING SPACE.
 - REQUEST A VARIANCE FROM HC ZONING REQUIREMENT OF 50% OF REQUIRED OFF STREET PARKING LOCATED OUTSIDE THE FRONT YARD. THIS REQUEST AFFECTS LOTS 1, 2, 3, AND 4, AND IS DUE TO THE TRIANGULAR CONFIGURATION OF THE OVERALL SITE.

- PROPOSED VARIANCE
- REQUEST A VARIANCE FROM 60' SIDE YARD SETBACK TO BE REDUCED TO 34' AT PROPOSED PORTE COCHERE AT SOUTHWEST BUILDING ENTRY.

CASE NO. SPXX-XXXX
OVERALL LANDSCAPE PLAN
SANDY LAKE - 121
WEST SANDY LAKE ROAD ADDITION II
LOTS 1, BLOCK A

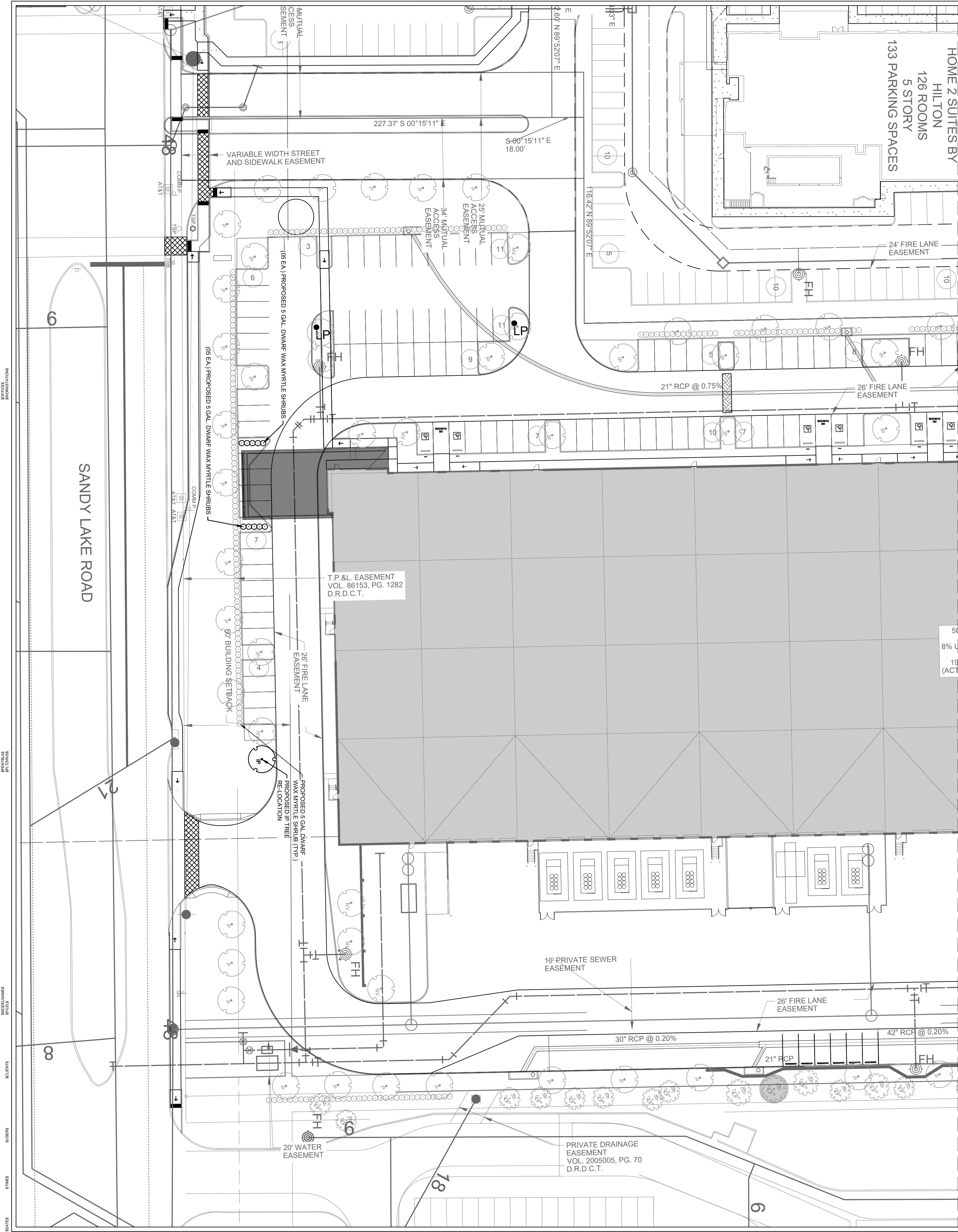
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JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614
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FOR
MCII DEVELOPMENT COMPANY, LLC
& WHITESTONE HOSPITALITY
PREPARED BY

halff
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200





CITY REQUIREMENTS (Lot 1)

GROSS PARKING		
PROPOSED	86,334 SF	
INTERIOR PARKING LANDSCAPE REQUIRED	8,633 SF (10.00%)	
INTERIOR PARKING LANDSCAPE PROVIDED	8,699 SF (10.07%)	
INTERIOR PARKING TREES		
$\frac{8,633 \text{ SF}}{400} = 21.58$	$= 22 - 3" \text{ CAL. TREES REQUIRED}$	
	$= 24 - 4" \text{ CAL. TREES PROVIDED}$	
PERIMETER LANDSCAPE TREES		
NORTH	340 LF	$= 6.80 = 7 - 3" \text{ CAL. TREES REQUIRED}$
	50	$= 7 - 4" \text{ CAL. TREES PROVIDED}$
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PARKING / VEHICULAR USE SCREENING		
NORTH P.L.	30" HT. EVERGREEN SCREEN	
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SOUTH P.L.	30" HT. EVERGREEN SCREEN	
NON-VEHICULAR OPEN SPACE		
$392,475 \text{ SF} - 130,030 \text{ SF BLDG.} = 262,445$	$x 0.15 = 39,366$	
	PROVIDED NV OPEN SPACE	39,393 SF
	ADDITIONAL INT. PARKING	66 SF
	TOTAL	39,459 SF
15% SITE (LESS BLDGS.) IN NON-VEHICULAR OPEN SPACE		
1 TREE / 2500 SF		
$\frac{38,783 \text{ SF}}{2500} = 15.51$	$= 16 - 3" \text{ CAL. TREES REQUIRED}$	
	$= 16 - 4" \text{ CAL. TREES PROVIDED}$	
SITE LANDSCAPE TOTALS		
PERIMETERS	29,221 SF	
INTERIOR PARKING	8,699 SF	
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TOTAL LANDSCAPE	77,313 SF (19.70% OF SITE)	

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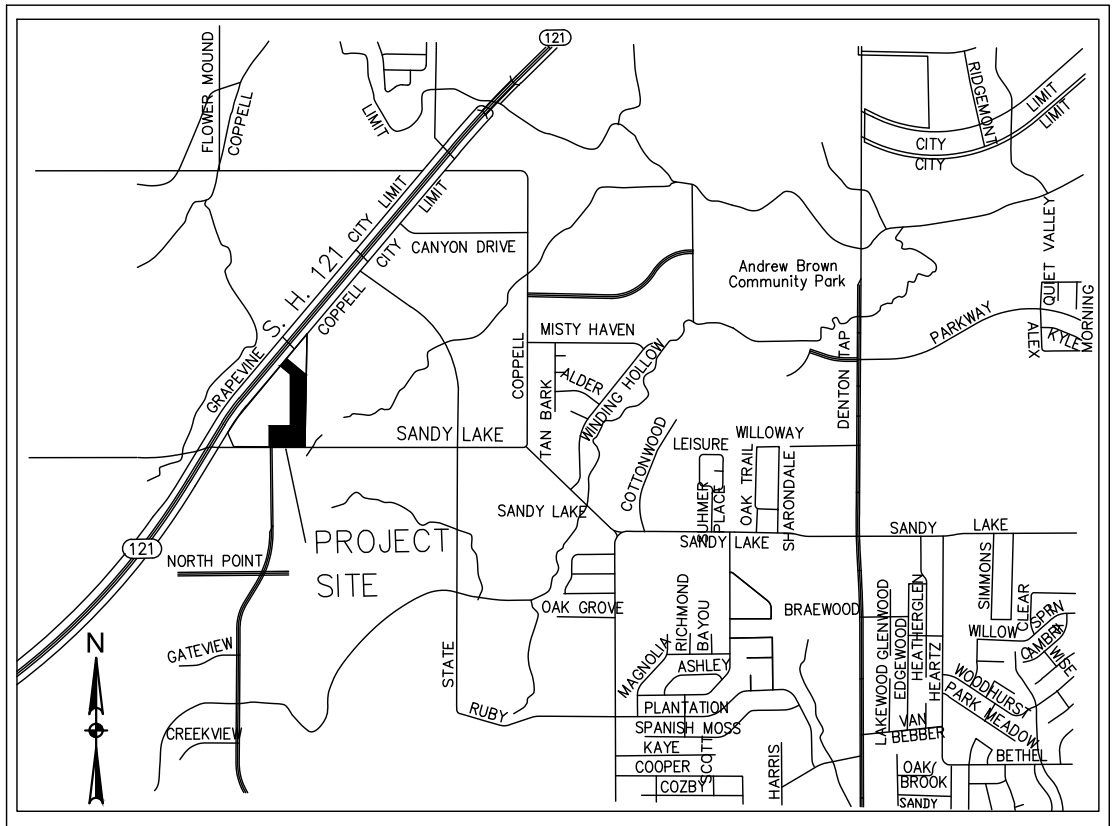
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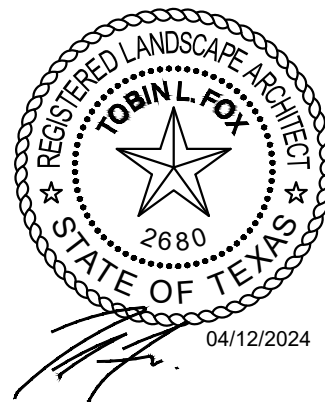
CASE NO. SPXX-XXXX
LANDSCAPE PLAN
SANDY LAKE - 121
WEST SANDY LAKE ROAD ADDITION II
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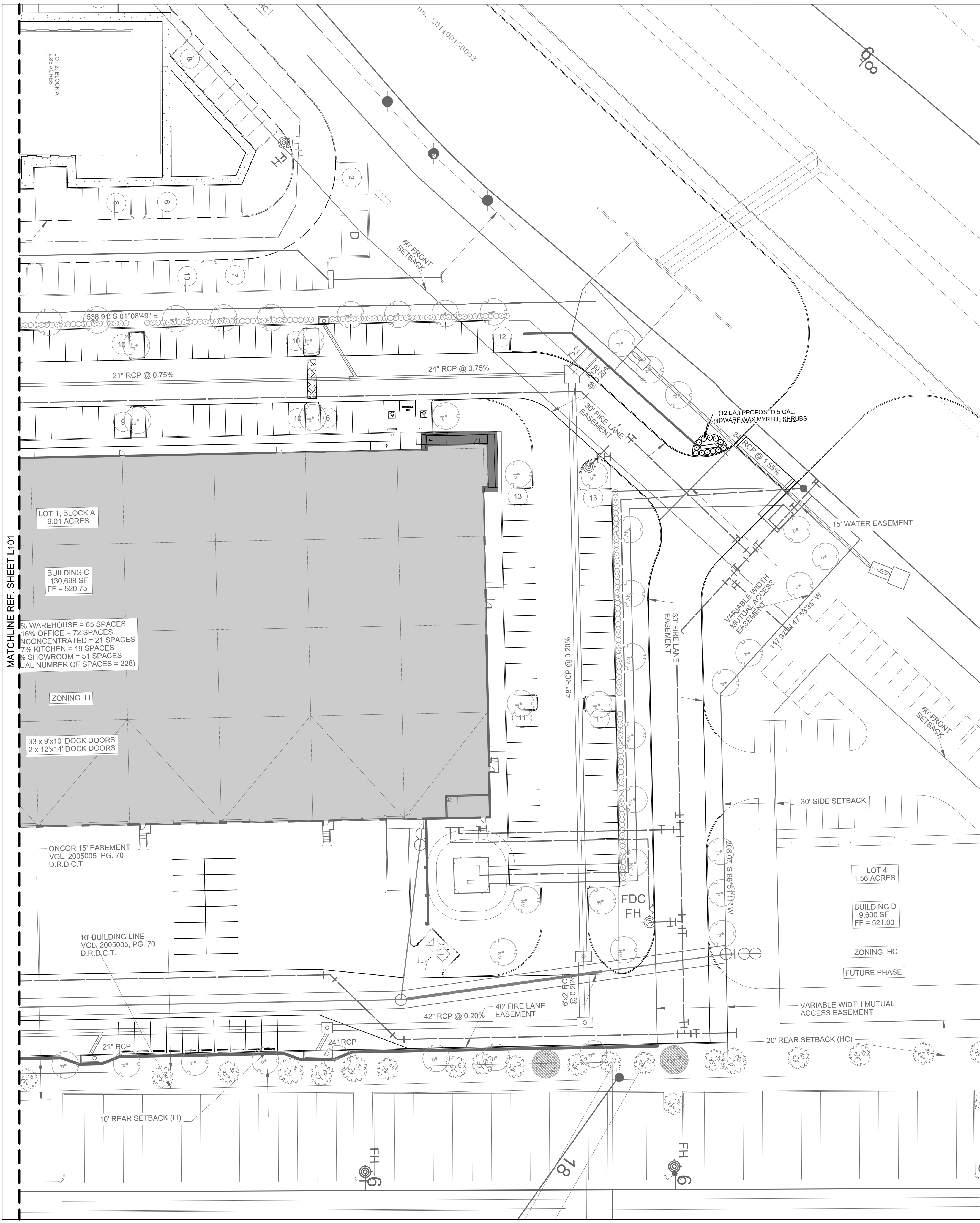
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PREPARED BY

halff
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200





CITY REQUIREMENTS (Lot 1)

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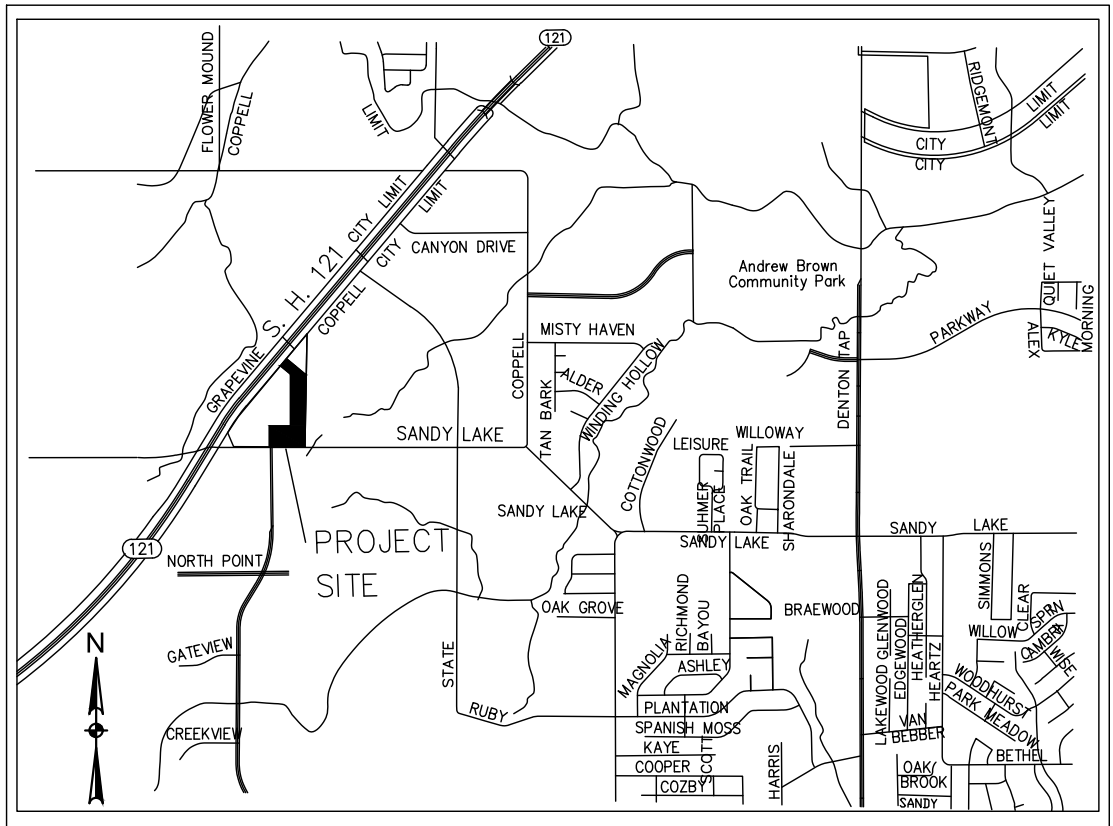
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