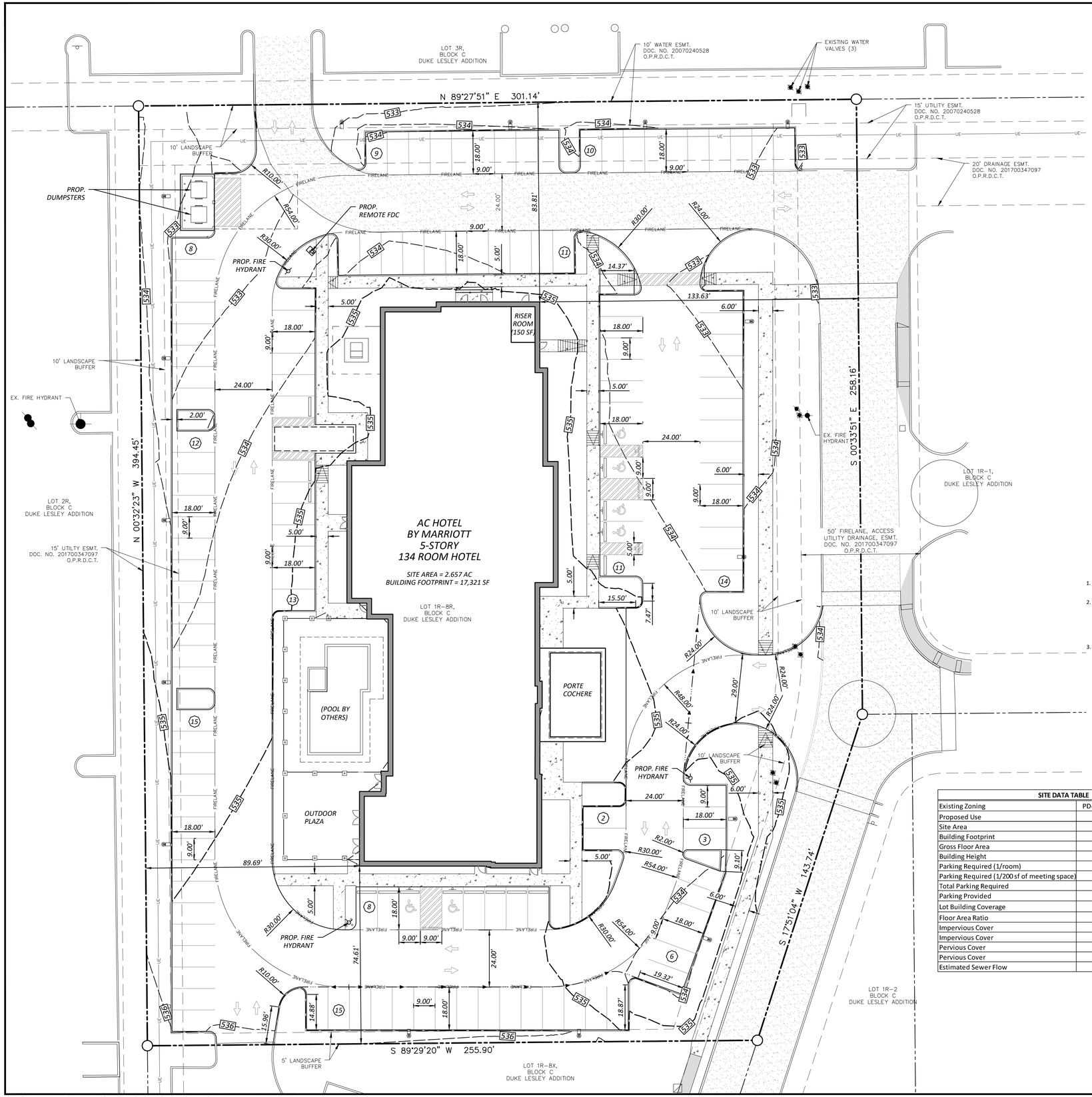


OWNER/DEVELOPER

WHITESTONE HOSPITALITY MANAGEMENT, LLC
1200 W WALNUT HILL LANE, SUITE 2525
IRVING, TX 75038
TEL (972) 600-8162
CONTACT: DK PATEL, CHA, MBA

ARCHITECT

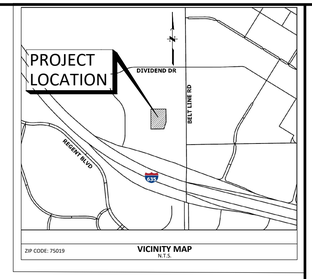
TYPE-SIX DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET, #150
GRAPEVINE, TEXAS 76054
TEL (972) 677-9075
CONTACT: D. HAYES HINKLE, AIA

CIVIL ENGINEER

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 265-7174
CONTACT: ALEK W. STRIMPLE, PE

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
15455 DALLAS PKWY, SUITE 600
ADDISON, TEXAS 75001
TEL (210) 213-5234
CONTACT: STEPHEN SALES, ASLA



0 5 10 20 40 60
SCALE: 1" = 20'

PD CONDITIONS

1. THIS PROPERTY WILL BE PLATTED TO PROVIDE EASEMENTS AND FIRE LANES PRIOR TO ANY DEVELOPMENT.
2. A VARIANCE SHALL BE REQUIRED FOR THE FOLLOWING:
   - TO ALLOW A 5' LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE.
   - TO ALLOW FOR A SINGLE LOADING SPACE ON THE WEST SIDE OF THE BUILDING.
   - TO ALLOW 1 PARKING SPACE PER 450 SF FOR MEETING SPACE.
3. A SHUTTLE SERVICE SHALL BE PROVIDED TO AND FROM DFW AIRPORT AND SURROUNDING BUSINESSES.

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING SIDEWALK

PROPOSED LEGEND

- WATERLINE W/ GATE VALVE
- WATERLINE W/ BF PREVENTER & METER
- WATERLINE W/ FIRE HYDRANT
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- FIRELANE — PROPOSED FIRE LANE
- 9 — PARKING COUNT
- PROPOSED SIDEWALK

SITE DATA TABLE		
Existing Zoning	PD-221R3R5-HC	-
Proposed Use	Hotel	-
Site Area	2.657	acres
Building Footprint	17,321	sf
Gross Floor Area	75,432	sf
Building Height	73.5	ft
Parking Required (1/room)	134	spaces
Parking Required (1/200 sf of meeting space)	6.5	spaces
Total Parking Required	141	spaces
Parking Provided	137	spaces
Lot Building Coverage	15.0	%
Floor Area Ratio	65.2	%
Impervious Cover	90,851	sf
Impervious Cover	78	%
Pervious Cover	24,888	sf
Pervious Cover	22	%
Estimated Sewer Flow	48.9	gpm

AMENITY TABLE	
REQUIRED	**PROVIDED**
MINIMUM OF 125 ROOMS	YES (134 ROOMS)
MINIMUM ROOM SIZE OF 285 SQUARE FEET	YES (332 SF MIN)
INTERIOR CLIMATE CONTROL CORRIDOR	YES
LOBBY/WAITING/ATRIUM AREA (MIN. 750 SF)	YES (3,500 SF MIN)
RESTAURANT - LIMITED SERVICE	YES (FULL SERVICE REST. & BAR)
PROTE-COCHERE OR OTHER COVERED AREA	YES
MEETING SPACE (MIN. 1,200 SF)	YES (1,300 SF)
MINIMUM OF 2 ACRES	YES
PROVIDE STAFF 24 HRS/DAY	YES
OPTIONAL	**PROVIDED**
INDOOR/OUTDOOR POOL (MIN 600 SF WATER SURFACE AREA)	YES
EQUIPPED WEIGHT ROOM/FITNESS CENTER (MIN. 600 SF)	YES (1065 SF)
PLAY GROUND	NO
SPORT COURT	NO
JOGGING TRAIL (MIN 1/4 MILE)	NO
GIFT/PANTRY SNACK (MIN. 300 SF)	YES
MEETING SPACE 5,000 SF	NO
FULL SERVICE RESTAURANT (MIN. SEATING CAPACITY OF 35)	YES
OUTDOOR PLAZA (1,000 SF)	YES (1,400 SF)

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10064100
2805 Dallas Parkway, Suite 600 • Plano, TX 75093 • 972.488.3880

DATE: SEPTEMBER 2025
JOB NO.: 16189-0003-03
DESIGNED BY: AWS
CHECKED BY: AWS
DRAWN BY: ZA

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: SEPTEMBER 2025

AC HOTEL BY MARRIOTT
15435 S BELT LINE RD - COPPELL, TX, 75093

DETAIL SITE PLAN

SHEET NO. 1
OF 1

K:\16189\16189-0003-00 Coppell Hilton Garden Inn\2 Design Phase\CAD\Exhibits\PD ZONING\2025 0818\16189-0003-00 DIMENSION CONTROL PLAN.dwg Sep 09,2025 - 9:16am zaj