

OWNER:
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VERNON HILLS, IL 60061
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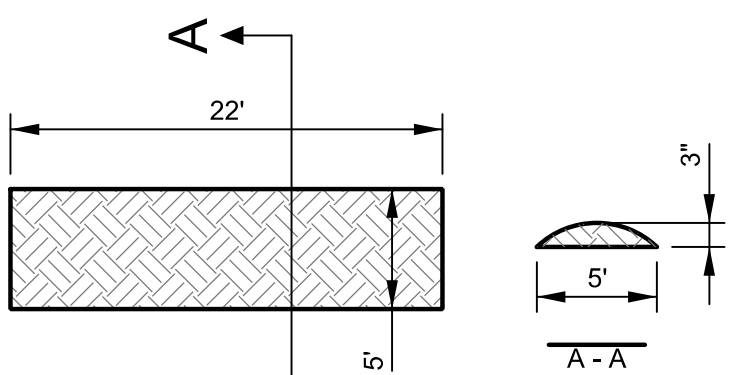
ARCHITECT:
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LANDSCAPE ARCHITECT:
HALFF ASSOCIATES, INC.
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SPEED TABLE DETAIL

N.T.S.

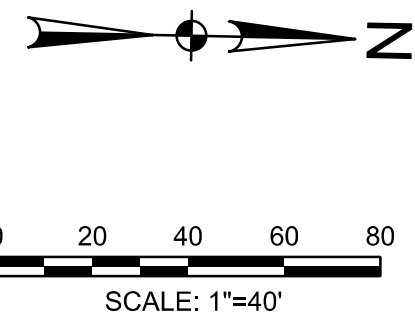


Purpose Statement:

The purpose of this Site Plan Amendment is to add generator and screening, add a canopy structure to the northwest corner of the front elevation, add a portacacher to the southwest corner, and add two speed humps to prevent cut through traffic.

LEGEND

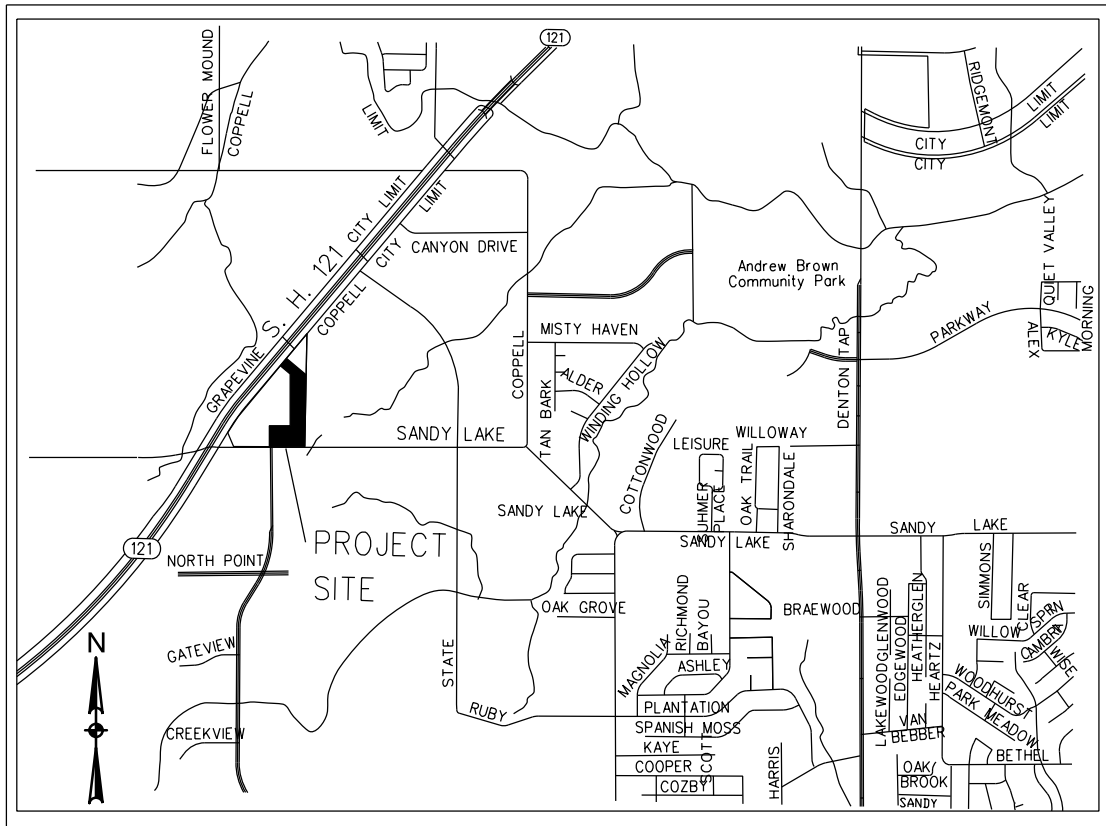
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 449 --- EXISTING CONTOUR
- X- EXISTING FENCE
- PP O EXISTING POWER POLE
- 10' CURB INLET
- STANDARD 'Y' INLET
- STORM DRAIN MANHOLE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- O SANITARY SEWER MANHOLE



SITE DATA TABLE

LOT 1 (WAREHOUSE)

EXISTING ZONING	PD-297R-LI	-
PROPOSED ZONING	WAREHOUSE	-
PROPOSED USE	WAREHOUSE	-
TOTAL SITE AREA	9.01	AC
TOTAL SITE AREA	392,476	SF
BUILDING SQUARE FOOTAGE	124,810	SF
WAREHOUSE	52%	-
OFFICE	12%	-
UNCONCENTRATED	8%	-
KITCHEN	8%	-
SHOWROOM	20%	-
GROSS FLOOR AREA	130,030	SF
BUILDING HEIGHT	40	FT
PARKING PROVIDED/REQUIRED	208 / 208	SPACES
WAREHOUSE (1000:1)	65	SPACES
OFFICE (300:1)	52	SPACES
UNCONCENTRATED (500:1)	20	SPACES
KITCHEN (500:1)	20	SPACES
SHOWROOM (500:1)	51	SPACES
LOT BUILDING COVERAGE	31.80%	-
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

PD CONDITIONS 1 THRU 12 APPROVED IN PD-297R-LI, DATED 11/11/2021

- THIS PROPERTY WILL BE PLATTED TO PROVIDE BUILDING SITES, EASEMENTS, AND FIRE LANES, PRIOR TO AND CONCURRENT WITH ANY DEVELOPMENT ACTIVITY.
- THERE SHALL BE A COHERENT ARCHITECTURAL THEME AND CONSISTENT SIGN PACKAGE FOR ALL ATTACHED SIGNS WITHIN LOTS 2 AND 3.
- THE ROYAL LANE/SANDY LAKE INTERSECTION IMPROVEMENTS SHALL BE INCLUDED IN THE LOT 1 AND 4 INFRASTRUCTURE IMPROVEMENTS AND CONSTRUCTED BY THE OWNER PRIOR TO OR CONCURRENT WITH THE SOUTHBOUND ROYAL LANE CONFIGURATION SUBJECT TO CURRENT TIA REQUIREMENTS.
- THE EXISTING SIGNAL AT THE INTERSECTION OF SANDY LAKE ROAD AND ROYAL LANE SHALL BE MODIFIED TO ACCOMMODATE THE NEW SOUTHBOUND LEG. THIS WILL INCLUDE A NEW TRAFFIC SIGNAL POLE FOR THE SOUTHBOUND DIRECTION AND PEDESTRIAN SIGNALS FOR ALL LEGS.
- FINAL NORTHBOUND ROYAL LANE CONFIGURATION SUBJECT TO CURRENT TIA REQUIREMENTS.
- PROVIDE FOR ONE 40-FOOT TALL SIGN ON LOT 2 AS SHOWN ON SUBMITTAL DOCUMENTS.
- MONUMENT SIGN ON LOT 2 WILL ALLOW FOR OFF-PREMISES SIGNAGE FOR LOTS 1, 3 AND 4.
- BUILDING ELEVATIONS FOR EACH LOT SHALL BE APPROVED AND PRESENTED.
- FINAL IRRIGATION PLANS TO BE SUBMITTED FOR APPROVAL DURING PERMIT PROCESS
- SITE LIGHTING SHALL MEET CITY OF COPPELL REQUIREMENTS. FINAL LIGHTING PLANS TO BE SUBMITTED FOR APPROVAL DURING PERMIT PROCESS
- THE ELEMENT HOTEL REQUIRED PARKING SHALL BE REDUCED BY ONE PARKING SPACE.
- REQUEST A VARIANCE FROM HC ZONING REQUIREMENT OF 80% 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 PD CONDITIONS

PD CONDITIONS 13 THRU 14 APPROVED IN PD-297R-LI, DATED 06/11/2024

- THE FRONT YARD SETBACK ON W SANDY LAKE SHALL BE REDUCED TO 34' AT PROPOSED PORTE-COCHERE AT THE SOUTHWEST BUILDING ENTRY
- ATTACHED SIGNAGE SHALL BE ALLOWED ON PORTE-COCHERE.

CASE NO. PD-297R2-LI SITE PLAN - LOT 1, BLOCK A SANDY LAKE - 121 WEST SANDY LAKE ROAD ADDITION II LOTS 1, BLOCK A

BEING A

9.01 ACRE TRACT

SITUATED IN THE

JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614

CITY OF COPPELL, DALLAS COUNTY, TEXAS

FOR

MCII DEVELOPMENT COMPANY, LLC
& WHITESTONE HOSPITALITY

PREPARED BY



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