

15' UTILITY EASEMENT

5' SIDEWALK AND UTILITY EASEMENT

TEXAS EXCAVATION

SAFETY SERVICES

1-800-344-8377

LOT 2R, BLOCK C

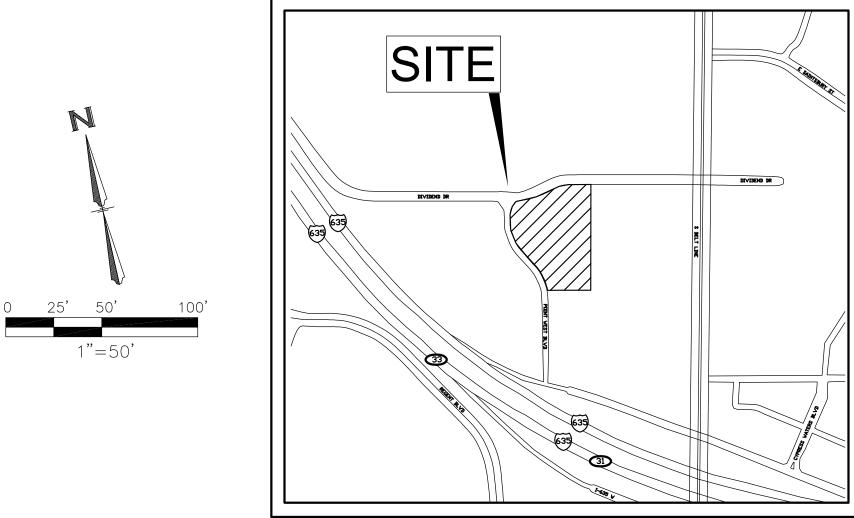
DUKE LESLEY ADDITION

(INST. NO. 201400082516)

— 15'X15' WATER EASEMENT (INST. NO. 201400082516)

ALL SITE LIGHTINGTO BE SHIELDED WITH DOWNWARD LIGHTING AND SHALL BE IN COMPLIANCE WITH THE GLARE AND LIGHTING

REQUIREMENTS FOUND IN ARTICLE 36 OF THE CITY CODES.



VICINITY MAP

BUILDING #1 (HOMEWOOD SUITES)

ZONING:

PROPOSED USE

TOTAL BLDG SIZE

MAX BLDG HT ALLOWED

TOTAL ROOM COUNT

MIN GUEST ROOM SIZE

MAX BLDG HT ALLOWED

TOTAL ROOM COUNT

MIN GUEST ROOM SIZE

TOTAL LOT AREA

TOTAL ACREAGE

IMPERVIOUS COVER

LANDSCAPE AREA

PARKING REQUIRED

TOTAL PROVIDED

TOTAL LOT COVERAGE

TOTAL BLDG LOT COVERAGE

1 SPACE / 1 GUEST ROOM

PARKING PROVIDED PHASE

H/C PARKING REQUIRED

H/C PARKING PROVIDED

PARKING PROVIDED PHASE II

1 SPACE/200 S.F. COMM. AREA

* SEE PARKING NOTE 1 BELOW

PROP BLDG HT (5 STORIES)

TOTAL MEETING ROOM AREA

TOTAL BLDG SIZE

PROP BLDG HT (5 STORIES)

TOTAL MEETING ROOM AREA

BUILDING #2 (HILTON GARDEN INN)

SITE SUMMARY

SITE SUMMARY (PHASE I & II) COMBINED

PARKING SUMMARY (PHASE 1&11)

PD-221R9R3-HC

2 HOTELS

93,769 S.F.

HOTEL

70'

69'-8""

368 S.F.

77,507 S.F.

HOTEL

70'-0"

63'-0" 134

1,570 S.F.

312 S.F.

239,415 S.F.

188,060 S.F./4.32 AC

52,355 S.F. / 1.18 AC

272 SPACES

26 SPACES

298 SPACES

185 TOTAL SPACES

98 TOTAL SPACES

283 TOTAL SPACES

12 H/C (7+5)

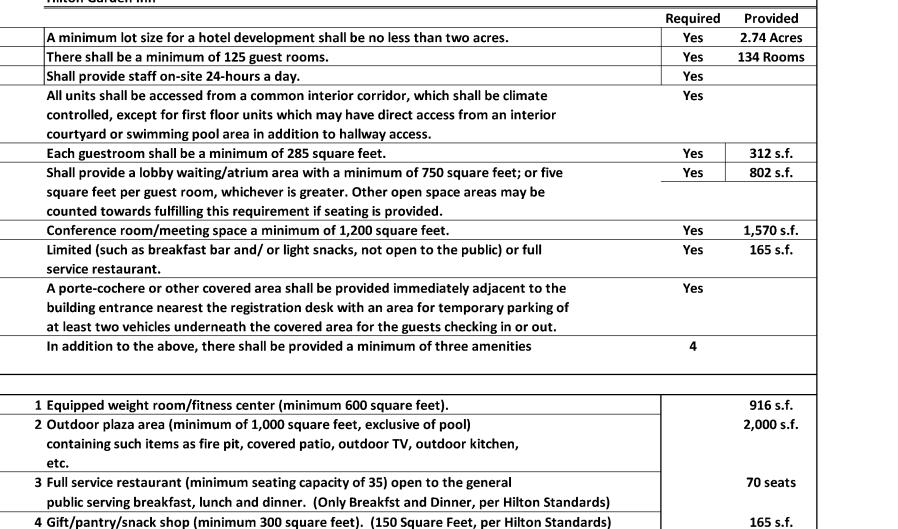
12 H/C (7+5)

5.49 AC

78.5%

15.33%

138 1,532 S.F.



	Homewood Suites (a residence hotel)		
		Required	Provided
а	A minimum lot size for a hotel development shall be no less than two acres.	Yes	2.75 Acres
b	There shall be a minimum of 125 guest rooms.	Yes	138 Rooms
С	Not more than 22 room units per acre.	No	(50/acre)
d	Each guestroom shall be a minimum of 285 square feet.	Yes	368 s.f.
е	Shall provide a lobby/waiting/atrium areas with a minimum of 750 square feet or five	Yes	990 s.f.
	square feet per guest room, whichever is greater. Lobbies/waiting/atrium areas		
	and/or other open space area may be counted towards fulfilling these requirements		
	if seating is provided.		
f	Shall maintain laundry facilities on-site for guest use.	Yes	
g	Shall provide staff on-site 24-hours a day.	Yes	
h	All units shall be accessed from a common interior corridor, which shall be climate	Yes	
	controlled, except for first floor units which may have direct access from an interior		
	courtyard or swimming pool area in addition to hallway access.		
i	Conference room/meeting space a minimum of 1,200 square feet.	Yes	1,532 s.f.
j	Limited (such as breakfast bar and/or light snacks, not open to the public) or full	Yes	
	service restaurant.		82 Seats
k	A porte-cochere or other covered area shall be provided immediately adjacent to the	Yes	
	building entrance nearest the registration desk with an area for temporary parking of		
	at least two vehicles underneath the covered area for the guests.		
i	Shall maintain a minimum separation of 1,500 feet measured linearly from property	Yes	
	line to property line from any other residence hotel property.		
m	All of the room units shall contain kitchen facilities, which are defined as containing a	Yes	
	stove top, oven and microwave and full size refrigerator.		
n	Shall provide a minimum of four amenities from the list below:	4	
	1 Indoor/outdoor pool (minimum 600 square feet of water surface area).		650 s.f.
	2 Equipped weight room/fitness center (minimum 600 square feet).		710 s.f.

PD CONDITIONS TABLE:

- 1. EXCEED THE MAXIMUM OF 50% PARKING IN THE FRONT
- 2. ASKING FOR ACCEPTANCE OF OUR COLOR BOARDS FOR (2)
- 3. EXCEED THE MAXIMUM OF 22 ROOMS PER ACRE.
- 4. ASKING FOR A SINGLE UNLOADING ZONE IN LIEU OF ONE
- PER HOTEL (2 REQUIRED) 5. ASKING FOR A REDUCTION IN TOTAL PARKING REQUIRED 298 SPACES, PARKING PROVIDED 283 SPACES.
- 6. LANDSCAPE SETBACK FROM 20' TO 16' ALONG DIVIDEND AND POINT WEST, TO ALLOW 16 ADDITIONAL PARKING SPACES ALONG DIVIDEND DRIVE.

* PARKING NOTE 1: AREA USED FOR PARKING REQUIREMENTS. PARKING REQUIRED IS 1 PER 200 S.F. OF THE "COMMERCIAL" AREA WITHIN THE HOTEL. HOMEWOOD SUITES

CONFERENCE ROOM = 1,532 S.F. PARKING REQUIRED = 8 SPACES

400 s.f. 2,765 s.f.

HILTON GARDEN INN CONFERENCE ROOM - 1,570 S.F. RESTAURANT = 2,000 S.F. PARKING REQUIRED = 18 SPACES OWNER/APPLICANT: PEGASUS HOSPITALITY GROUP 400 KROHN CT IRVING, TEXAS 75038 KEN PATEL 469-233-3078

OWNER/APPLICANT: HITESH JARIWALA 469-233-3078

COPPELL LODGING, LTD 1560 POINT WEST BLVD. COPPELL, TEXAS 75019 469-233-3078

PD# 221R9R2-HC

The Bousquet Group, LLC. 5104 Connors Dr. Flower Mound, TX 75028 972.207.8077 Texas Firm No. F-8942 Professional of Record:

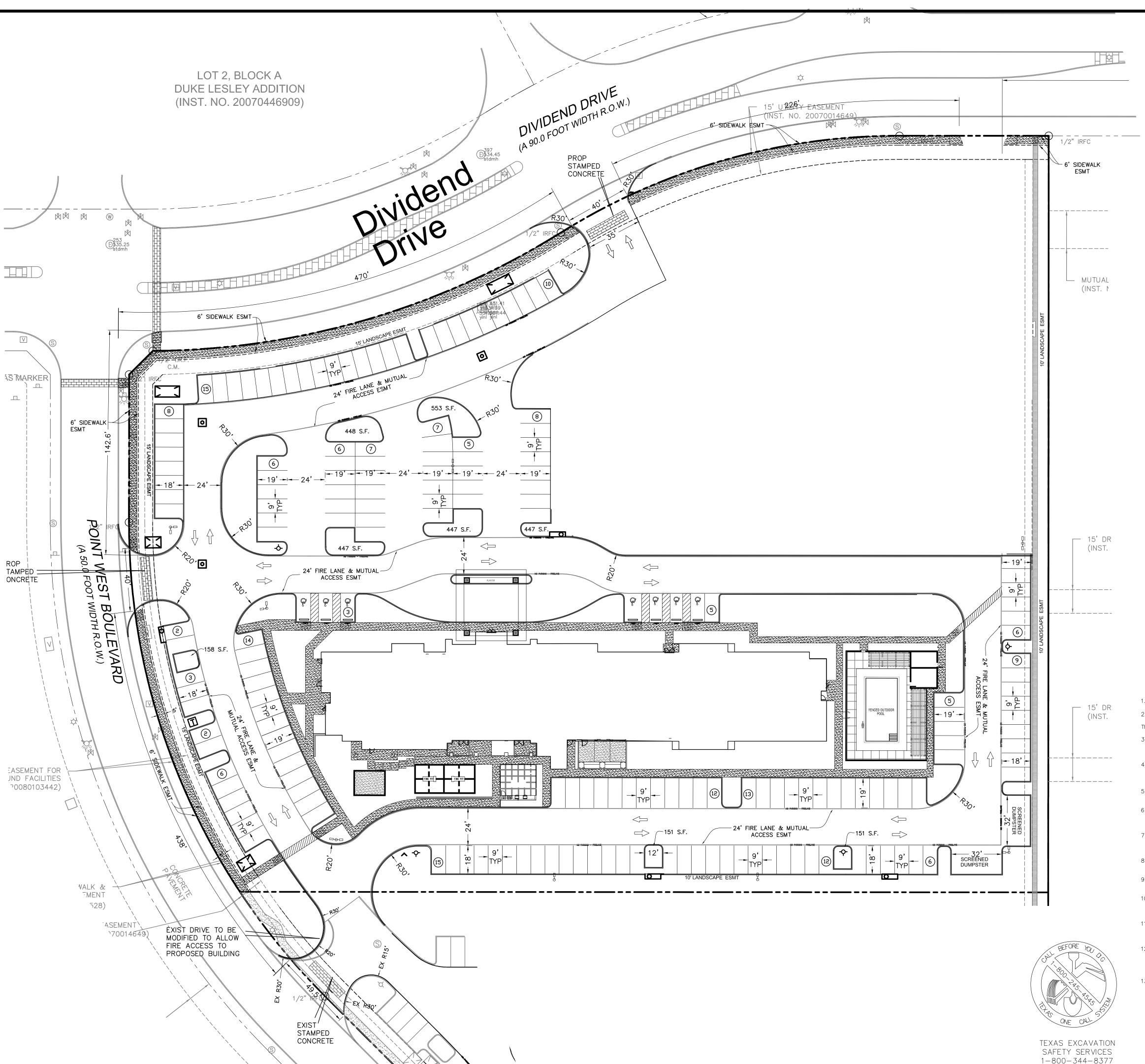
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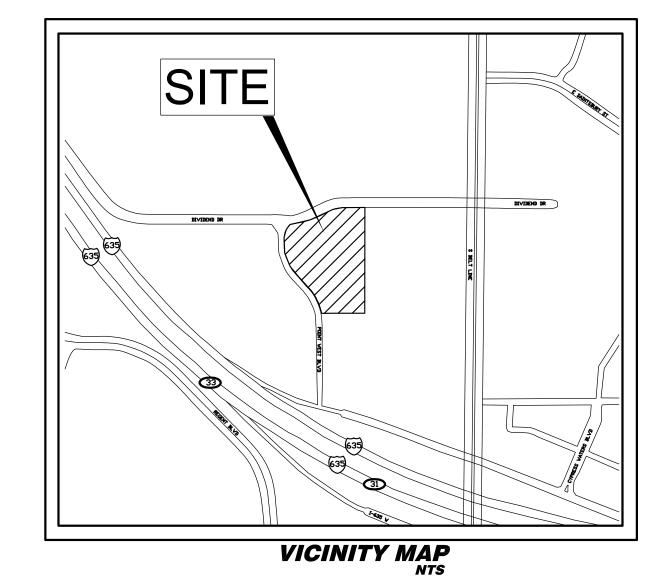
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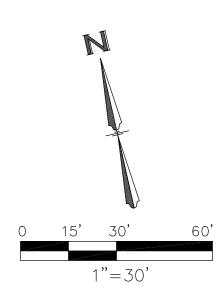
Sheet Title: SITE PLAN FINAL LAYOUT AT SITE COMPLETION

SEP 2020 Project Number Drawn By: Scale:

Sheet Number:







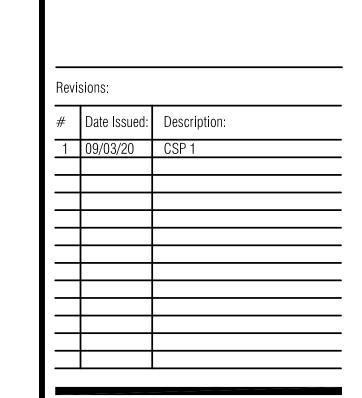
- 1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- 2. USE 3' RADII, UNLESS SHOWN OTHERWISE.

COORDINATED OTHERWISE.

- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: SURVEY GROUP.
- 3. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 4. ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN TEXAS SHALL BE APPROVED BY A TAS SPECIALIST).
- 5. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 6. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- 7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- 8. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS
- 9. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION
- 10 ALL SUBGRADE PREPARATION PAVING AND LITHLITY TRENCHING MUST BE IN ACCORDANCE WITH THE
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- 11. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND
- MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.

 12. FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON TRAFFIC CONTROL
- DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL TXDOT AREA OFFICE.

 13. REQUESTING VARIANCE TO SEC. 12-30-18.(2) HOTEL AND RESIDENCE HOTEL. NOT MORE THAN 22 ROOMS PER ACRE. ALL OTHER REQUIREMENTS OF THIS SECTION ARE BEING MET OR EXCEEDED.



Engineer Information:

5104 Connors Dr.

Flower Mound, TX

Texas Firm No. F-8942

Professional of Record:

972.207.8077

75028

The Bousquet Group, LLC.

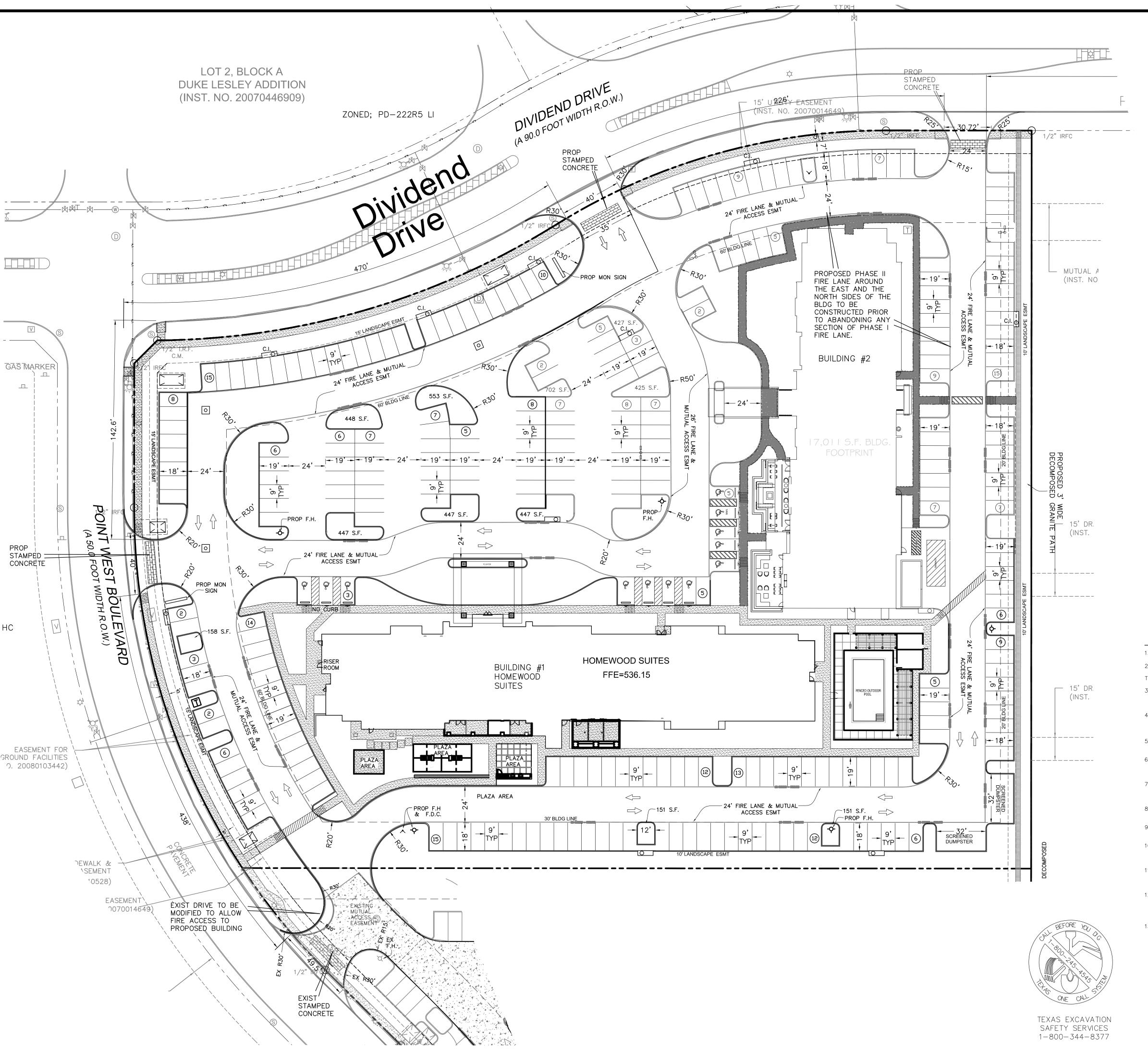
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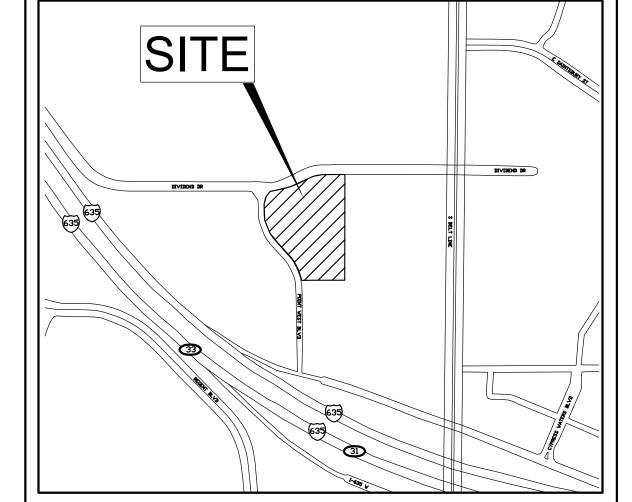
t Title:	PHASE I
HOI	SITE PLAN MEWOOD SUITES

Date:	SEP 2020
Project Number:	18002
Drawn By:	TJB
Scale:	

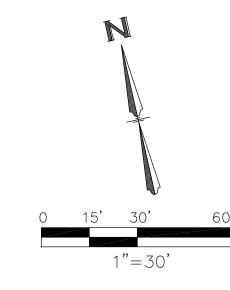
Sheet Number:

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VICINITY MAP



SITE GENERAL NOTES:

OF THE PROJECT.

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Revisions: # Date Issued: Description:

Engineer Information:

5104 Connors Dr.

Flower Mound, TX

Texas Firm No. F-8942

Professional of Record

972.207.8077

75028

The Bousquet Group, LLC.

BOUSQUET GROUP

Sheet Title: PHASE II
SITE PLAN
HILTON GARDEN INN

Date:	SEP 2020
Project Number:	18002
Drawn By:	TJB
Scale:	

Sheet Number:

PD# 221R9R2-HC

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