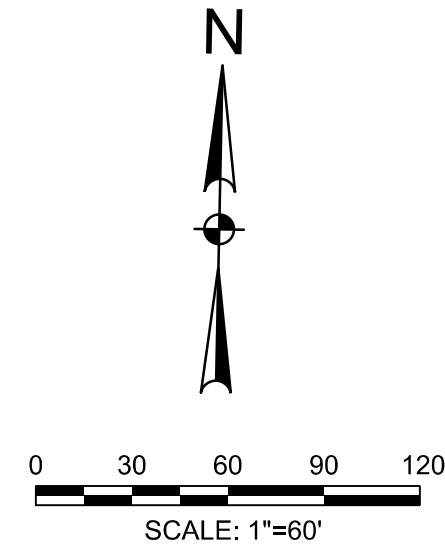
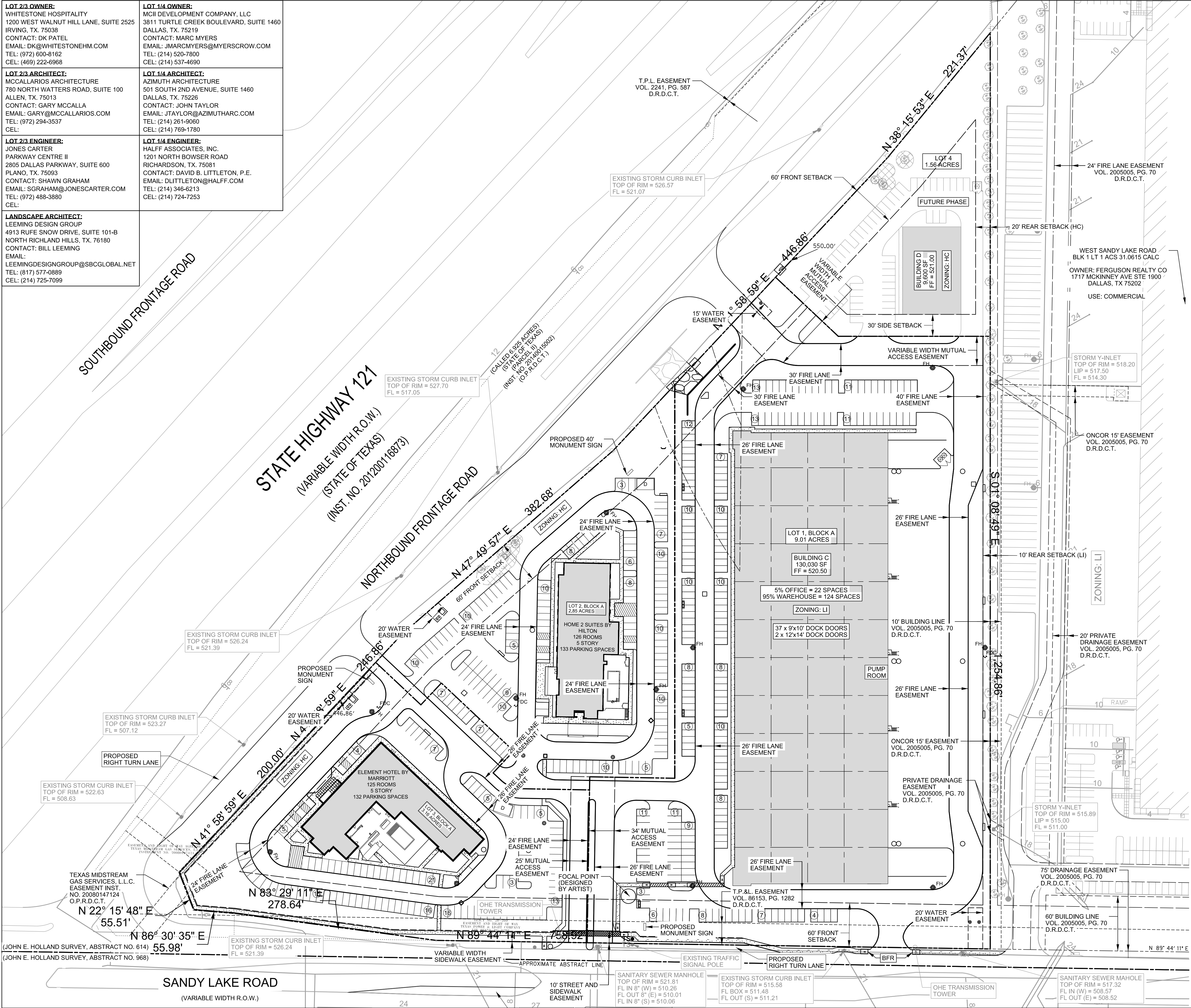


LOT 2/3 OWNER: WHITESTONE HOSPITALITY 1200 WEST WALNUT HILL LANE, SUITE 2525 IRVING, TX. 75038 CONTACT: DK PATEL EMAIL: DK@WHITESTONEHM.COM TEL: (972) 600-8162 CEL: (469) 222-6968	LOT 1/4 OWNER: MCII DEVELOPMENT COMPANY, LLC 3811 TURTLE CREEK BOULEVARD, SUITE 1460 DALLAS, TX. 75219 CONTACT: MARC MYERS EMAIL: JMARCMYERS@MYERSCROW.COM TEL: (214) 520-7800 CEL: (214) 537-4690
LOT 2/3 ARCHITECT: MCCALLARIOS ARCHITECTURE 780 NORTH WATTERS ROAD, SUITE 100 ALLEN, TX. 75013 CONTACT: GARY MCCALLA EMAIL: GARY@MCCALLARIOS.COM TEL: (972) 294-3537 CEL:	LOT 1/4 ARCHITECT: AZIMUTH ARCHITECTURE 501 SOUTH 2ND AVENUE, SUITE 1460 DALLAS, TX. 75226 CONTACT: JOHN TAYLOR EMAIL: JTAYLOR@AZIMUTHARC.COM TEL: (214) 261-9060 CEL: (214) 769-1780
LOT 2/3 ENGINEER: JONES CARTER PARKWAY CENTRE II 2805 DALLAS PARKWAY, SUITE 600 PLANO, TX. 75093 CONTACT: SHAWN GRAHAM EMAIL: SGRAHAM@JONESCARTER.COM TEL: (972) 488-3880 CEL:	LOT 1/4 ENGINEER: HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DAVID B. LITTLETON, P.E. EMAIL: DLITTLETON@HALFF.COM TEL: (214) 346-6213 CEL: (214) 724-7253
LANDSCAPE ARCHITECT: LEEMING DESIGN GROUP 4913 RUFÉ SNOW DRIVE, SUITE 101-B NORTH RICHLAND HILLS, TX. 76180 CONTACT: BILL LEEMING EMAIL: LEEMINGDESIGNGROUP@SBCGLOBAL.NET TEL: (817) 577-0889 CEL: (214) 725-7099	

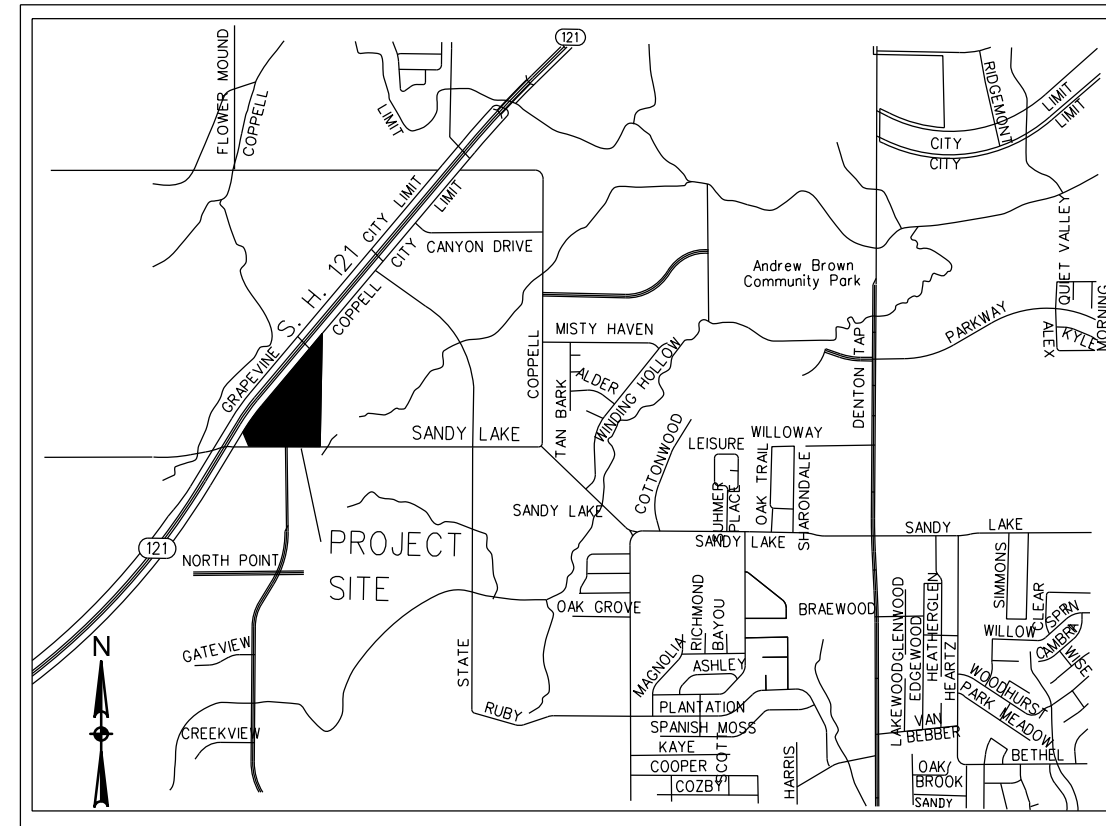
SOUTHBOUND FRONTAGE ROAD

STATE HIGHWAY 121
(VARIABLE WIDTH R.O.W.)
(STATE OF TEXAS)
(INST. NO. 20120016873)

NORTHBOUND FRONTAGE ROAD



LEGEND	
---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	EXISTING CONTOUR
X	EXISTING FENCE
PP	EXISTING POWER POLE
□	10' CURB INLET
□	STANDARD 'Y' INLET
□	STORM DRAIN MANHOLE
⊙	FIRE HYDRANT
↗	FIRE DEPARTMENT CONNECTION
○	SANITARY SEWER MANHOLE
⊗	PROPOSED TREE PRESERVATION AREA
---	PROPOSED SIDEWALK



VICINITY MAP
N.T.S.

PD CONDITIONS

- 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.
- THERE SHALL BE A COHERENT ARCHITECTURAL THEME AND CONSISTENT SIGN PACKAGE FOR ALL ATTACHED SIGNS WITHIN LOTS 1 AND 4.
- THE ROYAL LANES SANDY LAKE INTERSECTION IMPROVEMENTS SHALL BE INCLUDED IN THE LOT 1 AND 4 INFRASTRUCTURE PLANS AND CONSTRUCTED BY THE OWNER/DEVELOPER PRIOR TO OR CONCURRENT WITH ISSUANCE OF A BUILDING PERMIT FOR THE FIRST BUILDING.
- 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 AS PRESENTED.
- FINAL LANDSCAPE AND 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.

LIST OF VARIANCES

- 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.

CASE NO. SPXX-XXXX
CONCEPT PLAN
 SANDY LAKE - 121
 WEST SANDY LAKE ROAD ADDITION II
 LOTS 1, 2, 3, AND 4, BLOCK A

BEING A
 16.57 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



HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
 (214) 346-6200 SCALE: 1"=60' AVO. 45520 SEPTEMBER 20, 2021

LOT 2/3 OWNER:
WHITESTONE HOSPITALITY
1200 WEST WALNUT HILL LANE, SUITE 2525
IRVING, TX. 75038
CONTACT: DK PATEL
EMAIL: DK@WHITESTONEHM.COM
TEL: (972) 600-8162
CEL: (469) 222-6968

LOT 2/3 ARCHITECT:
MCCALLARIOS ARCHITECTURE
780 NORTH WATTERS ROAD, SUITE 100
ALLEN, TX. 75013
CONTACT: GARY MCCALLA
EMAIL: GARY@MCCALLARIOS.COM
TEL: (972) 294-3537
CEL:

LOT 2/3 ENGINEER:
JONES CARTER
PARKWAY CENTRE II
2805 DALLAS PARKWAY, SUITE 600
PLANO, TX. 75093
CONTACT: SHAWN GRAHAM
EMAIL: SGRAHAM@JONESCARTER.COM
TEL: (972) 488-3880
CEL:

LANDSCAPE ARCHITECT:
LEEMING DESIGN GROUP
4913 RUFÉ SNOW DRIVE, SUITE 101-B
NORTH RICHLAND HILLS, TX. 76180
CONTACT: BILL LEEMING
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3811 TURTLE CREEK BOULEVARD, SUITE 1460
DALLAS, TX. 75219
CONTACT: MARC MYERS
EMAIL: JMARCMYERS@MYERSCROW.COM
TEL: (214) 520-7800
CEL: (214) 537-4690

LOT 1/4 ARCHITECT:
AZIMUTH ARCHITECTURE
501 SOUTH 2ND AVENUE, SUITE 1460
DALLAS, TX. 75226
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SOUTHBOUND FRONTAGE ROAD

STATE HIGHWAY 121
(VARIABLE WIDTH R.O.W.)
(STATE OF TEXAS)
(INST. NO. 20120016873)

NORTHBOUND FRONTAGE ROAD

N 41° 58' 59" E
200.00'

N 41° 58' 59" E
246.86'

N 83° 29' 11" E
278.64'

N 86° 30' 35" E
55.98'

N 22° 15' 48" E
55.51'

N 89° 44' 11" E
754.92'

N 41° 58' 59" E
446.86'

N 38° 15' 53" E
221.37'

S 01° 08' 49" E
1,254.86'

382.68'

200.00'

278.64'

754.92'

APPROXIMATE ABSTRACT LINE

FUTURE PHASE

FUTURE PHASE

BUILDING D
9,600 SF
FF = 521.00
ZONING: HC

LOT 1, BLOCK A
9.01 ACRES

BUILDING C
130,030 SF
FF = 520.50

5% OFFICE = 22 SPACES
95% WAREHOUSE = 124 SPACES
ZONING: LI

37 x 9'x10' DOCK DOORS
2 x 12'x14' DOCK DOORS

PHASE I

PUMP ROOM

PHASE II

LOT 2, BLOCK A
2.85 ACRES
HOME 2 SUITES BY HILTON
126 ROOMS
5 STORY
133 PARKING SPACES

LOT 3, BLOCK A
1.6 ACRES

PHASE III

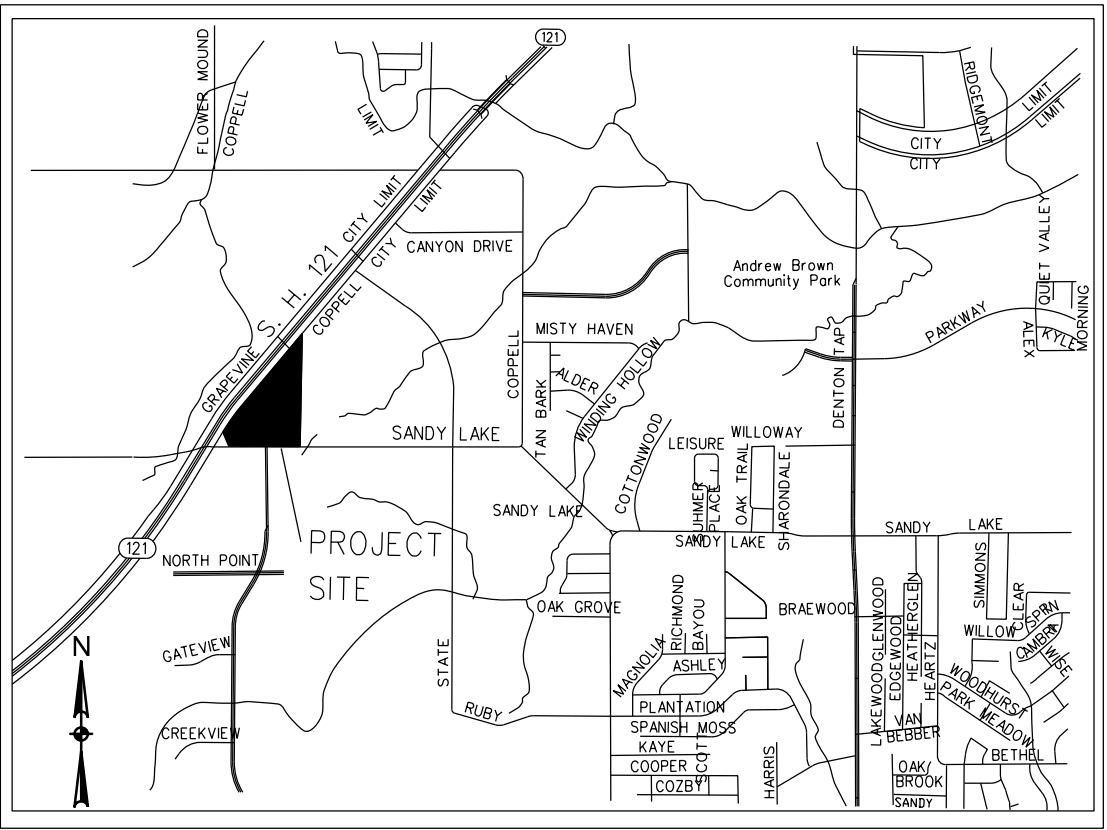
ELEMENT HOTEL BY MARRIOTT
125 ROOMS
5 STORY
132 PARKING SPACES



0 30 60 90 120
SCALE: 1"=60'

LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - 449 - - - EXISTING CONTOUR
- X- EXISTING FENCE
- PP ∅ EXISTING POWER POLE
- 10' CURB INLET
- STANDARD 'Y' INLET
- STORM DRAIN MANHOLE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- ⊗ PROPOSED TREE PRESERVATION AREA
- ⋯ PROPOSED SIDEWALK



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N.T.S.

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WEST SANDY LAKE ROAD ADDITION II
LOTS 1, 2, 3, AND 4, BLOCK A

BEING A
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