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
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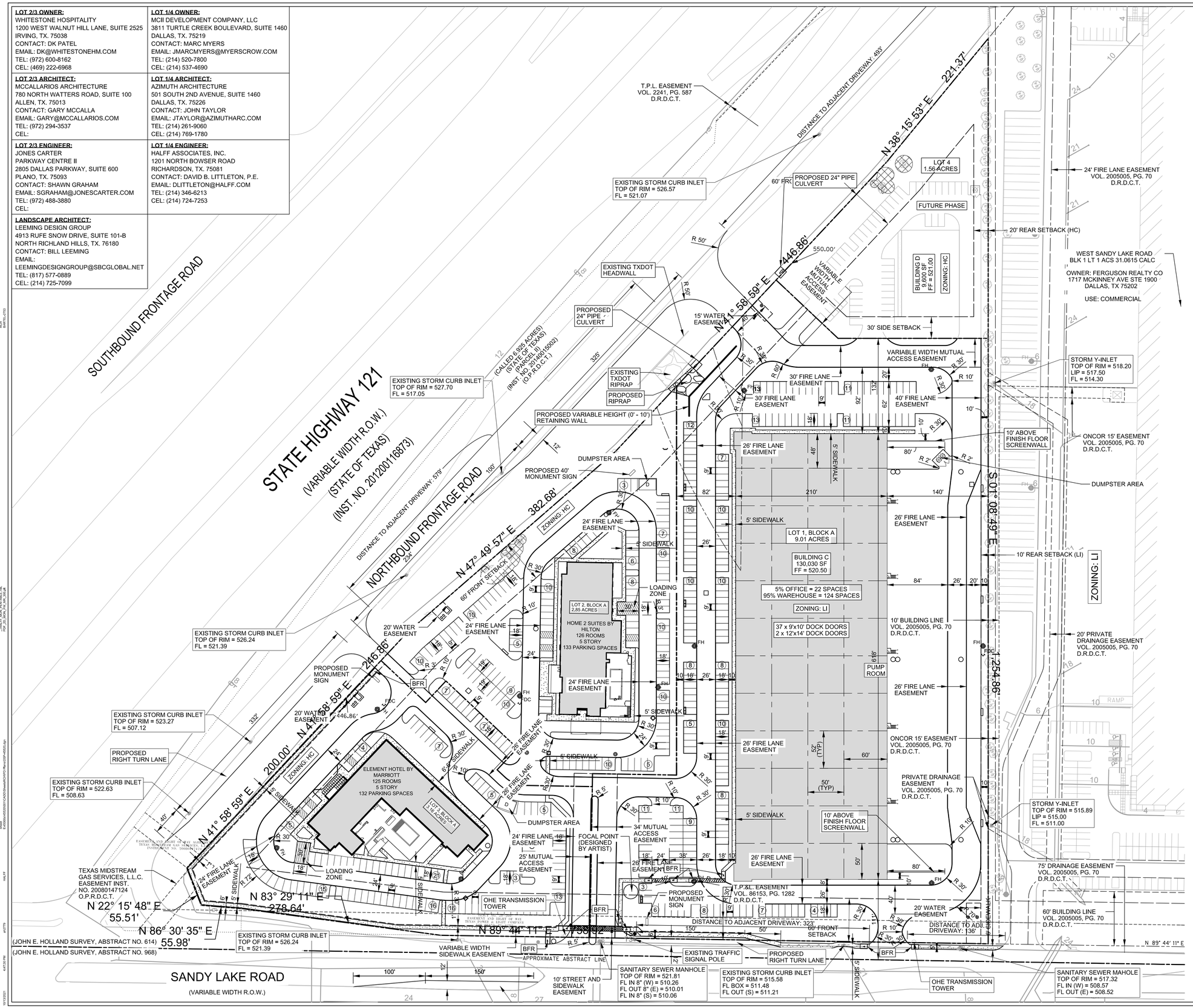

LEGEND

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

N

0 30 60 90 120

SCALE: 1"=60'

SITE DATA TABLE					
LOT 1 (WAREHOUSE)			**LOT 2 (HOME 2 SUITES)**		
EXISTING ZONING	PD-297-HC	-	EXISTING ZONING	PD-297-HC	-
PROPOSED ZONING	PD-297R-LI	-	PROPOSED ZONING	PD-297R-GC	-
PROPOSED USE	WAREHOUSE	-	PROPOSED USE	HOTEL	-
TOTAL SITE AREA	9.01	AC	TOTAL SITE AREA	2.85	AC
TOTAL SITE AREA	392,476	SF	TOTAL SITE AREA	124,146	SF
BUILDING SQUARE FOOTAGE	130,030	SF	BUILDING SQUARE FOOTAGE	14,258	SF
GROSS FLOOR AREA	130,030	SF	GROSS FLOOR AREA	71,290	SF
BUILDING HEIGHT	40	FT	BUILDING HEIGHT	74	FT
PARKING PROVIDED/REQUIRED	205 / 146	SPACES	PARKING PROVIDED/REQUIRED	133 / 133	SPACES
LOT BUILDING COVERAGE	33.13%	-	LOT BUILDING COVERAGE	11.48%	-
FLOOR AREA RATIO	33.13%	-	FLOOR AREA RATIO	57.42%	-
PERVIOUS COVER	77,313	SF	PERVIOUS COVER	40,623	SF
PERVIOUS COVERAGE	19.70%	-	PERVIOUS COVERAGE	32.72%	
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IMPERVIOUS COVERAGE	80.3%	-	IMPERVIOUS COVERAGE	67.3%	-
LOT 4 (FUTURE USE)			**LOT 3 (MARRIOTT ELEMENT HOTEL)**		
EXISTING ZONING	PD-297-HC	-	EXISTING ZONING	PD-297-HC	-
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PROPOSED USE	OFFICE	-	PROPOSED USE	HOTEL	-
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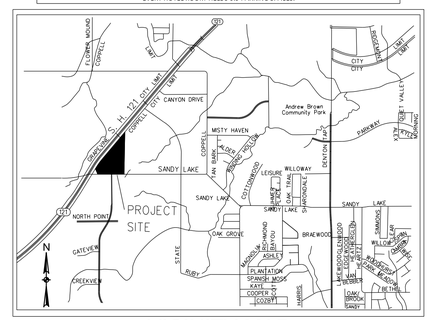

VICINITY MAP

N.T.S.

PD CONDITIONS

1. THIS PROPERTY WILL BE PLATTED TO PROVIDE BUILDING SITES, EASEMENTS, AND FIRE LANES, PRIOR TO AND CONCURRENT WITH ANY DEVELOPMENT ACTIVITY.
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3. THERE SHALL BE A COHERENT ARCHITECTURAL THEME AND CONSISTENT SIGN PACKAGE FOR ALL ATTACHED SIGNS WITHIN LOTS 1 AND 4.
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11. SITE LIGHTING SHALL MEET CITY OF COPPELL REQUIREMENTS. FINAL LIGHTING PLANS TO BE SUBMITTED FOR APPROVAL DURING PERMIT PROCESS.

LIST OF VARIANCES

1. THE ELEMENT HOTEL REQUIRED PARKING SHALL BE REDUCED BY ONE PARKING SPACE.
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CASE NO. SPXX-XXXX

OVERALL SITE PLAN - LOT 1-4, BLOCK A

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

HALFF ASSOCIATES INC. ENGINEERS ~ SURVEYORS

1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081

(214) 346-6200 SCALE: 1"=60' AVO. 45520 SEPTEMBER 20, 2021

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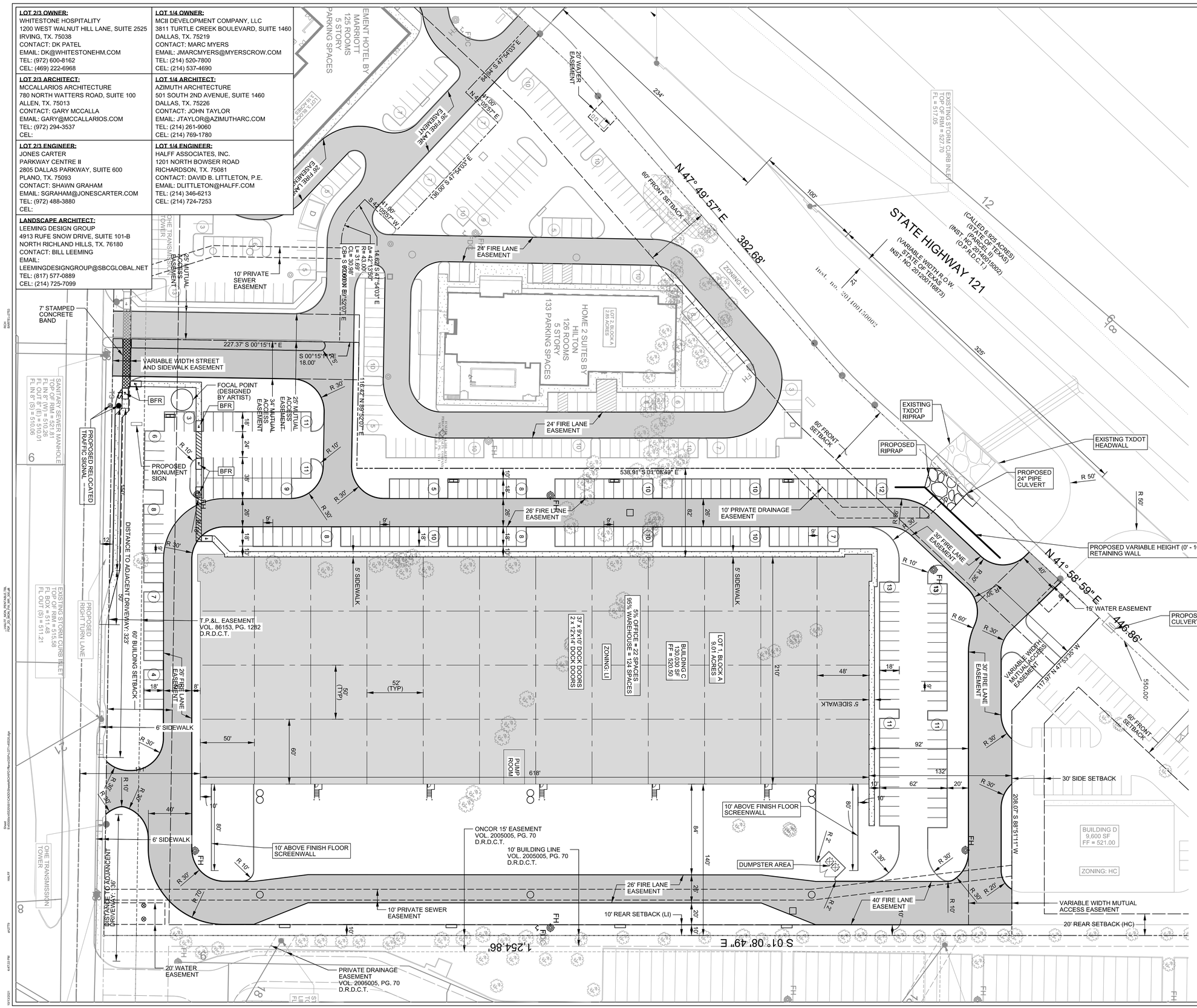

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- 10' CURB INLET
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- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
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- PROPOSED SIDEWALK

0 20 40 60 80
SCALE: 1"=40'

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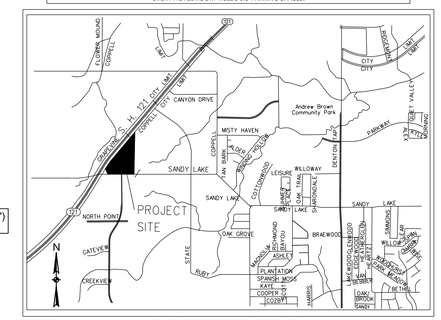

VICINITY MAP
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CASE NO. SPXX-XXXX

SITE PLAN - LOT 1, BLOCK A
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

HALFF ASSOCIATES INC. ENGINEERS ~ SURVEYORS
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(214) 346-6200 SCALE: 1"=60' AVO. 45520 SEPTEMBER 20, 2021

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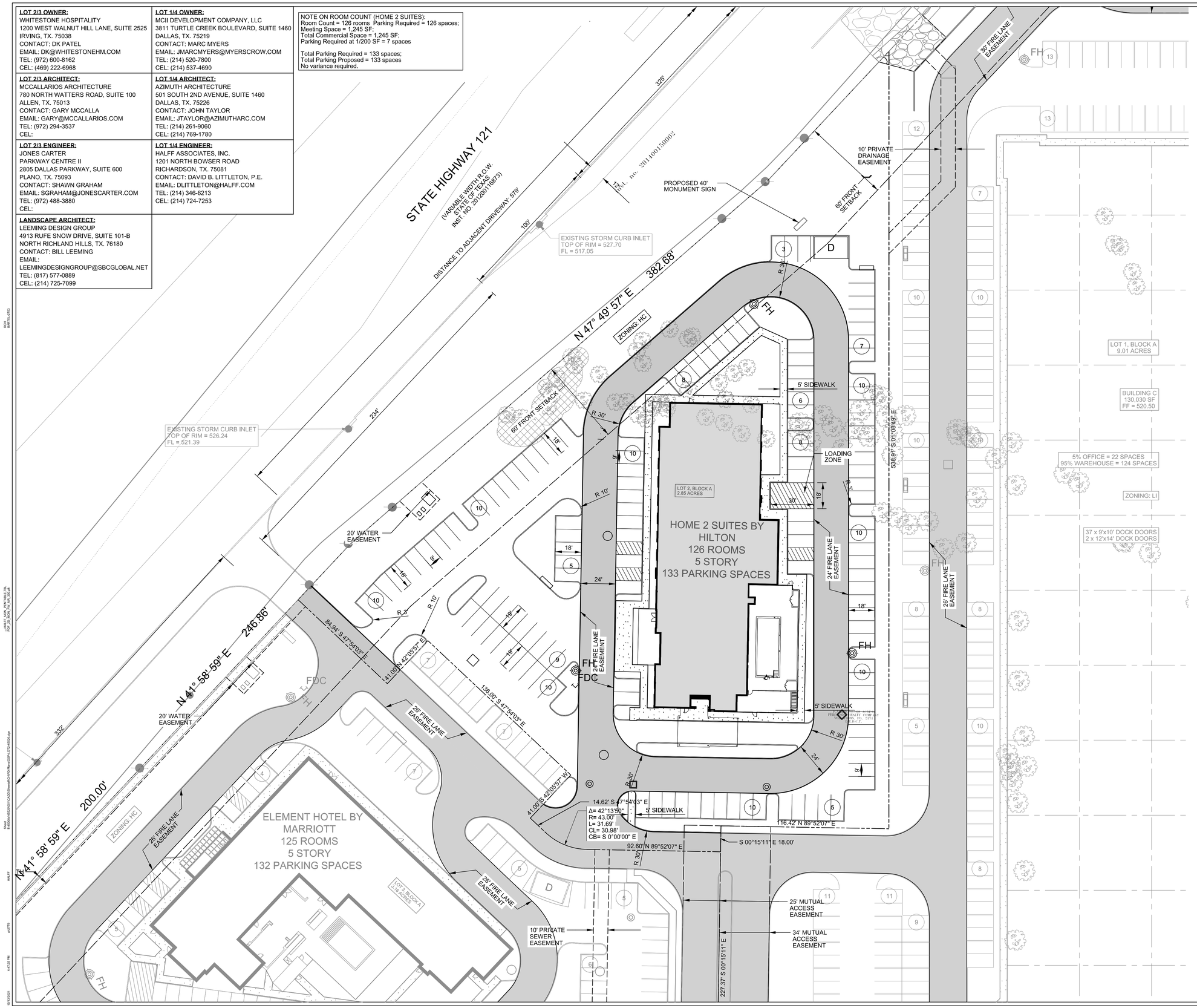
NOTE ON ROOM COUNT (HOME 2 SUITES):
Room Count = 126 rooms Parking Required = 126 spaces;
Meeting Space = 1,245 SF;
Total Commercial Space = 1,245 SF;
Parking Required at 1/200 SF = 7 spaces

Total Parking Required = 133 spaces;
Total Parking Proposed = 133 spaces
No variance required.



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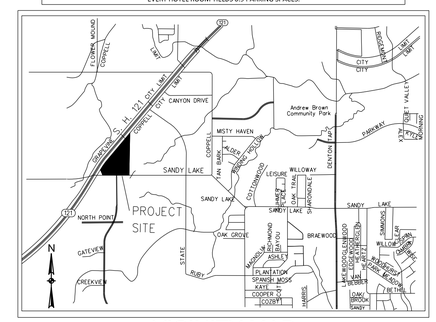

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CASE NO. SPXX-XXXX

SITE PLAN - LOT 2, BLOCK A
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

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 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

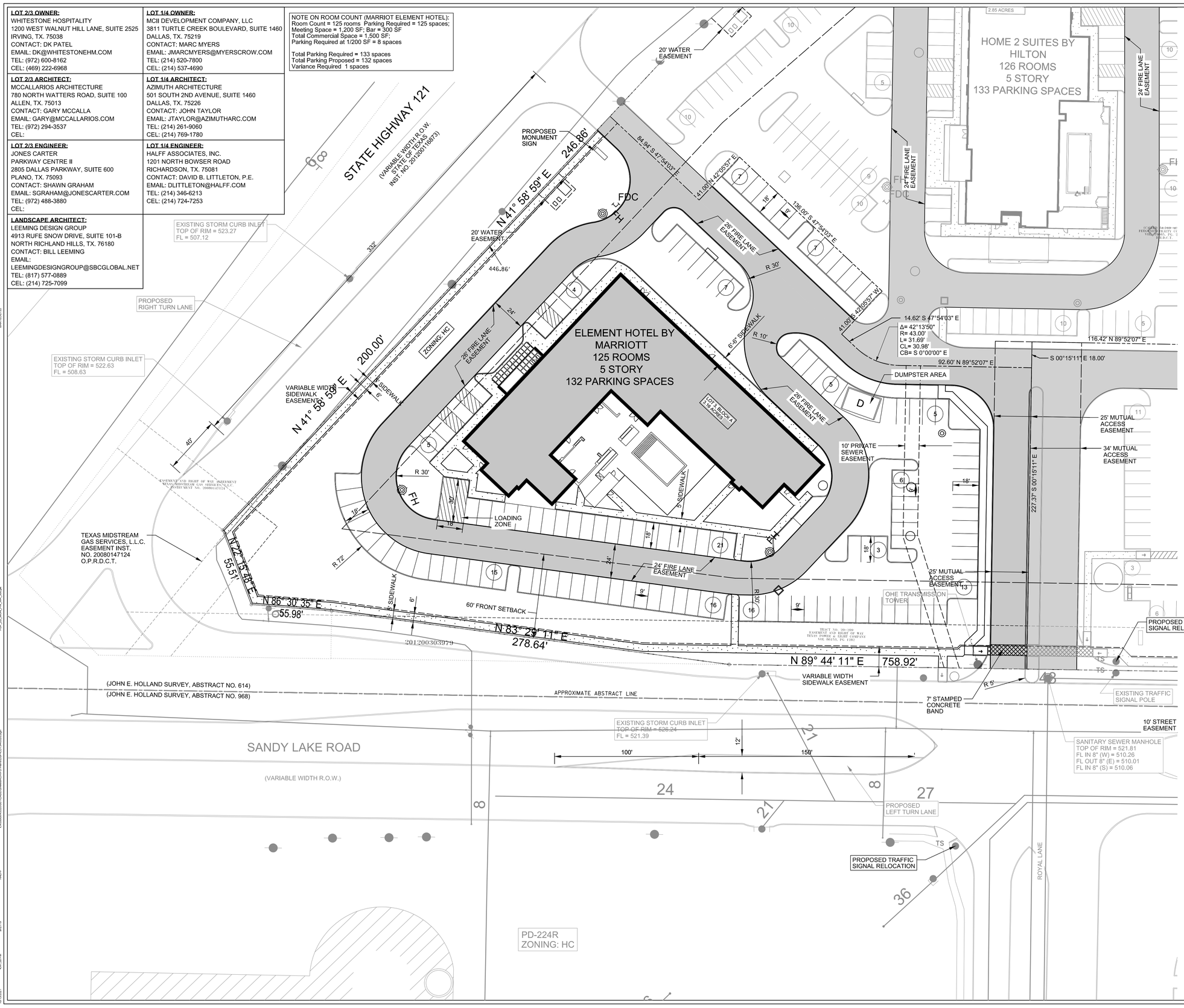
LOT 2/3 ENGINEER:
JONES CARTER
PARKWAY CENTRE II
2805 DALLAS PARKWAY, SUITE 600
PLANO, TX. 75093
CONTACT: SHAWN GRAHAM
EMAIL: SGRAHAM@JONESCARTER.COM
TEL: (972) 488-3880
CEL:

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 RUFE 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

NOTE ON ROOM COUNT (MARRIOT ELEMENT HOTEL):
Room Count = 125 rooms Parking Required = 125 spaces;
Meeting Space = 1,200 SF; Bar = 300 SF
Total Commercial Space = 1,500 SF;
Parking Required at 1/200 SF = 8 spaces

Total Parking Required = 133 spaces
Total Parking Proposed = 132 spaces
Variance Required 1 spaces



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
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- PP EXISTING POWER POLE
- 10' CURB INLET
- STANDARD 'Y' INLET
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- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- PROPOSED TREE PRESERVATION AREA
- PROPOSED SIDEWALK

N

0 15 30 45 60
SCALE: 1"=30'

SITE DATA TABLE

LOT 1 (WAREHOUSE)			LOT 2 (HOME 2 SUITES)		
EXISTING ZONING	PD-297-HC	-	EXISTING ZONING	PD-297-HC	-
PROPOSED ZONING	PD-297R-LI	-	PROPOSED ZONING	PD-297R-GC	-
PROPOSED USE	WAREHOUSE	-	PROPOSED USE	HOTEL	-
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TOTAL SITE AREA	392,476	SF	TOTAL SITE AREA	124,146	SF
BUILDING SQUARE FOOTAGE	130,030	SF	BUILDING SQUARE FOOTAGE	14,258	SF
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PARKING PROVIDED/REQUIRED	205 / 146	SPACES	PARKING PROVIDED/REQUIRED	133 / 133	SPACES
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FLOOR AREA RATIO	33.13%	-	FLOOR AREA RATIO	57.42%	-
PERVIOUS COVER	77,313	SF	PERVIOUS COVER	40,623	SF
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IMPERVIOUS COVER	315,163	SF	IMPERVIOUS COVER	83,523	SF
IMPERVIOUS COVERAGE	80.3%	-	IMPERVIOUS COVERAGE	67.3%	-
LOT 4 (FUTURE USE)			**LOT 3 (MARRIOTT ELEMENT HOTEL)**		
EXISTING ZONING	PD-297-HC	-	EXISTING ZONING	PD-297-HC	-
PROPOSED ZONING	PD-297R-HC	-	PROPOSED ZONING	PD-297R-HC	-
PROPOSED USE	OFFICE	-	PROPOSED USE	HOTEL	-
TOTAL SITE AREA	1.56	AC	TOTAL SITE AREA	3.16	AC
TOTAL SITE AREA	67,954	SF	TOTAL SITE AREA	137,650	SF
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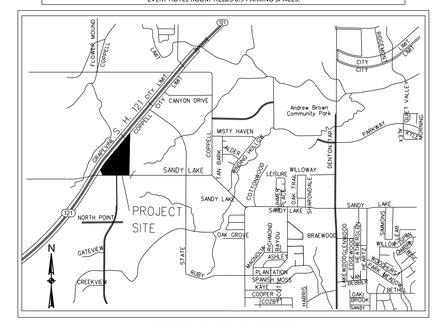

VICINITY MAP
N.T.S.

PD CONDITIONS

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CASE NO. SPXX-XXXX

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

BEING A

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SITUATED IN THE

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FOR

MCII DEVELOPMENT COMPANY, LLC
& WHITESTONE HOSPITALITY

PREPARED BY

HALFF

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 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
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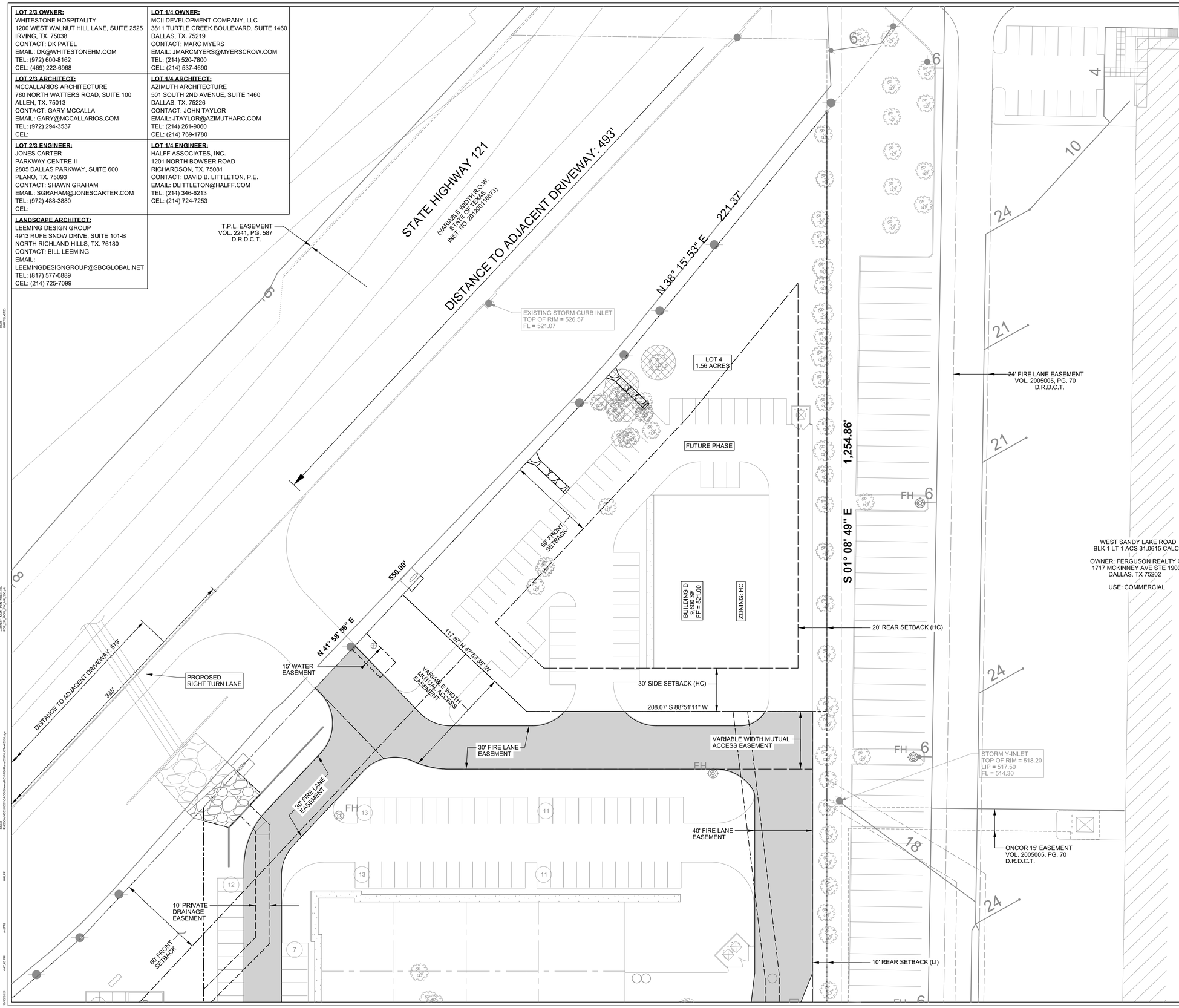

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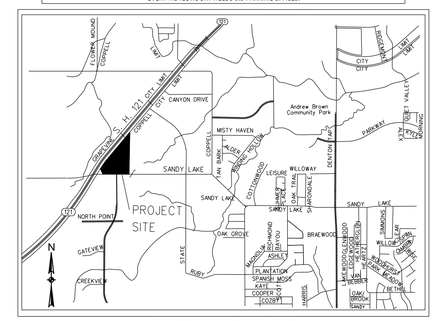

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