



SITE STATISTICS

ADDRESS:
150 HACKBERRY ROAD COPPELL, TX 75019

LEGAL:
A PORTION OF A TRACT OF LAND DESCRIBED IN
A SPECIAL WARRANTY DEED TO HACKBELT 27
PARTNERS, L.P.
VOL. 2003167, PG. 12149 R.P.R.D.C.T.

TOTAL ACRES :
174,240 SF - 4.00 ACRES

EXISTING ZONING:
AGRICULTURE

PROPOSED ZONING:
PD-237r8-HC

SPRINGHILL SUITES
FOOT PRINT: 19,948 S.F.
HEIGHT: 75' - 8"
PARKING:
UNIT SPACES: 130 STALLS
ADA SPACES: 6 STALLS
TOTAL PROVIDED: 136 STALLS
TOTAL REQUIRED: 136 STALLS

CONFERENCE CENTER
FOOT PRINT: 20,746 S.F.
HEIGHT: 30' - 0"
PARKING:
UNIT SPACES: 78 STALLS
ADA SPACES: 5 STALLS
TOTAL PROVIDED: 83 STALLS
TOTAL REQUIRED: 84 STALLS

TOTAL BUILDING FOOT PRINT: 40,694 S.F.
TOTAL IMPERVIOUS SURFACE: 133,976 S.F.
TOTAL GREEN SPACE: 40,263 S.F.
FLOOR AREA RATIO: 0.621
108,218 FLOOR AREA + 174,239 LOT AREA

FEMA:
SUBJECT PROPERTY IS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE OF
FLOODPLAIN.
PER FEMA MAP NUMBER 48113C PANEL 0165K
REVISED JULY 7, 2014

PRELIMINARY
FOR INTERIM REVIEW ONLY

By: STEVAN G. DEWALD P.E.# 79965

DATE: 03-11-16

LIGHTOWLER JOHNSON ASSOCIATES
NOT FOR CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES

BENCHMARK:
BM No. 1
SQUARE CUT WITH "X" SET ON THE NORTHWEST CORNER OF CURB INLET LOCATED
ON THE NORTH RIGHT-OF-WAY LINE OF HACKBERRY DRIVE AND THE SOUTHEAST
CORNER OF SUBJECT PROPERTY.
ELEV.=534.52
BM No. 2
SQUARE CUT WITH "X" SET ON THE NORTHWEST CORNER OF CURB INLET LOCATED
ON THE PARKING LOT OF LOT 1A, BLOCK H, CYPRESS WATERS No. 3 PHASE 3,
APPROXIMATELY 114 NORTH OF THE NORTHEAST CORNER OF THE SUBJECT
PROPERTY AND 12' EAST.
ELEV.=531.86

ARCHITECT:
KYA SCHROEDER
LJA
700 MAIN AVENUE
FARGO, ND 58108
P: (701) 293-1350
F: (701) 293-1353

OWNER / DEVELOPER:
DILIP PRANAV
CHASE HOSPITALITY, LLC
8530 ESTERS BLVD. IRVING,
TX 75063
P: (214) 614-6040
F: (214) 614-6041

PREPARER / ENGINEER:
STEVAN G. DEWALD, P.E.
LJA
700 MAIN AVENUE
FARGO, ND 58108
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REVISIONS

EXHIBIT "B"

SPRINGHILL SUITES
136 UNIT - 5 STORY
150 HACKBERRY ROAD
COPELL, TX 75019

PLEASE BE ADVISED THAT THIS SET
OF PLANS HAS BEEN PREPARED
FOR BUILDING CODE AND PLAN
REVIEW ONLY. THIS SET OF PLANS
SHOULD BE CONSIDERED
PRELIMINARY AND NOT FOR ANY
BIDDING, FINAL ESTIMATE OR
CONSTRUCTION. THIS SET OF
PLANS SHALL NOT BE DEEMED
FINAL UNTIL ALL APPROVALS HAVE
BEEN OBTAINED FROM ALL CODE
AUTHORITIES HAVING
JURISDICTION. ANY BID
SUBMITTED, BASED ON THIS SET OF
PRELIMINARY PLANS, IS SUBJECT
TO CHANGE AND IS INCOMPLETE.

LJA JOB #	14018
PROJ. DATE:	3-11-2016
FILE NAME:	14018 CIVIL
DWG. SCALE:	1/32 @ 24x36
CHECKED BY:	SGD
DRAWN BY:	LAZ-DMM

SHEET DESCRIPTION

SITE
PLAN

C-1