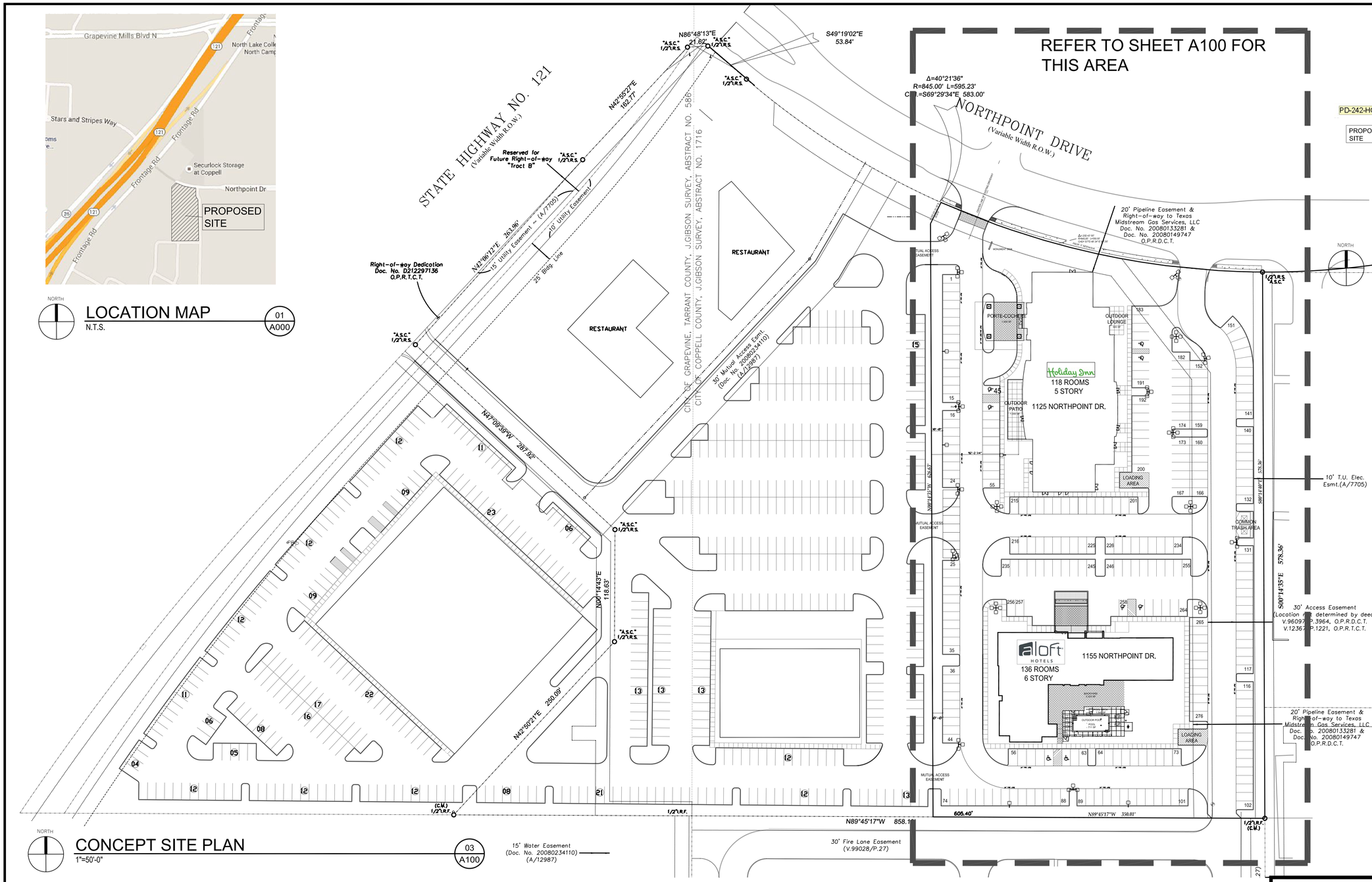
NORTH

## LOCATION MAP
N.T.S.

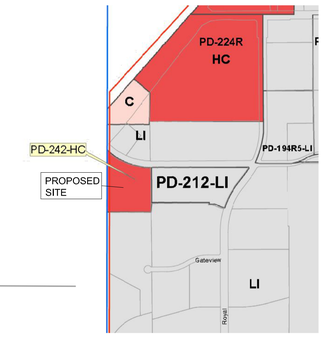
01 / A000




NORTH

## CONCEPT SITE PLAN
1"=50'-0"

03 / A100




NORTH

## ZONING MAP
N.T.S.

02 / A100

# EXHIBIT B

TOTAL SITE DATA :

CITY OF COPPELL = 395,568.36 S.F. = 9.081 ACRES
CITY OF GRAPEVINE = 119,223.72 S.F. = 2.737 ACRES

TOTAL ACREAGE = 514,792.08 S.F. =11.818 ACRES

SITE DATA TABLE:

TRACT 1 = 4.846 ACRES - DETAIL PLAN FOR TWO HOTELS, PD CONDITIONS:
a. TWO HOTELS IN 4. 84 ACRES ( VARIANCE TO THE 4 ACRE PER HOTEL REQUIRED)
b. 20' FRONT YARD SETBACK
c. REPLAT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT

TRACT 2 = 4.235 ACRES - CONCEPT PLAN FOR HIGHWAY COMMERCIAL USES, INCLUDING RETAIL, OFFICE AND RESTAURANT.
a. DETAIL SITE PLAN WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF TRACT 2
b. MUTUAL ACCESS EASEMENT WILL BE PROVIDED BETWEEN TRACTS 1 AND 2
C. ALL BUILDINGS WILL BE ARCHITECTURALLY COMPATIBLE.

VARIANCES REQUESTED:

1. ORDINANCE : ONE HOTEL IN 4 ACRES
VARIANCE: TWO HOTELS IN 4.8 ACRES

2. ORDINANCE: 60' FRONT YARD SET BACK
VARIANCE: 20' FRONT YARD SET BACK

3. PROPOSED ORDINANCE : MINIMUM NUMBER OF ROOMS IN HOTEL = 125
VARIANCE: NUMBER OF ROOMS IN ONE HOTEL = 118

ALOFT/ HOLIDAY INN HOTELS

Lot 1R, Block 1 Northpoint Addition
Doc. No. 20080234110, M.R.D.C.T.
Cabinet A, Slide 12987, P.R.T.C.T.
4.846 Acres = 211,081.37 S.F.


Owner/ Applicant: NORTHPOINT HOTEL GROUP LLC
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DEVELOPER
NORTHPOINT HOTEL GROUP LLC
768 Lexington Ave, Coppell Texas 75019

NEW HOTEL DEVELOPMENT:
HWY 121 @ NORTH POINT DRIVE
COPPELL, TEXAS

REGISTERED ARCHITECT HUGO MONSANTO 7967 STATE OF TEXAS
12.2.15


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