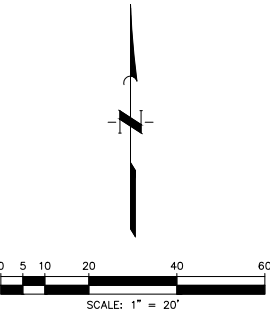


VICINITY MAP

1" = 3000'



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING

SITE DATA TABLE		
Existing Zoning	PD-221R3R-HC	-
Proposed Use	Hotel	-
Site Area	2.657	acres
Building Footprint	16,055	sf
Gross Floor Area	77,507	sf
Building Height	62	ft
Parking Required (1/room)	134	spaces
Parking Required (1/200 sf of meeting space)	7	spaces
Total Parking Required	141	spaces
Parking Provided	141	spaces
Lot Building Coverage	13.9	%
Floor Area Ratio	67.0	%
Impervious Cover	85,917	sf
Impervious Cover	74.2	%
Pervious Cover	29,822	sf
Pervious Cover	25.8	%
Estimated Sewer Flow	48.9	gpm

AMENITY TABLE	
REQUIRED	PROVIDED
MINIMUM OF 125 ROOMS	YES (134 ROOMS)
MINIMUM ROOM SIZE OF 285 SQUARE FEET	YES (300 SF MIN)
INTERIOR CLIMATE CONTROL CORRIDOR	YES
LOBBY/WAITING/ATRIUM AREA (MIN. 750 SF OR 5 SF/GUEST ROOM)	YES (1,800 SF)
RESTAURANT - LIMITED SERVICE	YES
PORTE-COCHERE OR OTHER COVERED AREA	YES
MEETING SPACE 1,200 SF	YES (1,400 SF)
MINIMUM OF 2 ACRES	YES
PROVIDE STAFF 24 HRS/DAY	YES
OPTIONAL	PROVIDED
INDOOR/OUTDOOR POOL (MIN 600 SF WATER SURFACE AREA)	YES (600 SF)
EQUIPPED WEIGHT ROOM/FITNESS CENTER (MIN. 600 SF)	YES (900 SF)
PLAY GROUND	NO
SPORT COURT	NO
JOGGING TRAIL (MIN 1/4 MILE)	NO
GIFT/PANTRY SNACK (MIN. 300 SF)	NO
MEETING SPACE 5,000 SF	NO
FULL SERVICE RESTAURANT (MIN. SEATING CAPACITY OF 35)	NO
OUTDOOR PLAZA (1,000 SF)	YES (1,400 SF)

OWNER:
FRISCO 5 VENTURES LP
4055 VALLEY VIEW LN, SUITE 500
DALLAS, TEXAS 75244
TEL (972) 600-8162
CONTACT: DK Patel
DK@WHITESTONEHM.COM

ARCHITECT:
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780 NORTH WATERS ROAD, SUITE 100
ALLEN, TEXAS 75013
TEL (972) 294-3537 x310
CONTACT: GARY MCCALLA
GARY@MCCALLARIOS.COM

ENGINEER:
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2805 DALLAS PARKWAY, SUITE 600
PLANO, TX 75093
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15305 DALLAS PKWY., STE 300
ADDISON, TX 75001
TEL (800) 680-6630 x1
CONTACT: RODNEY MCNABB
RODNEY@EVERGREENDESIGNGROUP.COM

PD CONDITIONS

- THIS PROPERTY WILL BE PLATTED TO PROVIDE EASEMENTS AND FIRE LANES PRIOR TO ANY DEVELOPMENT.
- A VARIANCE SHALL BE REQUIRED FOR THE FOLLOWING:
 - TO ALLOW A 5' LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE.
 - TO ALLOW FOR A SINGLE LOADING SPACE ON THE WEST SIDE OF THE BUILDING.
 - TO ALLOW 4 COLORS AND GREATER COVERAGE OF SECONDARY COLORS TO MATCH THE HOTEL PROTOTYPE COLORS, AS DEPICTED AND SET FORTH IN THE BUILDING ELEVATIONS (EXHIBIT D).



REVISIONS

REV. NO.	DATE	DESCRIPTION	BY



6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
Shawn Graham, P.E. • sgraham@jonescarter.com • 972.488.3880

DETAIL SITE PLAN

IN CONFORMANCE WITH CONCEPT PLAN

POINT WEST DEVELOPMENT - PD ZONING

PD-221

LOT 1R-8R, BLOCK C
DUKE LESLEY ADDITION

CITY OF COPPELL, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	ACRES	FILE	NO.
AWS	AWS	MARCH 2020	1" = 20'	2.657		