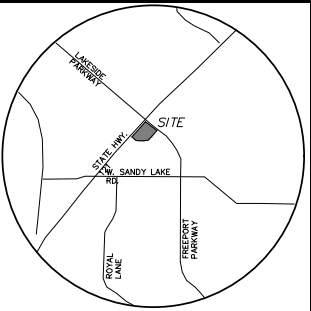
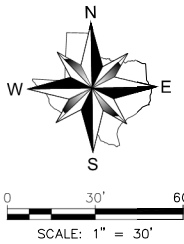


SITE DATA TABLE	
SITE AREA	116,504 S.F. 2.675 AC.
EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED USE	HOTEL
PARKING REQUIRED (1/ROOM)	130
PARKING REQUIRED (1/200 S.F. OF MEETING SPACE)	7
TOTAL PARKING REQUIRED	137
PARKING SPACES PROVIDED	140
HC SPACES REQUIRED	5
HC SPACES PROVIDED	5
BUILDING FOOTPRINT(S.F.)	21,169
GROSS FLOOR AREA (S.F.)	73,200
NUMBER OF STORIES	4
BUILDING HEIGHT	57'
IMPERVIOUS AREA (S.F.)	81,422
PROPOSED LOT COVERAGE	18%
FLOOR AREA RATIO	63%

AMENITY TABLE		
ITEM	REQUIRED	PROVIDED
PARKING	137	YES-140
MINIMUM ACREAGE	2	YES-2.675
MINIMUM NUMBER OF ROOMS	125	YES-130
ALL UNITS ACCESSED FROM INTERIOR CORRIDOR		YES
MINIMUM GUEST ROOM SIZE	285 S.F.	YES-285-330 S.F.
LOBBY/ATRIUM	750 S.F.	YES-3,200 S.F.
CONFERENCE ROOM	1,200 S.F.	YES-1,360 S.F.
PORTE-COCHERE		YES
PROVIDE STAFF 24 HRS/DAY		YES
RESTAURANT - FULL SERVICE		YES
OPTIONAL	REQUIRED- 3	PROVIDED- 5
POOL	600 S.F.	YES-600 S.F.
WORKOUT FACILITY	600 S.F.	YES-1,003 S.F.
PLAYGROUND		NO
SPORTS COURT		NO
JOGGING TRAIL (1/4 MILE MIN.)		NO
GIFT/PANTRY	300 S.F.	YES-320 S.F.
OUTDOOR PLAZA AREA	1,000 S.F.	YES-1,000 S.F.
FULL SERVICE RESTAURANT (MIN 35 SEATS, OPEN TO PUBLIC)		YES

PD CONDITIONS:

1. 10' BUILDING SETBACK ON EAST PROPERTY LINE.
2. GREATER THAN 50% PARKING IN FRONT YARD.
3. PROPERTY MUST BE REPLATTED PRIOR TO ANY PERMITS BEING GRANTED FOR CONSTRUCTION.
4. MUST CONSTRUCT THE OFF-SITE MUTUAL ACCESS EASEMENT/FIRE LANE WITH THIS PROJECT OR CONSTRUCTION ON ADJACENT LOT, WHICHEVER COMES FIRST.
5. THE FOCAL POINT FOR ANY ART/FEATURE IS PROPOSED TO BE SITUATED ON THE PEDESTRIAN ACCESS BETWEEN THE RETAIL AND OFFICE TRACTS TO THE EAST.



VICINITY MAP
NOT TO SCALE



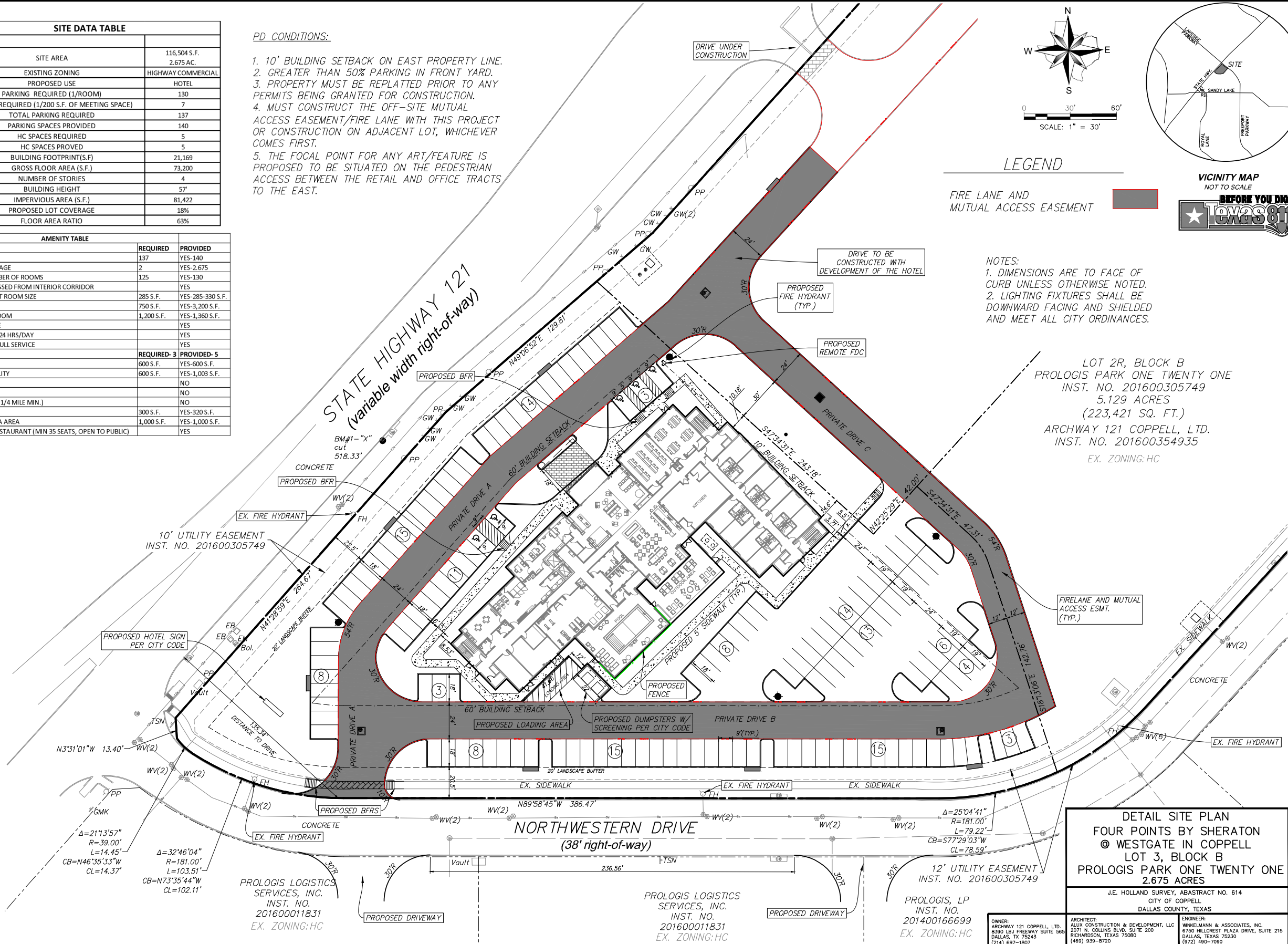
LEGEND

FIRE LANE AND
MUTUAL ACCESS EASEMENT

NOTES:

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. LIGHTING FIXTURES SHALL BE DOWNWARD FACING AND SHIELDED AND MEET ALL CITY ORDINANCES.

LOT 2R, BLOCK B
PROLOGIS PARK ONE TWENTY ONE
INST. NO. 201600305749
5.129 ACRES
(223,421 SQ. FT.)
ARCHWAY 121 COPPELL, LTD.
INST. NO. 201600354935
EX. ZONING: HC



DETAIL SITE PLAN
FOUR POINTS BY SHERATON
© WESTGATE IN COPPELL
LOT 3, BLOCK B
PROLOGIS PARK ONE TWENTY ONE
2.675 ACRES

J.E. HOLLAND SURVEY, ABSTRACT NO. 614
CITY OF COPPELL
DALLAS COUNTY, TEXAS

OWNER:
ARCHWAY 121 COPPELL, LTD.
8390 LBJ FREEWAY SUITE 500
DALLAS, TX 75243
(214) 697-1807

ARCHITECT:
ALUX CONSTRUCTION & DEVELOPMENT, LLC
2071 N. COLLINS BLVD. SUITE 200
RICHARDSON, TEXAS 75080
(469) 939-8720

ENGINEER:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090

PROLOGIS, LP
INST. NO.
201400166699
EX. ZONING: HC

PROLOGIS LOGISTICS
SERVICES, INC.
INST. NO.
201600011831
EX. ZONING: HC

PROLOGIS LOGISTICS
SERVICES, INC.
INST. NO.
201600011831
EX. ZONING: HC

Winkelmann
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090 FAX
(972) 490-7099
Texas Surveyor Registration No. 100866-00
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07/07/2020

DETAIL SITE PLAN
NOT IN CONFORMANCE WITH CONCEPT PD
HIGHWAY 121 & FREEPORT
COPPELL, TEXAS

SP-1