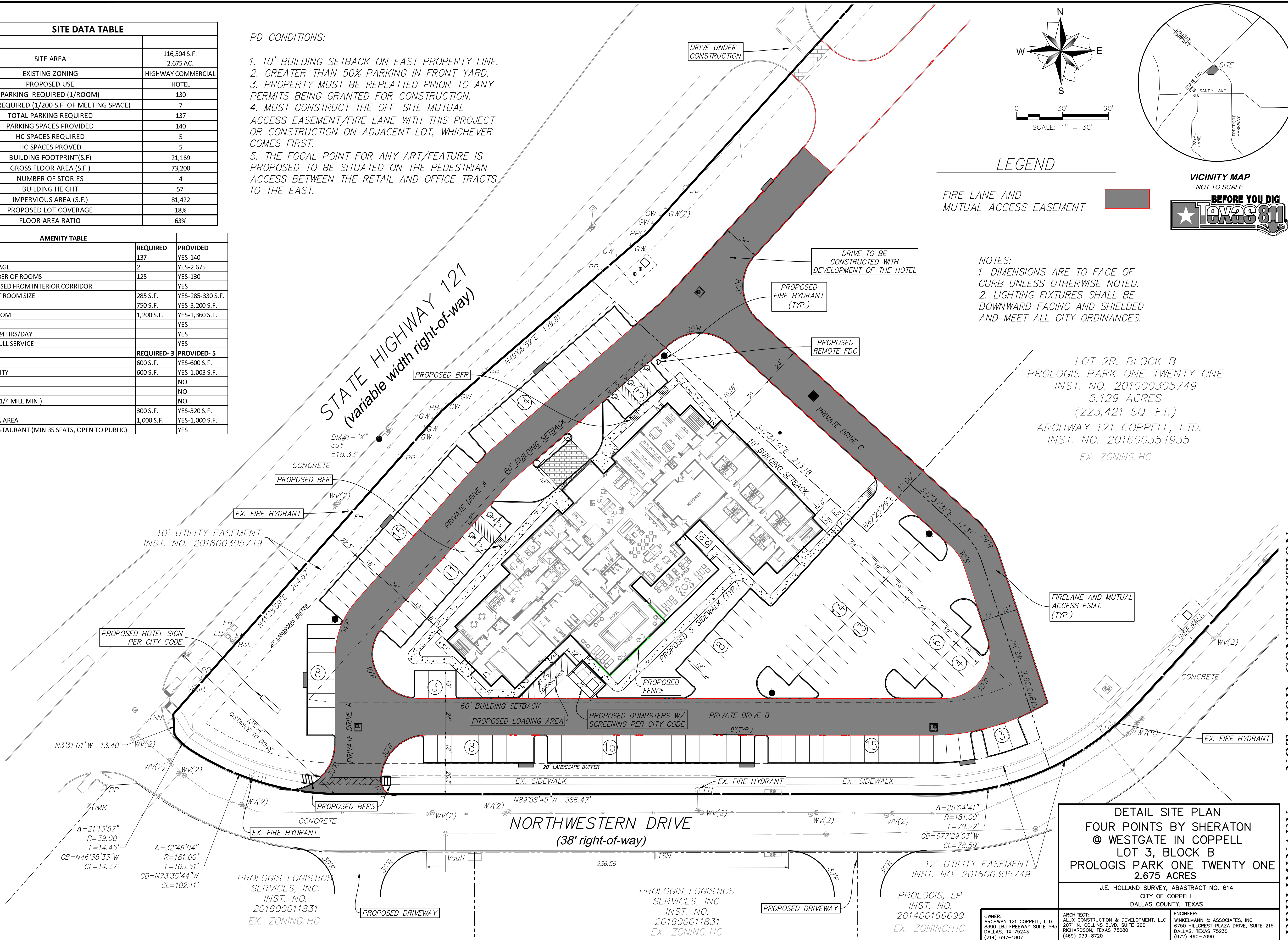


SITE DATA TABLE	
SITE AREA	116,504 S.F. 2.675 AC.
EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED USE	HOTEL
PARKING REQUIRED (1/ROOM)	130
PARKING REQUIRED (1/200 S.F. OF MEETING SPACE)	7
TOTAL PARKING REQUIRED	137
PARKING SPACES PROVIDED	140
HC SPACES REQUIRED	5
HC SPACES PROVIDED	5
BUILDING FOOTPRINT(S.F.)	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 REPLATED 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.



REVISION	DATE	NO.
6.		
5.		
4.		
3.		
2.		
1.		

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS • SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TELEPHONE: (972) 480-7090
FAX: (972) 480-7099
E-MAIL: info@winkelmanna.com
WWW.WINKELMANN-AND-ASSOCIATES.COM

07/07/2020

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

SP-1