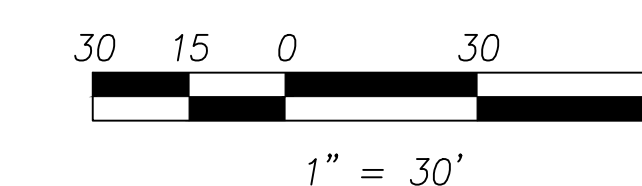
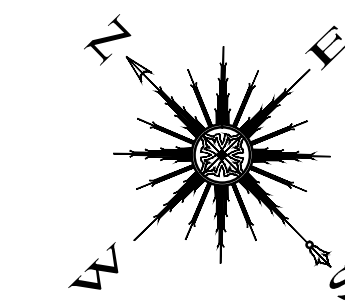


LOCATION MAP



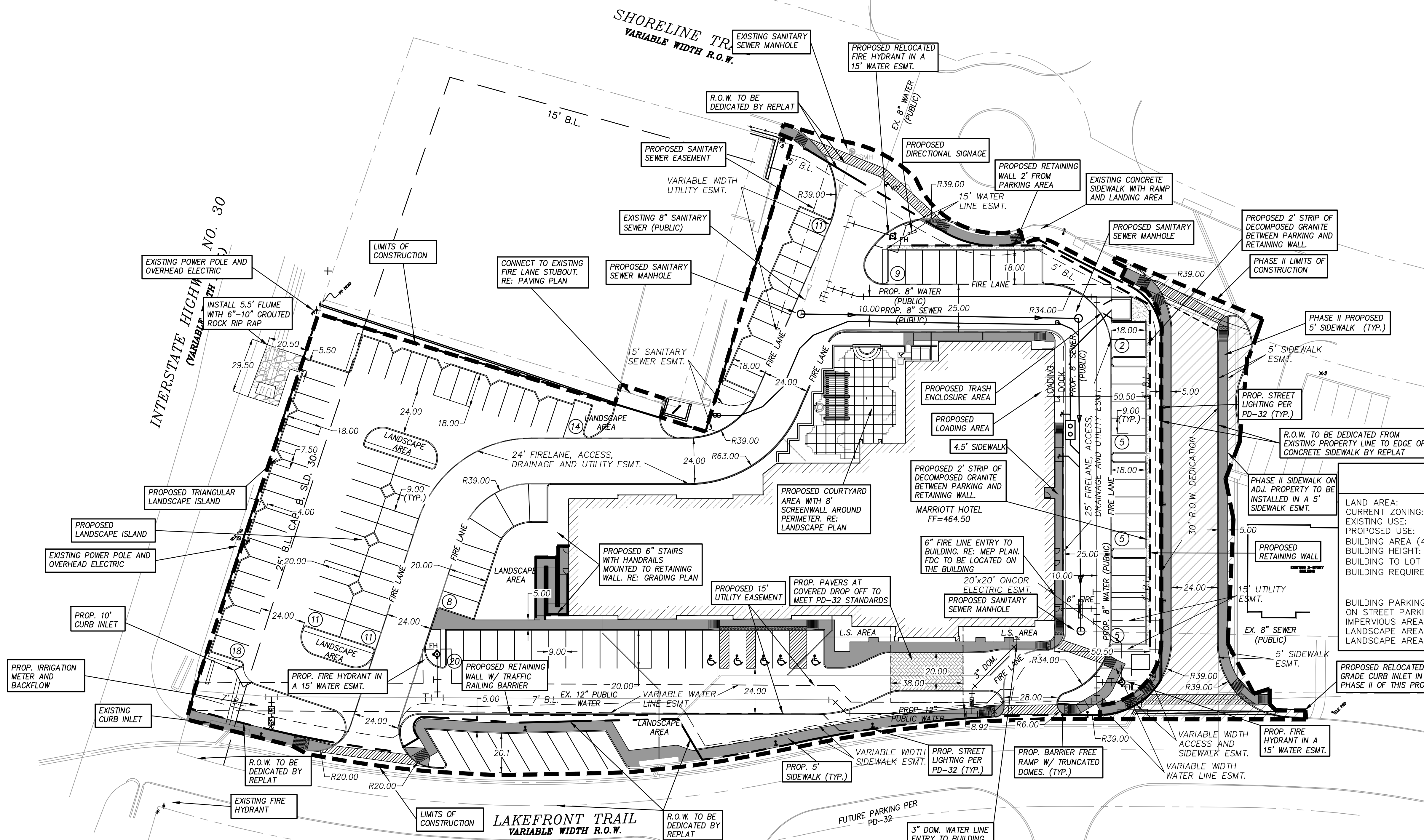
LEGEND



SITE INFORMATION

LAND AREA:	2.968 ACRES (129,286 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±73,000 S.F. (24,400 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	62 FT.
BUILDING TO LOT COVERAGE:	24,400/129,286=18.9% → 18.9%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=105 SPACES
	CONFERENCE AREA: 1/250 S.F. → 3,000/250=12
	=117 TOTAL
BUILDING PARKING PROVIDED:	118 TOTAL (INCLUDES 5 HANDICAP SPACES)
ON STREET PARKING PROVIDED:	5
IMPERVIOUS AREA:	109,607 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	19,149 S.F.

NOTE:  
 - EXISTING CITY AND FRANCHISE UTILITIES AND EASEMENTS ARE IN CONFLICT WITH THE LOCATION OF THE PROPOSED MARRIOTT BUILDING. THESE UTILITIES AND EASEMENTS ARE TO BE REMOVED AND RELOCATED. NEW EASEMENT LOCATIONS WILL BE REPLATTED.  
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.



Revision	Date	Description

Ownter:  
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 Dallas, TX 75231  
 Phone: (214) 890-9225

**SPRINGHILL SUITES**  
**Marriott**

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
 Texas Registered Engineering Firm F-7449

7/5/2017

Drawn By: F.C. CUNY  
 Checked By: F.C. CUNY

Date: 05/15  
 Project No.: -

Sheet Title:  
**Site Plan**

Scale: 1" = 30'  
 Sheet No.: 5 of 11

SP 2014-034

RECORD DRAWING

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