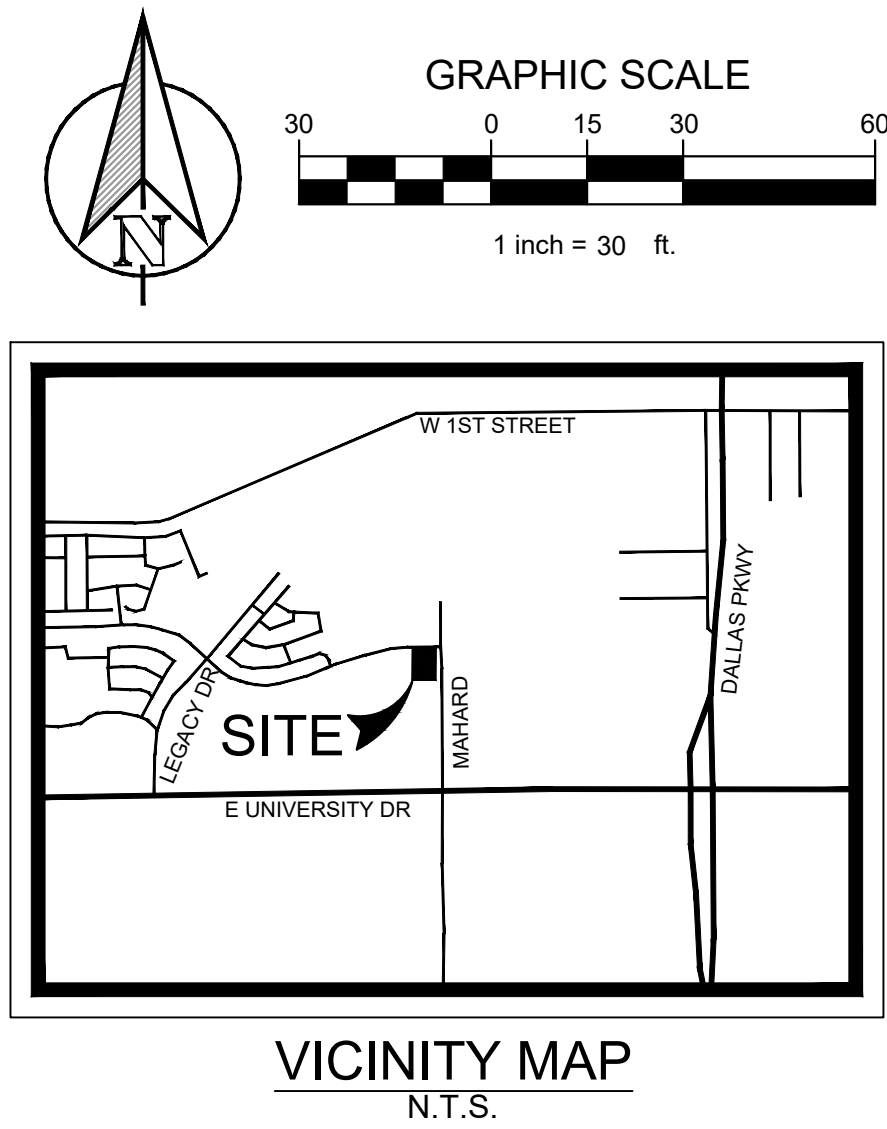
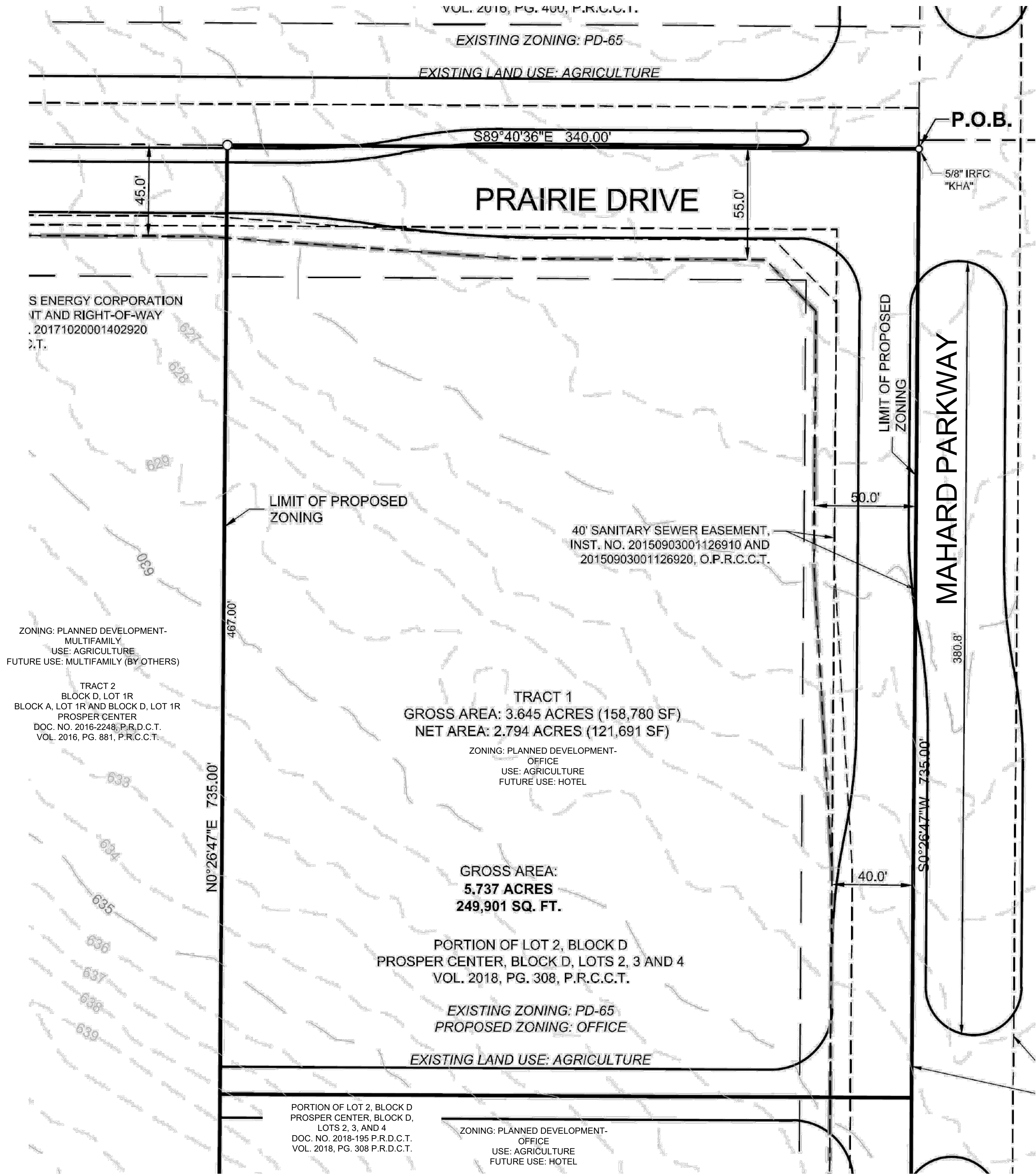


PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 1/14/2022 9:57 AM
 LOCATION: X:\SHARED\PROJECTS\SITE PLAN - PROSPER TX\CADD\SHEETS\EXH-A EXHIBIT A.DWG
 LAST SAVED: 1/14/2022 9:57 AM



CASE #:-		
PROSPER HOTEL		
EXHIBIT A		
DEVELOPER: SHYANA HOSPITALITY MANAGEMENT LLC 6401 ELDARADO PKWY, STE 338 MCKINNEY, TX 75070 EMAIL: DIPAL0102@GMAIL.COM CONTACT NAME: DIPAL PATEL		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE		
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE		
LEGAL DESCRIPTION: TRACT 1 PORTION OF LOT 2, BLOCK D PROSPER CENTER, BLOCK D, LOTS 2, 3 AND 4 VOL. 2018, PG. 308, P.R.C.C.T.		
CITY: PROSPER	STATE: TEXAS	
COUNTY: COLLIN	SURVEY: COLLIN CO SCHOOL LAND SURVEY	ABSTRACT NO. 147

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	01/10/2022
SHEET	
EXH-A	
File No. 2017-128	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: MATT MOORE
P.E. No. 95813 Date: 01/07/2022

PROSPER HOTEL
PRAIRIE DRIVE AND
MAHARD PARKWAY
PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT A

Being a 5.74 acre tract or parcel of land situated in the Collin County School Land Survey, Abstract Number 147 in Collin County, Texas and being a portion of Lot 2, Block D, of the Revised Conveyance Plat of Prosper Center, recorded in Volume 2018, Page 308 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod stamped "KHA" found at the Northeast corner of said Lot 2;

THENCE South 00°26'47" West, with the East line of said Lot 2, a distance of 735.00 feet;

THENCE over and across said Lot 2 the following courses and distances:

North 89°40'36" West, a distance of 340.00 feet;

North 00°26'47" East, a distance of 735.00 feet the North line of said Lot 2;

THENCE South 89°40'36" East, with the North line of said Lot 2, a distance of 340.00 feet to the **POINT OF BEGINNING** and containing 5.74 acres of land more or less.

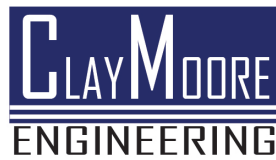


Exhibit B

January 18, 2022

Mr. Alex Glushko
Planning Manager
Town of Prosper
250 W. First Street
Prosper, Texas 75078

Re: PD Zoning Request
Prosper Hotel – 5.74 Acre Tract
Letter of Intent

Dear Alex,

Please let this letter serve as the Letter of Intent for the PD Zoning request associated with the proposed hotel development located at the intersection of Mahard/Prairie Drive. The subject tract is currently zoned office based PD. This proposed PD zoning would accommodate the development of a hotel use on approximately 5.74 acres in accordance with the attached zoning site plan exhibit. The specific PD standards requested as part of this submittal are further detailed in Exhibit C attached.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymore Engineering, Inc.
301 S. Coleman, Suite 40
Prosper, TX 75078
817-201-6982

A handwritten signature in blue ink, appearing to read 'Matt Moore'.

Matt Moore, P.E.

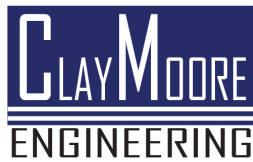


Exhibit C – Planned Development Standards

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) shall apply. Except as noted below, the Tract shall develop in accordance with the Office (O) District, as it exists or may be amended.

1. Development Plans:

A. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.

B. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.

C. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.

2. Uses: Uses shall be permitted in accordance with the Office (O) District with the addition of the following:

A. Limited Service Hotel

3. Regulations: Regulations shall be permitted in accordance with the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) and only modified as follows:

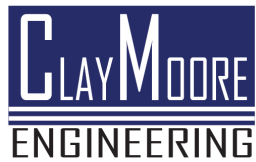
A. Maximum Height:

a. Limited-Service Hotel uses shall be no greater than Four (4) stories or Fifty-Five (55) feet in height.

b. Limited-Service Hotel uses shall be subject to Access to guest rooms shall be restricted to exclusively to interior corridors.

c. External balconies and walkways shall be set back 200 feet from any residential zoning district.

d. Limited Service Hotel shall provide management staff on site 24 hours a day.



e. Limited Service Hotel shall provide the following amenities.

- A 1000 square foot conference room
- Outdoor pool
- Fitness center
- Jogging trail
- Outside patio with Webber Grill, fire pit, darts and cornhole
- Daily housekeeping service
- Daily breakfast

f. Utility Easements shall be allowed to overlap required landscape setbacks, buffers, and easements.



CLAY MOORE
ENGINEERING

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer MATT MOORE
P.E. No. 95813 Date 06/29/2022

**PROSPER PREMIER HOTEL
MARRIOTT TOWN PLACE SUITE
PRAIRIE DRIVE AND
MAHARD PARKWAY
PROSPER, TEXAS**

[illegible]

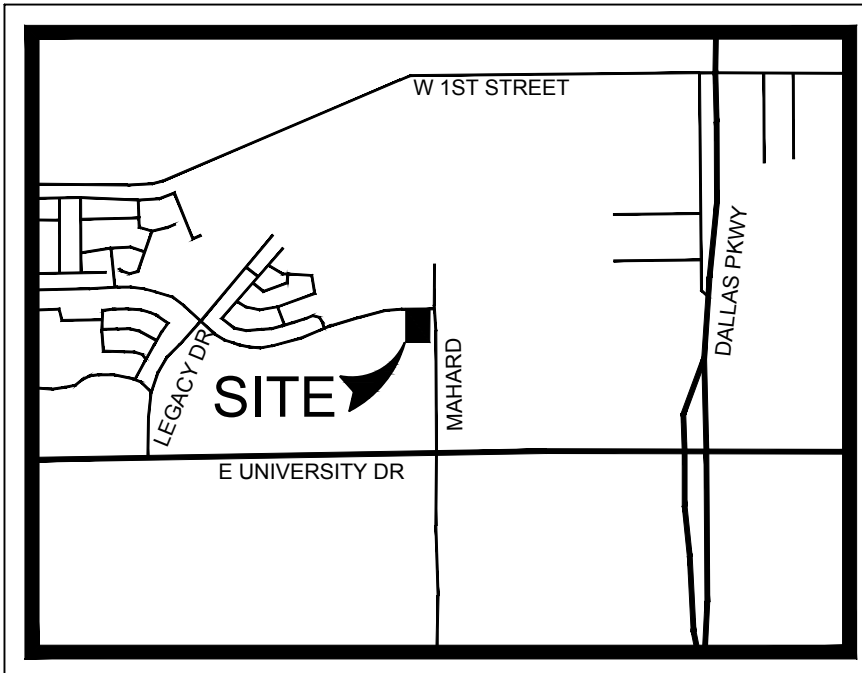
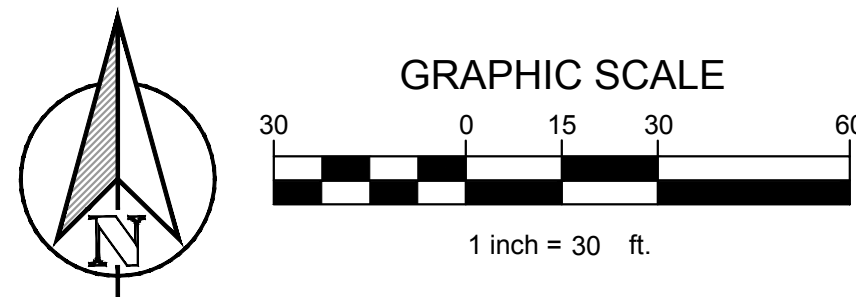
EXHIBIT D

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	05/27/2022







SHEET

EXH-D

File No. 2017-128



VICINITY MAP
N.T.S.

LEGEND	
	FIRE LANE PER TOWN OF PROSPER STANDARDS
	CONCRETE PER TOWN OF PROSPER STANDARDS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPPING

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (77,484 TOTAL SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS	
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
TRACT 1 LOT 2, BLOCK D, PROSPER CENTER	OFFICE	HOTEL	2.80	121,950	50,487	50 FT	4	50% MAX	10.3%	0.5:1 MAX	0.41	1 PER ROOM	112	112	5	6	86,444	71%	35,506	29%

[illegible]

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 3/29/2023 12:18 PM
 LOCATION: Z:\PROJECTS\PROJECT
 LAST SAVED: 3/29/2023 12:11 PM

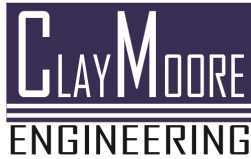


Exhibit E – Prosper Hotel PD

Below is an anticipated project schedule for the proposed Prosper Hotel Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town – 1/18/22

Zoning Approval from Town – 6/12/22

Development of the hotel will depend on market demands but we would anticipate that the project will proceed immediately for permit and construction given the necessary approvals.

Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Moore', is written over a light blue horizontal line.

Matt Moore, P.E.

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

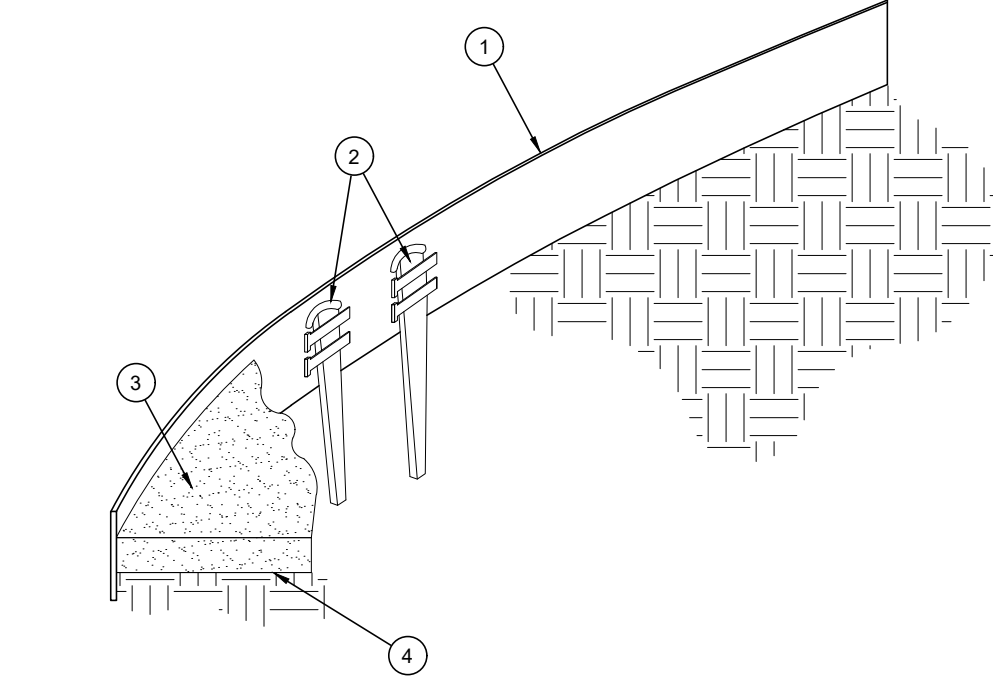
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BAILED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COJ-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

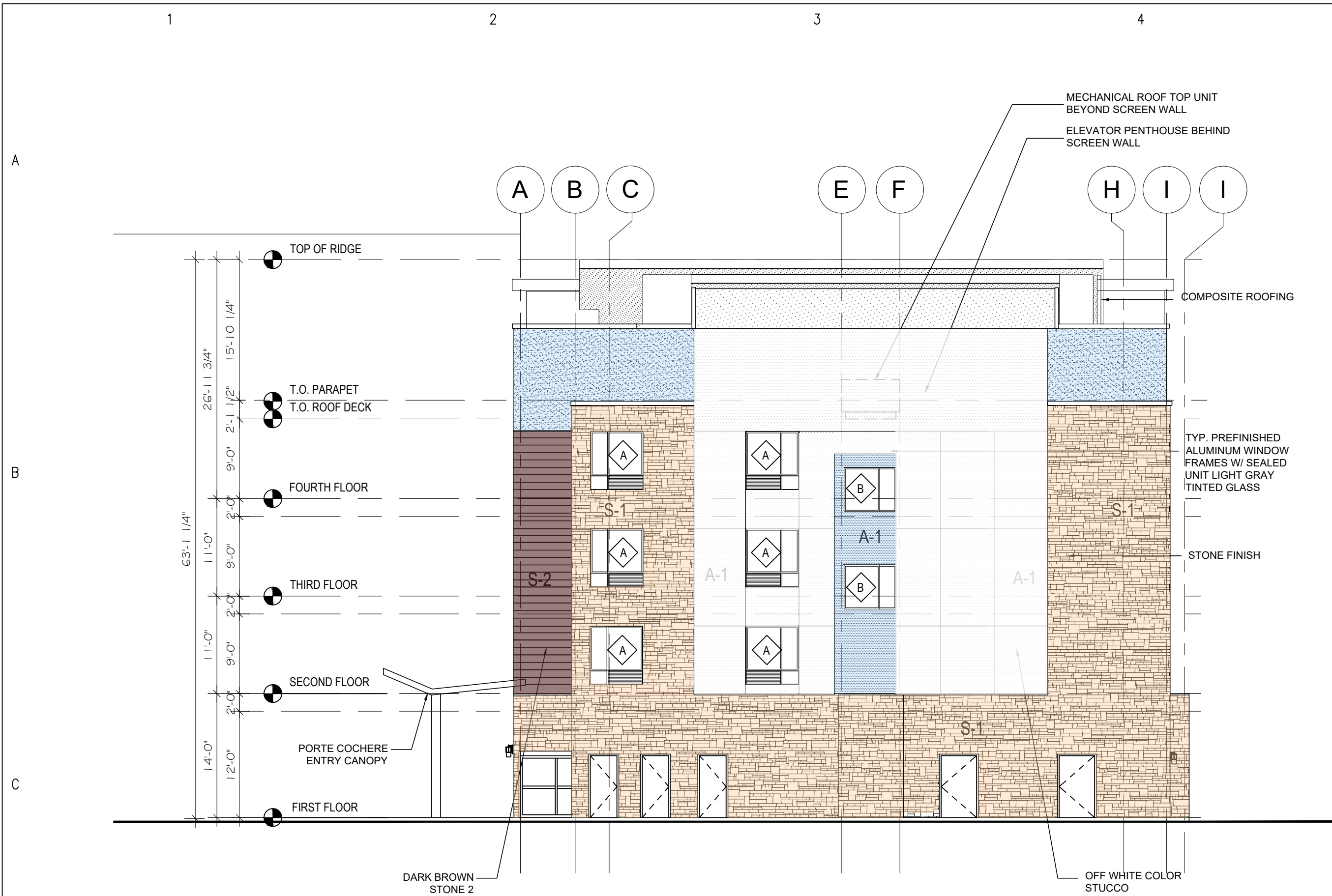
METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND 10" A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 3. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 4. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SODDING
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
7. CLEAN UP
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
9. PLANT GUARANTEE AND REPLACEMENTS
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
10. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.





2 NORTH ELEVATION
3/32" = 1'-0"

MATERIAL CALCULATIONS-OVERALL W/OUT WINDOW		
	AREA	PERCENTAGE
STONE - 1	11,972	38%
STUCCO	15,595	50%
STONE - 2	3,635	12%
TOTAL	31,202	100%

MATERIAL CALCULATIONS-EAST W/OUT WINDOW		
	AREA	PERCENTAGE
STONE - 1	4,580	36%
STUCCO	6,418	51%
STONE - 2	1,663	13%
TOTAL	12,661	100%

MATERIAL CALCULATIONS-NORTH W/OUT WINDOW		
	AREA	PERCENTAGE
STONE - 1	1,601	47%
STUCCO	1,656	49%
STONE - 2	144	4%
TOTAL	3,401	100%

MATERIAL CALCULATIONS-OVERALL W/ WINDOW		
	AREA	PERCENTAGE
STONE - 1	11,972	33%
STUCCO	15,595	43%
STONE - 2	3,635	10%
WINDOW	5,200	14%
TOTAL	36,402	100%

MATERIAL CALCULATIONS-EAST W/ WINDOW		
	AREA	PERCENTAGE
STONE-1	4,580	31%
STUCCO	6,418	44%
STONE-2	1,663	11%
WINDOW	1,917	13%
TOTAL	14,578	100%

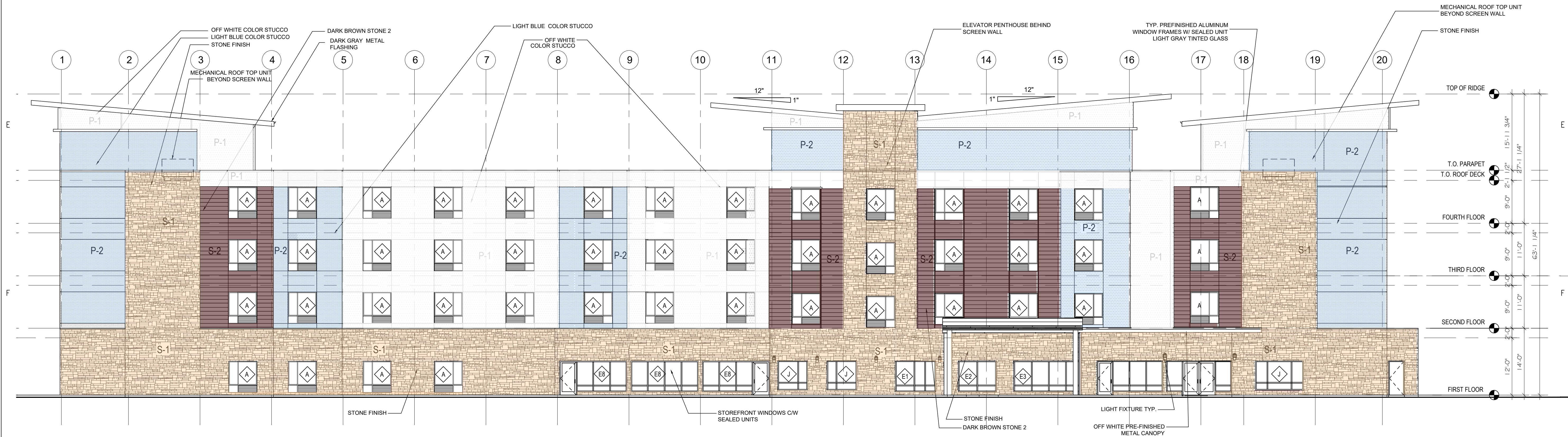
MATERIAL CALCULATIONS-NORTH W/ WINDOW		
	AREA	PERCENTAGE
STONE-1	1,601	43%
STUCCO	1,656	45%
STONE-2	144	4%
WINDOW	300	8%
TOTAL	3,701	100%

MATERIAL LEGEND:

- S1 STONE FINISH
P1 OFF WHITE COLOR STUCCO
P2 GRAY COLOR STUCCO
W1 DARK BROWN STONE 2
- INDICATES 1" SEALED UNIT WINDOW IN CLEAR ANODIZED ALUMINUM FRAMES WITH VARYING SIZES

- GENERAL NOTES:
- This Facade Plan is for conceptual purposes only. all building plans require review and approval from the Building Inspections Division.
 - All mechanical equipment shall be screened from public view. rooftop mounted equipment shall be screened by a parapet wall or screening wall. screening walls shall be the specifications of the Zoning Ordinance.
 - When permitted, exposed utility boxes and conduits shall be painted to match the building.
 - All signage areas and locations are subject to approval by the Building Inspections Division.
 - Windows shall have a maximum exterior visible reflectivity of ten (10) percent.
 - Any deviation from the approved Facade Plan will require re-approval by the Town of Prosper.

- SPECIAL NOTES:
- A MINIMUM 4'X4' BUILDING MATERIAL MOCK-UP BOARD MUST BE CONSTRUCTED AT THE SITE AND INSPECTED BY THE PLANNING DIVISION PRIOR TO VERTICAL CONSTRUCTION.



1 EAST ELEVATION
3/32" = 1'-0"

Exhibit F

CONSULTANT:

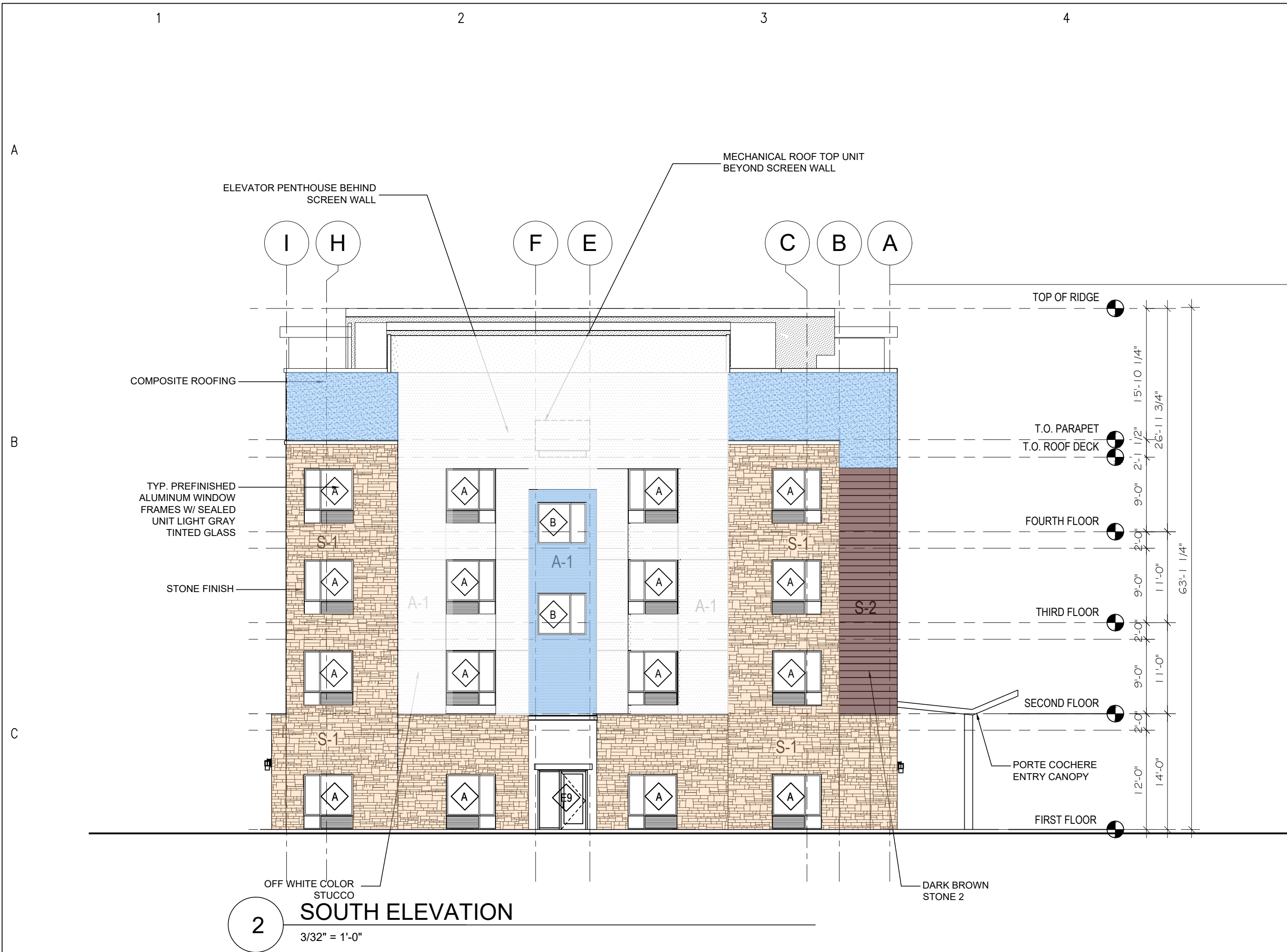
TownePlace-logo.tif

TownePlace Suites - MARRIOTT
PRAIRIE DRIVE AND MAHARD PARKWAY
PROSPER, TEXAS - 75078
FOR
PROSPER PREMIER HOTEL, LLC
6401 EL DARADO PKWY, STE 338
MCKINNEY, TX 75070
EMAIL: DIPAL0102@GMAIL.COM

30% FRANCHISE SUBMISSION		3/4/2023
ISSUE	DESCRIPTION	DATE
PROFESSIONAL SEALS		

EXTERIOR ELEVATIONS		
DRAWN BY	CHECKED BY	PRP
PROJECT NUMBER	PROJECT ABBREVIATION	
DATE	CURRENT DOCUMENTATION STAGE	PERMIT
13 FEBRUARY 2022		
DRAWING NUMBER		

A210



MATERIAL CALCULATIONS-WEST W/OUT WINDOW		
	AREA	PERCENTAGE
STONE	4,476	37%
STUCCO	5,869	49%
WALL PANEL	1,619	14%
TOTAL	11,964	100%

MATERIAL CALCULATIONS-SOUTH W/OUT WINDOW		
	AREA	PERCENTAGE
STONE-1	1,315	41%
STUCCO	1,652	52%
STONE-2	209	7%
TOTAL	3,176	100%

GENERAL NOTES:

- This Facade Plan is for conceptual purposes only. all building plans require review and approval from the Building Inspections Division.
- All mechanical equipment shall be screened from public view. rooftop mounted equipment shall be screed by a parapet wall or screening wall. screening walls shall be the specifications of the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by the Building Inspections Division.
- Windows shall have a maximum exterior visible reflectivity of ten (10) percent.
- Any deviation from the approved Facade Plan will require re-approval by the Town of Prosper.

SPECIAL NOTES:

- A MINIMUM 4'X4' BUILDING MATERIAL MOCK-UP BOARD MUST BE CONSTRUCTED AT THE SITE AND INSPECTED BY THE PLANNING DIVISION PRIOR TO VERTICAL CONSTRUCTION.

MATERIAL CALCULATIONS-WEST W/ WINDOW		
	AREA	PERCENTAGE
STONE-1	4,476	31%
STUCCO	5,869	41%
STONE-2	1,619	11%
WINDOW	2,285	16%
TOTAL	14,249	100%

MATERIAL CALCULATIONS-SOUTH W/ WINDOW		
	AREA	PERCENTAGE
STONE-1	1,315	34%
STUCCO	1,652	43%
STONE-2	209	5%
WINDOW	698	18%
TOTAL	3,874	100%

MATERIAL LEGEND:

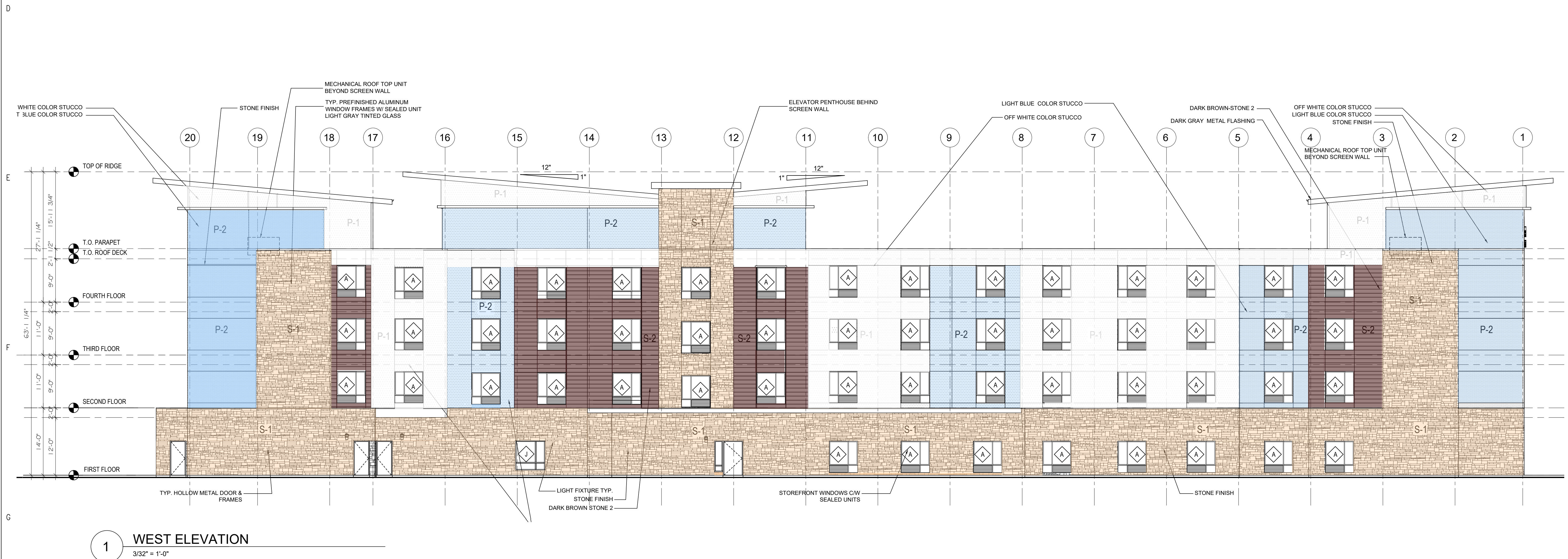
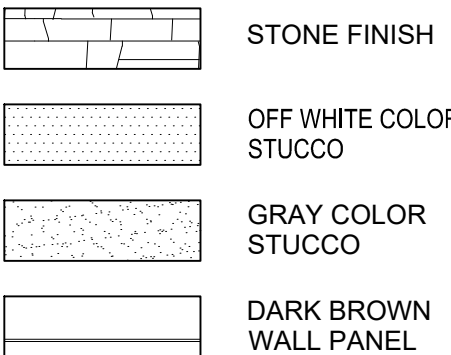
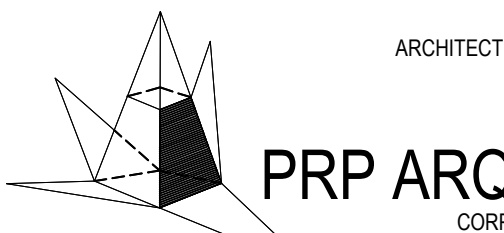


Exhibit F



ARCHITECTURE-URBAN PLANNING-INTERIOR DESIGN

PRP, ARQ, corp.

3 Colonial Court
Frisco, Texas 75034
tel: 972 900 3104
email: ppatel2030@gmail.com
www.praparq.com

FRISCO TEXAS USA

CONSULTANT:

TownePlace-logo.tif

TownePlace Suites - MARRIOTT
PRAIRIE DRIVE AND MAHARD PARKWAY
PROSPER, TEXAS - 75078

FOR
PROSPER PREMIER HOTEL, LLC
6401 EL DARADO PKWY, STE 338
MCKINNEY, TX 75070
EMAIL: DIPAL0102@GMAIL.COM

30% FRANCHISE SUBMISSION 3/4/2023

ISSUE DESCRIPTION DATE

PROFESSIONAL SEALS

EXTERIOR
ELEVATIONS

DRAWN BY CHECKED BY PRP

PROJECT NUMBER PROJECT ABBREVIATION

DATE 13 FEBRUARY 2022 CURRENT DOCUMENTATION STAGE PERMIT

DRAWING NUMBER

A211