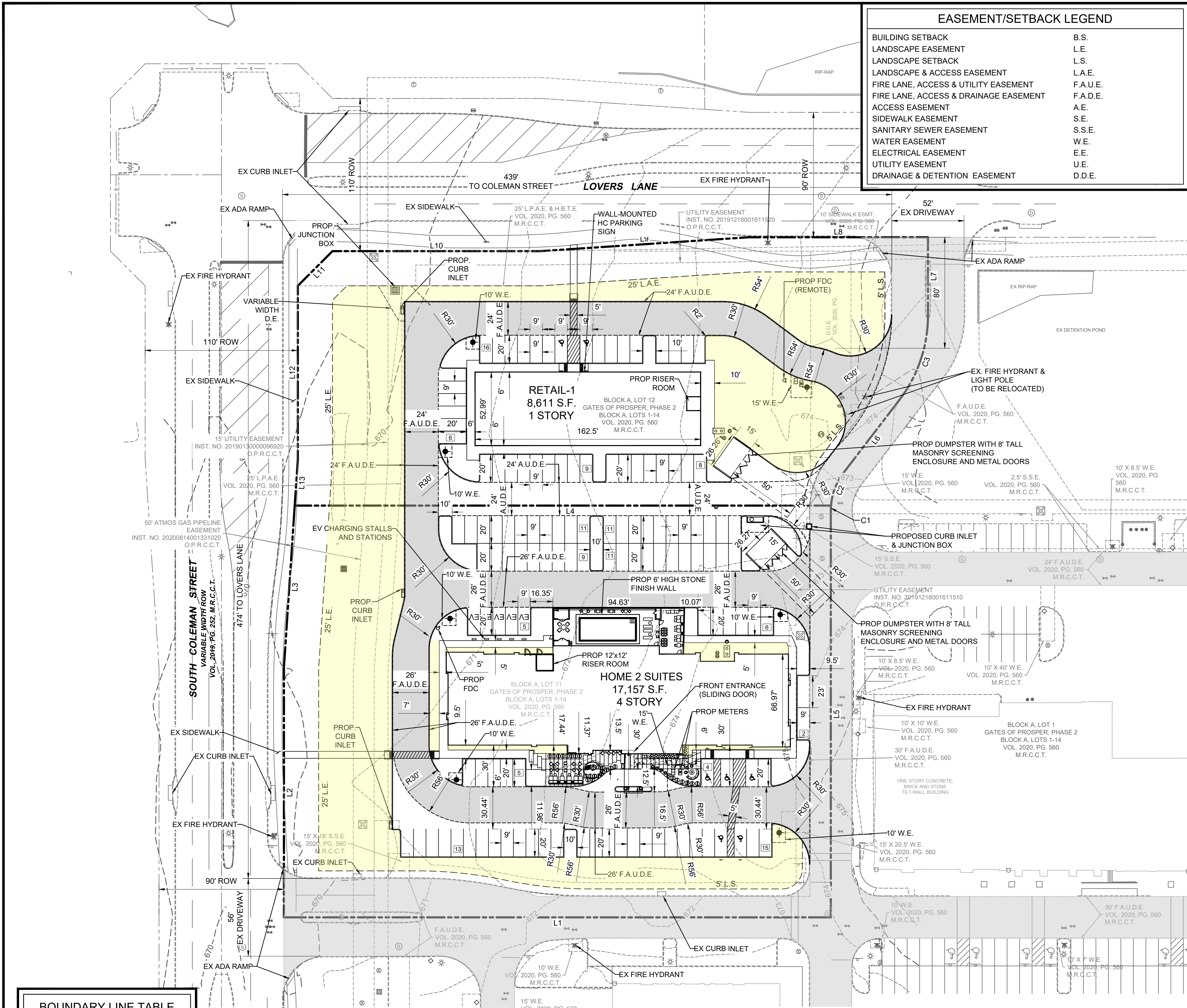




EASEMENT/SETBACK LEGEND			
BUILDING SETBACK		B.S.	
LANDSCAPE EASEMENT		L.E.	
LANDSCAPE SETBACK		L.S.	
LANDSCAPE & ACCESS EASEMENT		L.A.E.	
FIRE LANE, ACCESS & UTILITY EASEMENT		F.A.U.E.	
FIRE LANE, ACCESS & DRAINAGE EASEMENT		F.A.D.E.	
ACCESS EASEMENT		A.E.	
SIDEWALK EASEMENT		S.E.	
SANITARY SEWER EASEMENT		S.S.E.	
WATER EASEMENT		W.E.	
ELECTRICAL EASEMENT		E.E.	
UTILITY EASEMENT		U.E.	
DRAINAGE & DETENTION EASEMENT		D.D.E.	

EXISTING LEGEND			
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING	
1/2" IR SET	WATER VALVE	CONCRETE	
5/8" IR FOUND	FIRE HYDRANT	GRAVEL	
3/8" IR FOUND	SIGN	BRICK	
60-D NAIL FOUND	UTILITY POLE	STONE	
PK NAIL SET	WATER METER	WOOD DECK	
1/2" IP FOUND	GAS METER	BUILDING WALL	
X-FOUND	A.C. PAD	TILE	
X-SET	TRANS. BOX	BUILDING LINE	
1" IR FOUND	GAS MARKER	EASEMENT	
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY	
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE	
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE	
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE	
TELE. BOX	CHAINLINK FENCE		
CABLE BOX	WOOD FENCE		
ELECTRIC BOX	PIPE RAIL FENCE		
BRICK COLUMN	COVERED AREA		
STONE COLUMN	ASPHALT		
STORM DRAIN MH.	FIRE LANE STRIPE		
SAN. SEW. CO.	BRICK RET. WALL		
BOLLARD POST	STONE RET. WALL		
LIGHT POLE	CON. RET. WALL		
SAN. SEW. MH.	TELE. MH.		
WATER MH.			

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
EXISTING FIRE LANE	
STRIPING	
OPEN SPACE	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

NO EXISTING TREES ON SITE

LOT 11 SITE DATA SUMMARY TABLE	
ZONING:	PD-67 (MIXED USE)
PROPOSED USE:	HOTEL
LOT AREA (EXCLUDING ROW):	2.67 ACRES (116,454 S.F.)
BUILDING AREA:	17,157 S.F.
BUILDING HEIGHT:	45'-0"
LOT COVERAGE:	14.7%
FLOOR AREA RATIO:	0.15
NUMBER OF GUEST ROOMS:	119
REGULAR PARKING REQUIRED:	119 SPACES
1 SP PER BEDROOM	
REGULAR PARKING PROVIDED:	87 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	92 SPACES
OPEN SPACE REQUIRED:	8,151.78 S.F. (7%)
OPEN SPACE PROVIDED:	22,561.05 S.F. (19.38%)
INTERIOR LANDSCAPING REQUIRED:	11,645 S.F. (10%)
INTERIOR LANDSCAPING PROVIDED:	34,519 S.F. (29.60%)
IMPERVIOUS AREA:	81,935 S.F. (70.4%)

LOT 12 SITE DATA SUMMARY TABLE	
ZONING:	PD-67 (MIXED USE)
PROPOSED USE:	RETAIL
LOT AREA (EXCLUDING ROW):	1.86 ACRES (80,888 S.F.)
BUILDING AREA:	8,611 S.F.
BUILDING HEIGHT:	30'
LOT COVERAGE:	10.65%
FLOOR AREA RATIO:	0.107
REGULAR PARKING REQUIRED:	35 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	37 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	39 SPACES
OPEN SPACE REQUIRED:	5,662.16 S.F. (7%)
OPEN SPACE PROVIDED:	22,650.87 S.F. (28.00%)
INTERIOR LANDSCAPING REQUIRED:	8,089 S.F. (10%)
INTERIOR LANDSCAPING PROVIDED:	39,039 S.F. (48.30%)
IMPERVIOUS AREA:	41,849 S.F. (51.7%)

CASE NUMBER: D22-0103

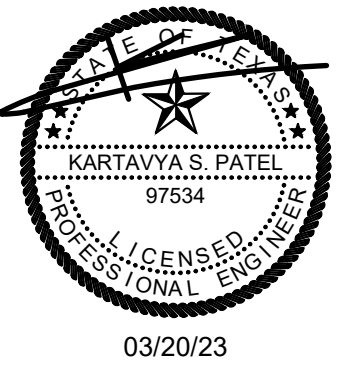
FLOOD PLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J DATED JUNE 2, 2009, OF THE NATIONAL INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, PE PHONE: 469-331-8566	DEVELOPER SUPERHOST HOSPITALITY, LLC 1823 ABRITER COURT NAPERVILLE, ILLINOIS 60563 CONTACT: SAMIR LAKHANY PHONE: 260-418-2249
SURVEYOR KIMLEY-HORN 6160 WARREN PARKWAY, SUITE 210 FRISCO, TEXAS 75034 CONTACT: MICHAEL MARX, RPLS PHONE: 972-335-3580	ARCHITECT STUDIO RED DOT 10000 NCX, SUITE 1045 DALLAS, TEXAS 75231 CONTACT: SABRINA BALA, AIA 469-941-4145
OWNER GOP #2, LLC 1 COWBOYS WAY FRISCO, TEXAS 75034	



NO.	DATE	DESCRIPTION	BY
1	12-05-22	1st PRELIMINARY SITE PLAN	EB
2	03-20-23	2nd PRELIMINARY SITE PLAN	KP
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PRELIMINARY SITE PLAN-1
HOME 2 SUITE INN
SEC LOVERS LANE AND SOUTH COLEMAN STREET
CITY OF PROSPER
COLLIN COUNTY, TEXAS 75078
GATES OF PROSPER, BLOCK A, LOT 11 & LOT 12

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	03/20/23	SCALE BAR	103--22	C-3.0

TX. P.E. FIRM #11525

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	394.00'	S90°00'00"W
L2	180.00'	S00°00'00"E
L3	116.95'	S03°48'11"W
L4	386.37'	N90°00'00"W
L5	293.06'	S00°00'00"E
L6	65.94'	S37°27'22"W
L7	56.41'	S00°00'00"W
L8	129.00'	N90°00'00"E
L9	150.33'	N86°11'09"E
L10	150.00'	N90°00'00"E
L11	35.36'	S45°00'00"W
L12	125.00'	N00°00'00"E
L13	33.39'	S03°48'51"W

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	3.61'	45.00'	004°35'49"	3.61'	S02°17'54"W
C2	25.81'	45.00'	032°51'33"	25.46'	S21°01'35"W
C3	65.37'	100.00'	037°27'22"	64.22'	N18°43'41"E

ADDITIONAL CITY NOTE:

1. 7% of net lot area is required to be provided as open space. The following shall not be included: vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention ponds.

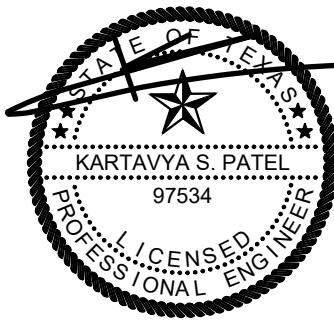
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UTILITY EASEMENT	U.E.		
DRAINAGE & DETENTION EASEMENT	D.D.E.		

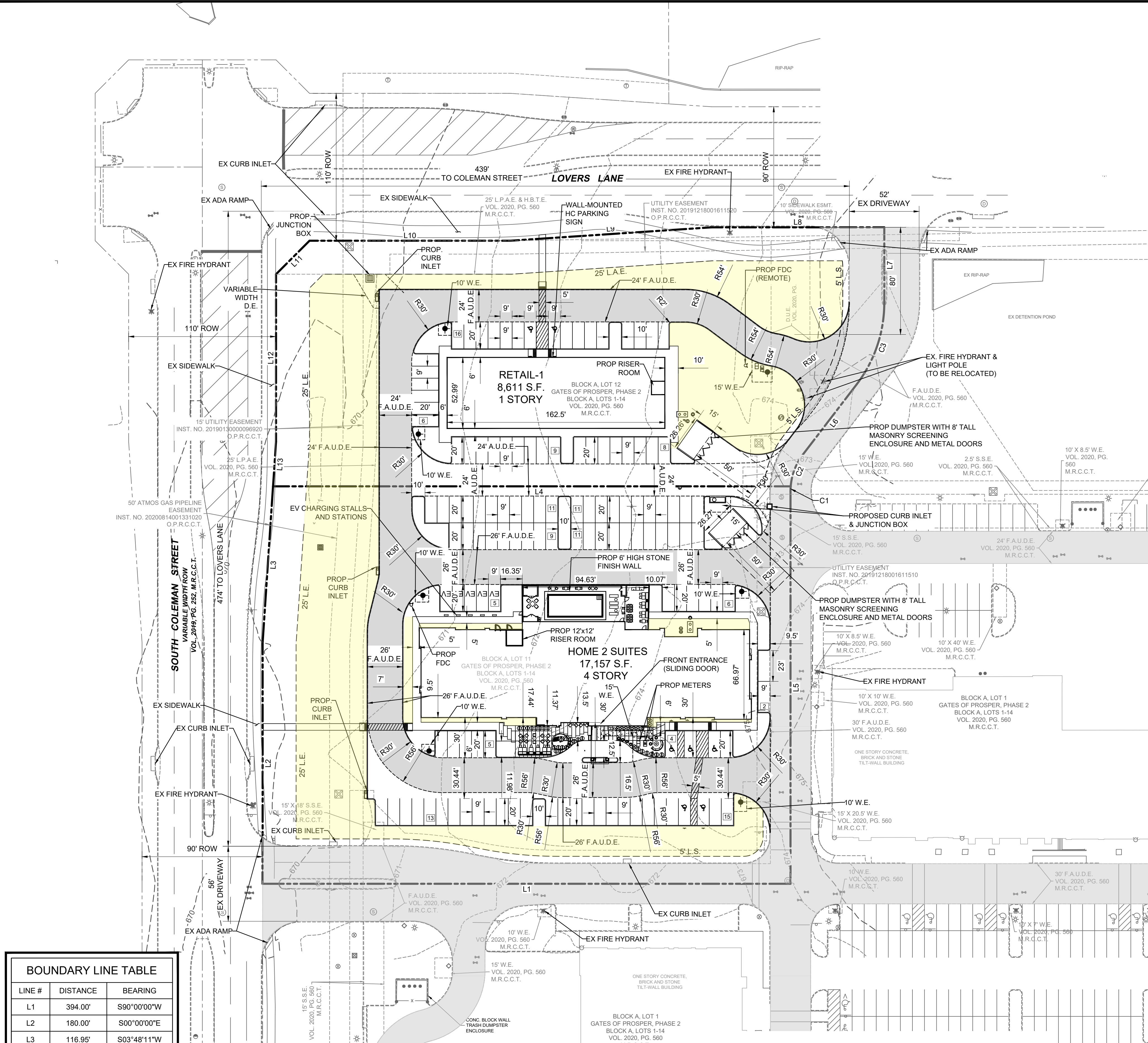


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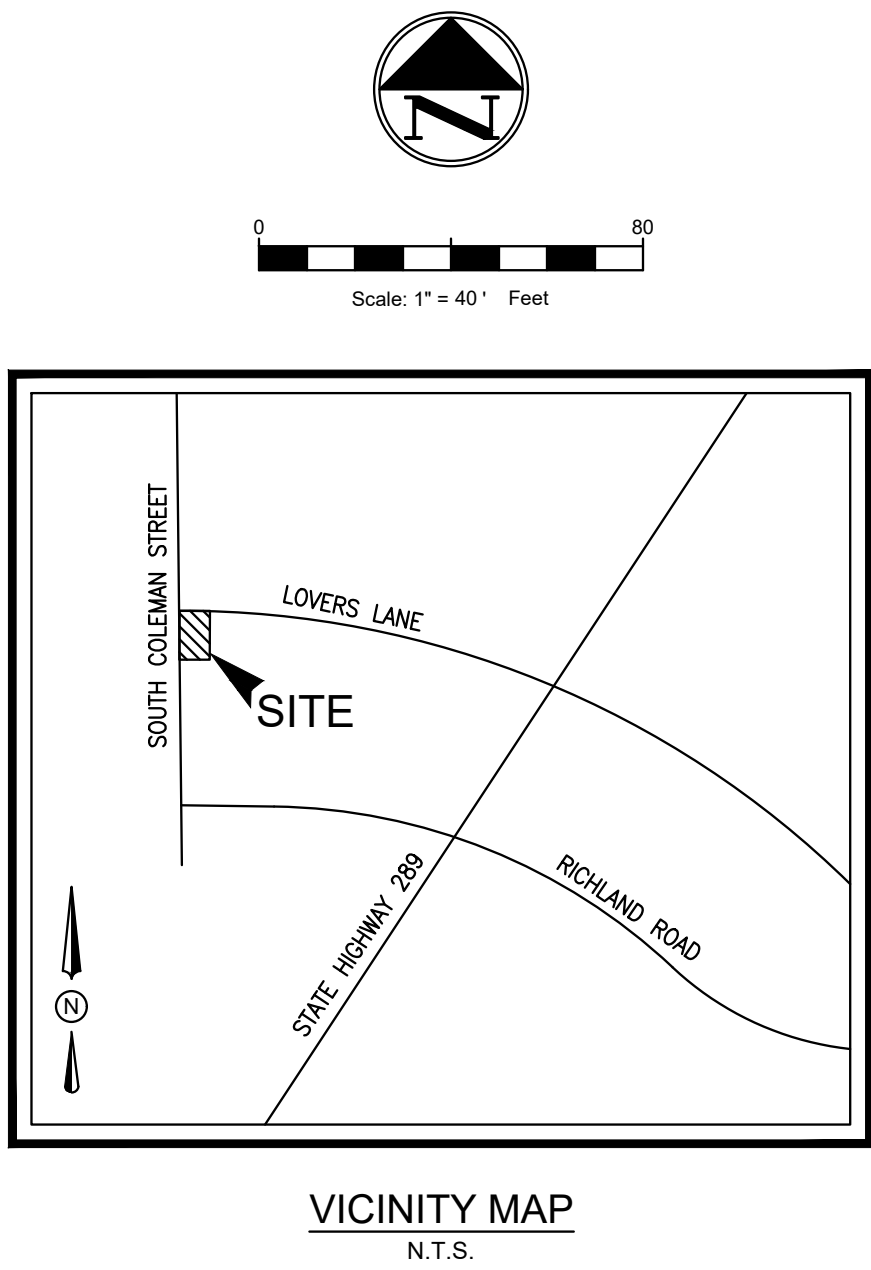
CASE NUMBER: D22-0103

PRELIMINARY SITE PLAN-2					
HOME 2 SUITE INN					
SEC LOVERS LANE AND SOUTH COLEMAN STREET					
CITY OF PROSPER					
COLLIN COUNTY, TEXAS 75078					
GATES OF PROSPER, BLOCK A, LOT 11 & LOT 12					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 McDermott Drive, Allen, TX 75013					
Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	03/20/23	SEE SCALE BAR	103--22	C-3.0
TX. P.E. FIRM #11525					



CITY GENERAL NOTES:

- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be always maintained for the property.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements.
- Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot-wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Landscape around the Fire Hydrant shall be no higher than 12 inches at the mature height. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3. R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies." Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the proscribed distances listed above.
- A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of Parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m²) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Preliminary Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- Landscape easements must be exclusive of any other type of easement, as applicable.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.



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NO EXISTING TREES ON SITE