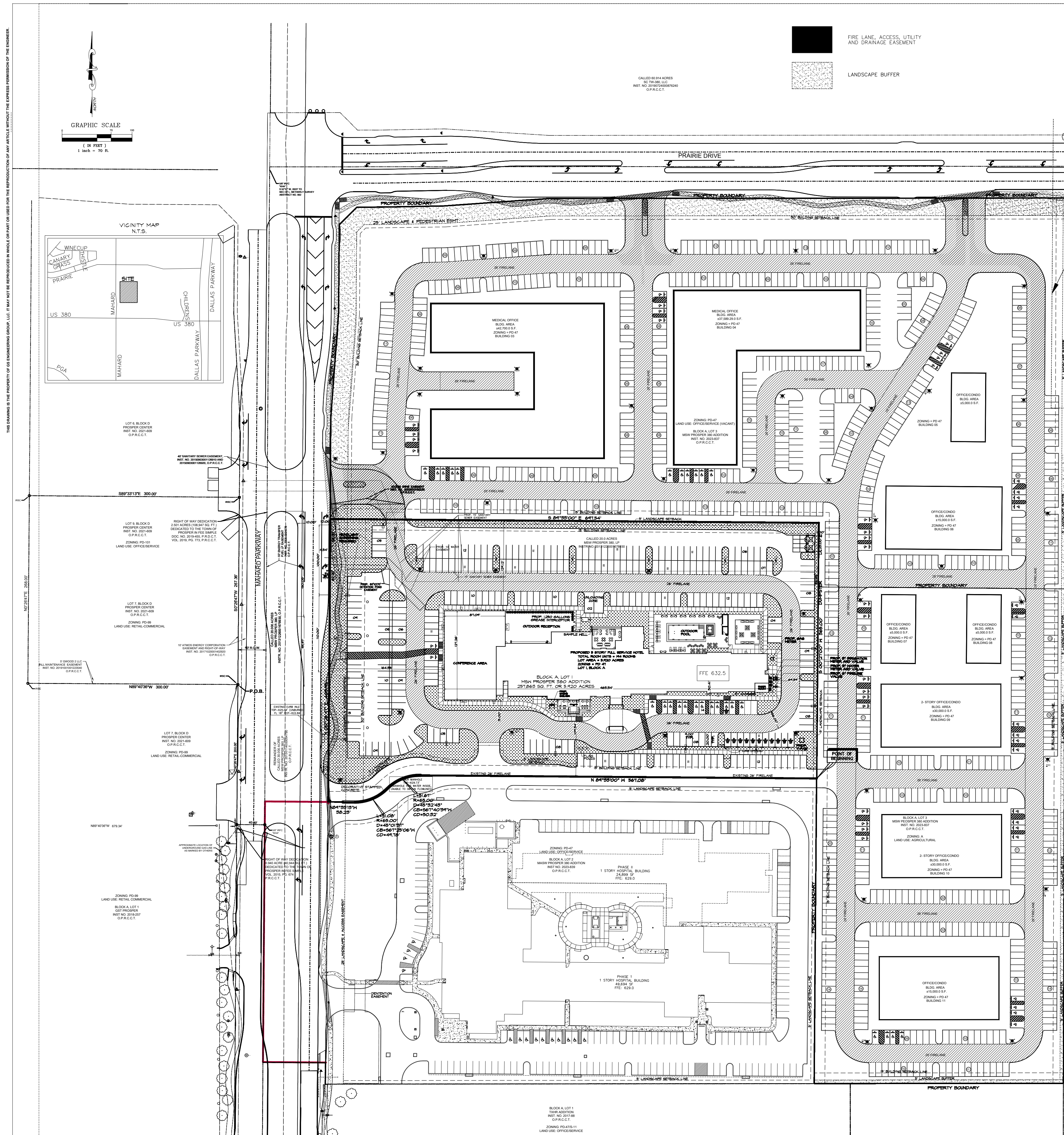


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40' SANITARY
SEWER EASEMENT
INST. NO.
20190206000124290
O.P.R.C.C.T.

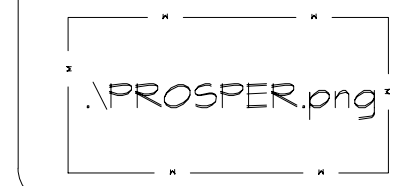
CALLED 72.2412
ACRES
CHILDREN'S HEALTH
SYSTEM OF TEXAS
INSTR. NO.
20190418000418890
O.P.R.C.C.T.

TOWN OF PROSPER GENERAL SITE PLAN NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. 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.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. 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.
7. 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.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

CONSULTANTS

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REVISIONS

No.	Date	Action
1	9/6/2023	ADDRESSED 7/7/23 TOWN COMMENTS
2	11/14/2023	ADDRESSED 11/2/23 TOWN COMMENTS
3	12/19/2023	ADDRESSED 12/13/23 TOWN COMMENTS
4	1/4/2024	ADDRESSED 1/2/24 TOWN COMMENTS
5	5/2/2024	ADDRESSED 4/30/24 TOWN COMMENTS

PROJECT NAME
HILTON HOMEGOOD SUITES
Garden Inn
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
PROSPER, TEXAS

DRAWING NAME

PRELIMINARY SITE PLAN

Drawn By : UE
Checked By : UE
Issue Date : 1/4/2024
Scale : GS 0021215

SEAL

NOT VALID WITHOUT SEAL

LOT 1:																	
BLOCK	BUILDING	ZONING	PROPOSED USE	LOT AREA (sq.ft.)	LOT AREA (ac.)	LOT COVERAGE (sq.ft.)	BLDG. AREA (sq.ft.)	BLDG. HT. (ft.)	FLOOR AREA RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	INTERIOR PARKING LANDSCAPING REQUIRED (S.F.)	INTERIOR PARKING LANDSCAPING PROVIDED (S.F.)	OPEN SPACE PROVIDED (S.F.)	OPEN SPACE PROVIDED (S.F.)
A	2	PD 47	FULL-SERVICE HOTEL	257,875.0	5.92	220,180.65	132,365	72'-4.25"	0.51	1 SP/42/200 = 171 SP 							

BLOCK	BUILDING	ZONING	LOT AREA (sq. ft.)	LOT AREA (ac.)	BLDG. AREA (sq. ft.)	BLDG. HT. (ft.)	FLOOR AREA RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	INTERIOR PARKING LANDSCAPING REQUIRED (S.F.)	INTERIOR PARKING LANDSCAPING PROVIDED (S.F.)	OPEN SPACE PROVIDED (S.F.)	OPEN SPACE PROVIDED (S.F.)
A	3	PD 47	199,901	4.59	42,725.04	34'-0"	0.23	1 SP/42/200 = 171 SP	175 SP	9	9			13,993	25.7% (51,414)
A	4	PD 47	181,757	4.17	37,589.29	60'-0"	0.21	1 SP/42/200 = 150 SP	238 SP	10	10			12,723	20.3% (36,982)
A	5	PD 47	69,594	1.60	5,000.0	34'-0"	0.07	1 SP/42/200 = 15 SP	55 SP	3	4			4,872	51.8% (36,043)
A	6	PD 47	60,552	1.39	15,000.0	34'-0"	0.25	1 SP/42/200 = 42 SP	67 SP	3	8			4,238	27.2% (16,678)
A	7	PD 47	22,383	0.51	5,000.0	34'-0"	0.22	1 SP/42/200 = 15 SP	23 SP	1	2			1,568	40.3% (9,028)
A	8	PD 47	22,211	0.51	5,000.0	34'-0"	0.23	1 SP/42/200 = 15 SP	23 SP	1	2			1,555	37.6% (8,350)
A	9	PD 47	64,997	1.19	30,000.0	40'-0"	0.46	1 SP/42/200 = 86 SP	86 SP	4	8			4,550	21.6% (14,057)
A	10	PD 47	67,106	1.54	30,000.0	40'-0"	0.45	1 SP/42/200 = 86 SP	86 SP	4	8			4,697	20.60% (13,828)
A	11	PD 47	73,936	1.70	15,000.0	34'-0"	0.20	1 SP/42/200 = 42 SP	95 SP	4	8			5,176	29.84% (22,066)
			762,447.0	17.20	185,314.33			625 SP	850 SP	39	59	18,650.0	42,414.0	53,372	27.34% (108,446)

NOTE:
DUMPSTER PLACEMENT ON LOT 3 WILL BE DETERMINED WITH THE SITE PLAN.

HILTON HOMEGOOD SUITES
Garden Inn
MSW PROSPER 380 ADDITION
BLOCK A LOT 1 AND LOT 3
CASE NO. DEVAPP-23-0102
FACILITY # HGI PROSPER 58965
MAHARD PARKWAY
TOWN OF PROSPER, TEXAS
PRELIMINARY SITE PLAN

OWNER/DEVELOPER:
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EMAIL: ptree@ptree.com

OWNER/DEVELOPER:
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PHONE: 972-221-1199
EMAIL: kshah@mswprospectx.com

ENGINEER:
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