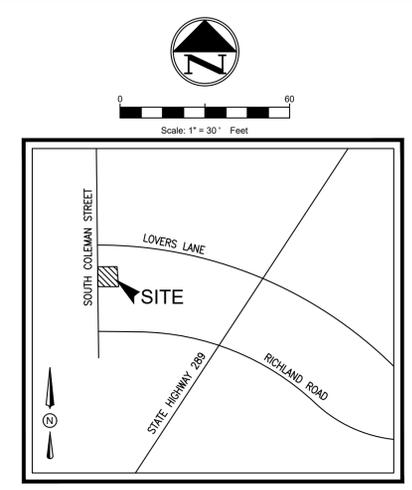


### LOT 11 SITE DATA SUMMARY TABLE

ZONING:	PD-67 (MIXED USE)
PROPOSED USE:	HOTEL (LIMITED SERVICE)
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
TOTAL REQUIRED REGULAR PARKING:	92 SPACES
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%)

### EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE EASEMENT	L.E.
LANDSCAPE SETBACK	L.S.
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.
ELECTRIC VEHICLE UTILITY EASEMENT	EV
UTILITY EASEMENT	U.E.
BARRIER FREE RAMP	B.F.R.



### TOWN OF PROSPER SITE PLAN GENERAL NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER 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.
- OCCUPATION 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 ENTRIES 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 THE 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 BULBS OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED 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 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 FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.
- 92 PARKING SPACES WERE APPROVED BY THE TOWN OF PROSPER PLANNING & ZONING COMMISSION ON APRIL 4, 2023.

### EXISTING LEGEND

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

### SITE LEGEND

CONCRETE CURB	SAW-CUT LINE
FENCE	---
FIRE LANE	---
EXISTING FIRE LANE	---
STRIPING	---
LANDSCAPE AREA	---
OPEN SPACE AREA	---
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	---

### WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	3"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	8"	

### 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.

### 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.

- ### PROVIDED AMENITIES ARE BELOW
- INDOOR/ OUTDOOR POOL
  - WEIGHT ROOM/ FITNESS CENTER
  - SPA/SAUNA
  - GAME ROOM

### BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 90°00'00" E	386.37'
L2	S 00°00'00" E	293.06'
L3	S 90°00'00" W	394.00'
L4	N 00°00'00" E	180.00'
L5	N 03°48'51" E	116.92'

### NO EXISTING TREES ON SITE

NO.	DATE	DESCRIPTION	BY
1	12-05-22	1st PRELIMINARY SITE PLAN	EB
2	03-20-23	2nd PRELIMINARY SITE PLAN	EB
3	05-25-23	1st CITY SUBMITTAL	KP
4	07-03-23	2nd CITY SUBMITTAL	KP
5	07-12-23	3rd CITY SUBMITTAL	KP

**CASE NUMBER: DEVAPP-23-104**

**SITE PLAN**

**HOME 2 SUITE INN**

**2.67 ACRES**

**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**

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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

