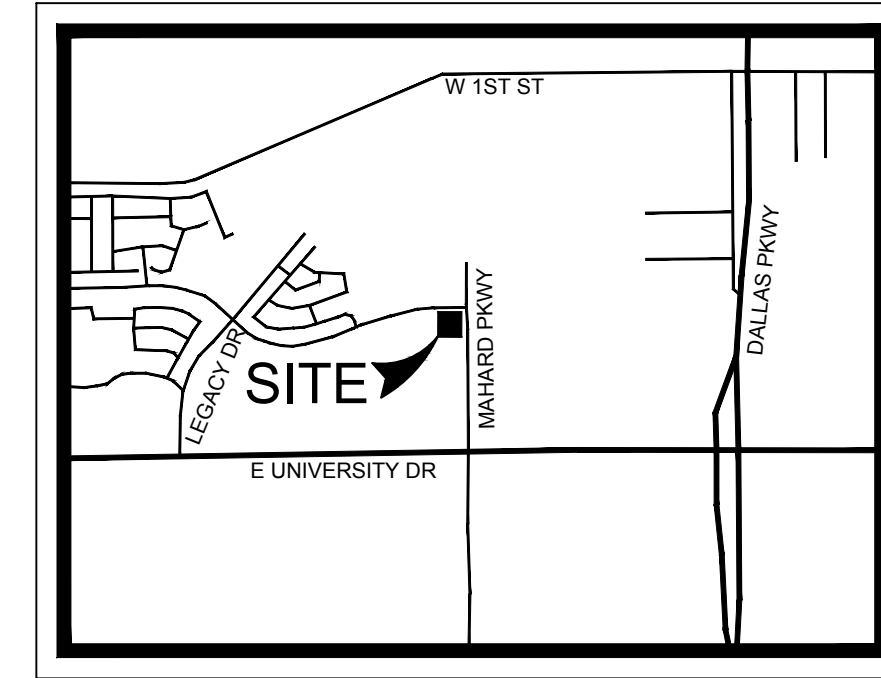


**PROSPER PREMIER HOTEL
 MARRIOTT TOWN PLACE SUITE
 PRAIRIE DRIVE AND
 MAHARD PARKWAY
 PROSPER, TEXAS**

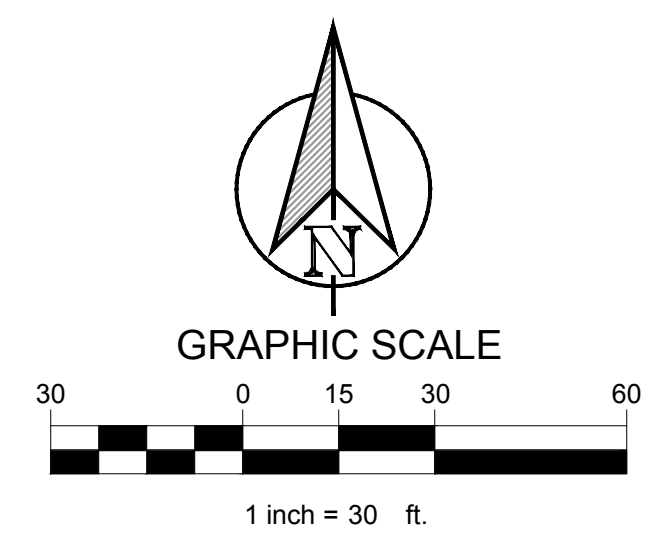
NO.	DATE	REVISION	BY

SITE PLAN

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	DD
DATE:	10/10/2024
SHEET	
SP-1	



VICINITY MAP
N.T.S.

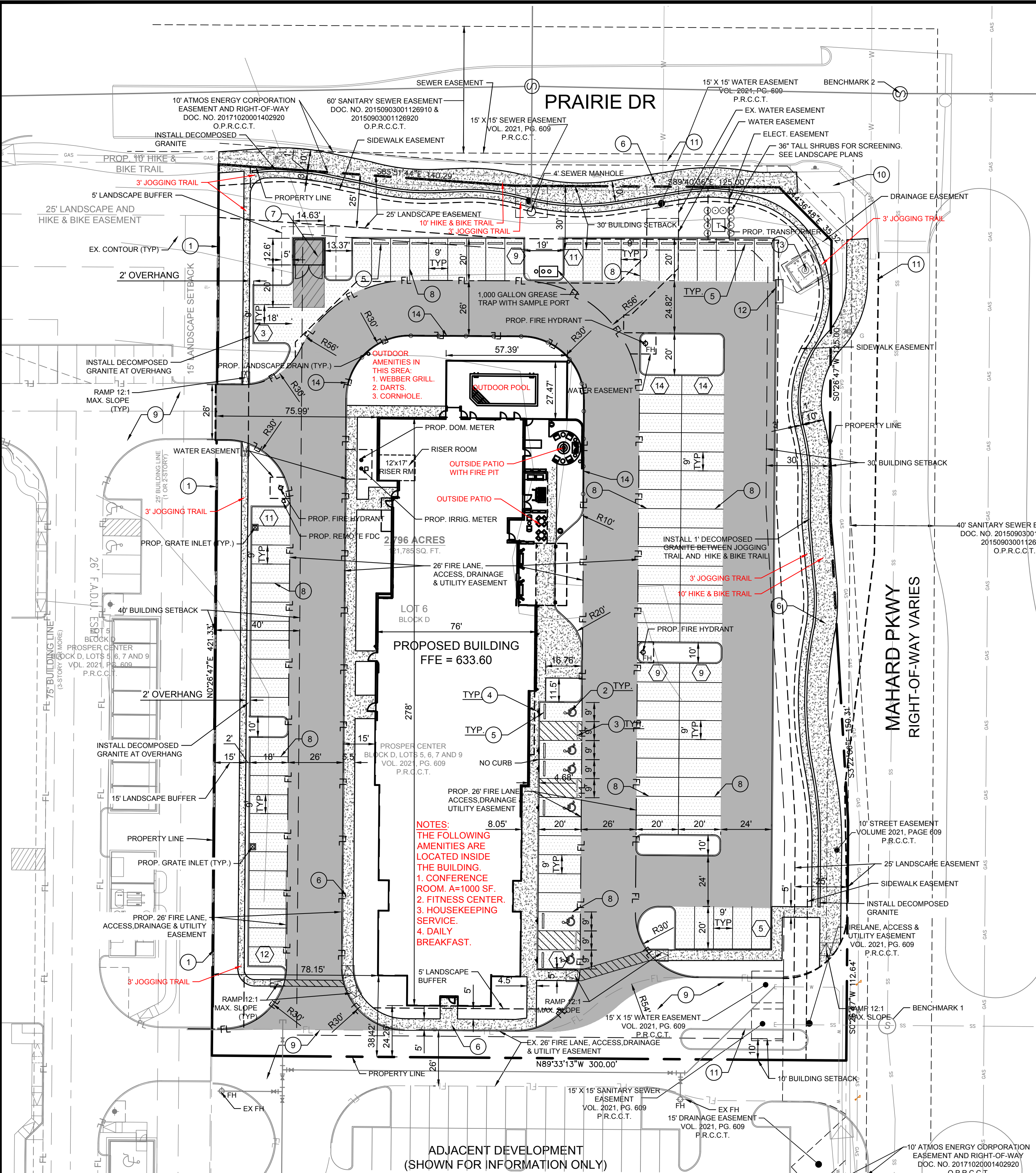


LEGEND	
	CONCRETE PAVEMENT
	FIRE LANE CONCRETE PAVEMENT
	PUBLIC CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	6' MASONRY SCREEN WALL
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	PROPOSED 8' HIGH DUMPSTER AREA AND ENCLOSURE MATERIAL: MASONRY
⑧	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑨	EXISTING PAVEMENT BY OTHERS
⑩	EXISTING SIDEWALK
⑪	EXISTING CURB & GUTTER
⑬	EXISTING WYE INLET TO BE REMOVED
⑭	RETAINING WALL WITH 42" GUARD RAIL PER ARCH. DETAILS

SITE PLAN GENERAL NOTES:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- 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.
- 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.
- 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 *



OUTDOOR AMENITIES:
 1. OUTDOOR POOL
 2. JOGGING TRAIL
 3. OUTSIDE PATIO WITH WEBBER GRILL, FIRE PIT, DARTS AND CORNHOLE.

NOTES:
 THE FOLLOWING AMENITIES ARE LOCATED INSIDE THE BUILDING:
 1. CONFERENCE ROOM, A=1033 SF.
 2. FITNESS CENTER
 3. HOUSEKEEPING SERVICE
 4. DAILY BREAKFAST.

NOTE:
 ALL HVAC / MECH. EQUIPMENTS ARE LOCATED ON THE ROOF AND SCREENED WITH PARAPET WALLS.

SIZE	TYPE	QUANTITY	REMARKS
2"	DOMESTIC	1	PROPOSED
1"	IRRIGATION	1	PROPOSED

	TOTAL SITE AREA (SF)	IMPERVIOUS (SF)	PERVIOUS (SF)	% IMPERVIOUS
EXISTING SITE	121,785	7,303	114,482	6.00
PROPOSED SITE	121,785	92,189	29,596	75.70

ZONING	PROPOSED USED	GROSS LOT AREA	LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR AREA RATIO	BUILDING HT	NUMBER OF STORIES	PARKING REQUIREMENT	REQUIRED PARKING	PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	IMPERVIOUS AREA	PERCENT IMPERVIOUS	REQUIRED PARKING LOT LANDSCAPING	PROVIDED PARKING LOT LANDSCAPING	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
PD-122 (OFFICE)	HOTEL (LIMITED SERVICE)	2,796 ACRES 121,785 SF	15.19%	55,200 (18,496) SF	0.45	55'	4	1 PER ROOM (93 RMS) + 1 PER 200 SF OF CONFERENCE CENTER (A=1,320 SF)	100	108	5	6	92,189 SF	75.70%	1,635 SF	2,916 SF	8,525 SF (7%)	8,956 SF (7.35%)

ENGINEER

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PLOTTED BY: DENG TORRES
 PLOT DATE: 10/10/2024 2:30 PM
 LOCATION: Z:\PROJECTS\PROJETS\2022-014 VIBRANT HOTEL PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
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