

BUILDING BREAKDOWN INFORMATION:

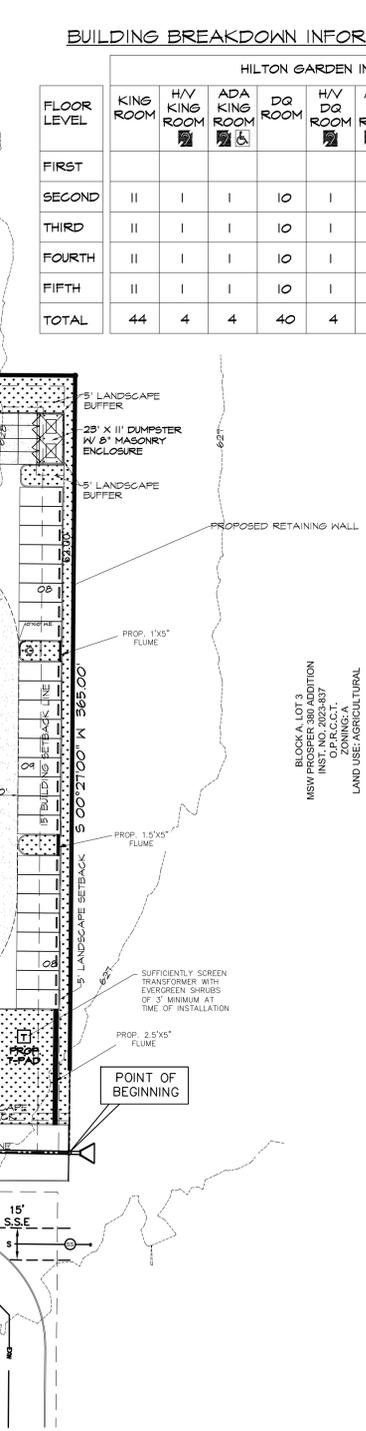
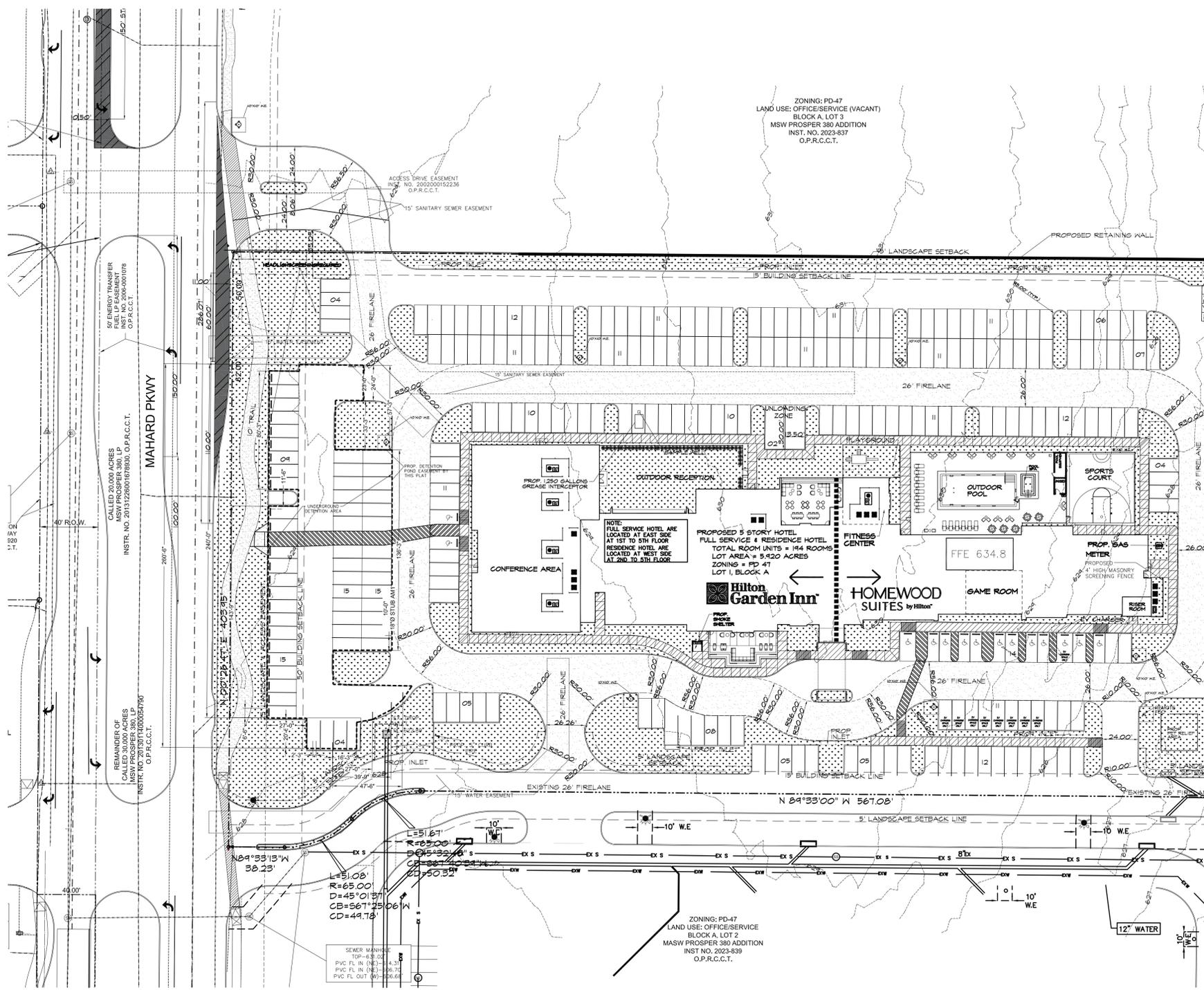
FLOOR LEVEL	HILTON GARDEN INN							HOMEWOOD SUITES					BUILDING FLOOR AREA (SQ. FT.)				
	KING ROOM	H/V KING ROOM	ADA KING ROOM	DQ ROOM	H/V DQ ROOM	ADA DQ ROOM	TOTAL NO. OF ROOMS	KING STUDIO SUITE	H/V KING STUDIO SUITE	DQ STUDIO SUITE	ADA KING STUDIO SUITE	EFFICIENCY SUITE		H/V EFFICIENCY SUITE	ADA KING SUITE	EXTENDED DQ STUDIO SUITE	TOTAL NO. OF ROOMS
FIRST								2				3		1		6	31,153.0 S.F.
SECOND	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
THIRD	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
FOURTH	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
FIFTH	11	1	1	10	1	1	25	5	1	5	1	8	1		1	22	24,232.0 S.F.
TOTAL	44	4	4	40	4	4	100	22	4	20	4	35	4	1	4	94	134,681.0 S.F.

TOWN OF PROSPER GENERAL SITE PLAN 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.*

FIRE VARIANCE NUMBER: FIRE 25-0103

- THE BUILDING WILL BE INSTALLED WITH NFPA 13 FIRE SPRINKLER SYSTEM.
- THE BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM.
- WEST AND EAST STAIRWELLS WILL HAVE STANDPIPE CONNECTIONS AT EACH LANDING.
- THE WEST AND EAST STAIRWELL WILL TERMINATE AT ROOF LEVEL FOR ROOF ACCESS.
- THE STANDPIPES WILL CONTINUE TO ROOF LEVEL, 2 FDC PORTS WILL BE AVAILABLE AT ROOF LEVEL.
- ALL LUMBER USED WITHIN 2 FT OF THE BUILDING PERIMETER SHALL BE (FRT LUMBER) FIRE RETARDANT - TREATED.

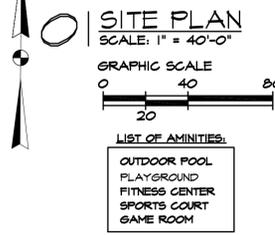


PARKING REQUIREMENTS:

ZONING: PD 41	PROPOSED 5 STORY DUAL BRAND HOTEL (RESIDENCE HOTEL + FULL SERVICE HOTEL) (HILTON GARDEN INN AND HOMEWOOD SUITES)
LOT AREA	5.920 ACRES
TOTAL BLDG. AREA	134,681.0 S.F.
PARKING REQUIRED	1 SP/ ROOM (144 ROOMS) WITH 10,000.0 S.F. CONFERENCE CENTER (1 SP/200 S.F.) RESTAURANT AREA (2,450.56 S.F.) = 215 PARKING SPACES
PARKING FURNISHED	308 SPACES
HG PARKING REQUIRED	15 PARKING SPACES
HG PARKING PROVIDED	14 PARKING SPACES

SITE BENCHMARKS

	AREA	PERCENTAGE TO OPEN SPACE REQUIREMENT
OUTDOOR POOL	5,192.0 S.F.	14.77%
SPORTS COURT	2,304.0 S.F.	5.44%
OUTDOOR RECEPTION	3,966.0 S.F.	10.22%
OUTDOOR SITTING	2,245.0 S.F.	5.78%
OPEN SPACE	24,455.0 S.F.	63.29%
TOTAL	38,100.0	100%



LOT 1:

BLOCK	ZONING	PROPOSED USE	LOT AREA (sq.ft.)	LOT AREA (ac.)	LOT COVERAGE %	BLDG. FOOTPRINT AREA (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 REQUIRED (5% OF LOT AREA) (S.F.)	OPEN SPACE PROVIDED (S.F.)
A	PD 41	RESIDENCE INN AND FULL SERVICE HOTEL	251,875.0	5.92	14.6%	31,753.0	134,681.0	12'-4.50"	0.52:1	1 SP/ ROOM (144 ROOMS) WITH 10,000.0 S.F. CONFERENCE CENTER (1 SP/200 S.F.) RESTAURANT AREA (2,450.56 S.F.) TOTAL NUMBER REQUIRED = 215 SP	308 SP	13	14	3,350.0	10,160.0	15,000.0	38,100.0

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ZONE-25-0008	
Exhibit B: (Site Plan)	
SHEET NUMBER	
PARMAR ADDITION BLOCK A, LOT 1 FACILITY # HGI PROSPER 58965 MAHARD PARKWAY TOWN OF PROSPER, TEXAS DATE PREPARED: 09/30/24	