



Vicinity Map
NTS

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SS MANHOLE

All dimensions are to face of curb or edge of building unless otherwise noted.
All curb radii are 2' unless otherwise noted.
Note: 7% of net lot area is required to be provided as open space.

Site Data Summary Table - Lot 15&16, Block A		
Lot 15		Lot 16
General Site Data		
Existing Zoning	PD-94-M	PD-94-M
Overlay District	US-380 Overlay	US-380 Overlay
Proposed Land Use	Retail / Restaurant	Hotel
Lot Area (SF)	53,425	122,087
Lot Area (Ac)	1.226	2.803
Building Footprint (SF)	12,152	27,974
Total Building Area (SF)	12,152 (1,800 SF Rest./10,352 SF Retail)	113,000
Building Height	1-Story 25 Max Ht.	4-Story 55, Max Ht.
Lot Coverage	23%	23%
Floor Area Ratio (FAR)	0.227-1	0.926-1
Parking		
Parking Ratio	Retail 1:250, Restaurant 1:100	75% Total of Rooms
Parking Required	71 Sp.	75 Sp. (10 Employees)
Parking Provided	60 (11 Sp. Shared with Lot 16)	114
Accessible Parking Required	3	5
Accessible Parking Provided	3	5
Landscape and Open Space		
Interior Landscape Area		
Required (8 sf per parking	496	912
Interior Landscape Area Required	3,051	5,686
Open Space Required (7%)	3,627	8,659
Open Space Provided	3,759	14,922

*Per PD, Parking may be shared to meet the minimum for Lots 15 & 16.

AMENITIES	APPROX SQUARE FOOTAGE
01. HOTEL LOBBY/LOUNGE (GAME/TV ROOM)	855 SQ.FT. +/-
02. REGISTRATION DESK	165 SQ.FT. +/-
03. DINING AREA & PANTRY	937 SQ.FT. +/-
04. FITNESS CENTER @ 1ST FLOOR	846 SQ.FT. +/-
05. MEETING ROOM/BOARD ROOM @ 1ST FLOOR	342 SQ.FT. +/-
06. OUTDOOR POOL	3320 SQ.FT. +/-
07. FIRE PIT AND BBQ GRILL AREA	1460 SQ.FT. +/-
08. MINI GOLF PUTTING GREEN (SPORTS AREA)	1350 SQ.FT. +/-
09. DOG PARK (PLAY AREA)	1180 SQ.FT. +/-

- HOTEL PROVIDES ON SITE LAUNDRY FACILITIES FOR GUESTS. REFER TO ROOM 74
- ALL GUESTROOMS ARE EXCLUSIVELY ACCESSED VIA AN INTERIOR CORRIDOR
- ON SITE MANAGEMENT WILL BE PROVIDED 24 HOURS A DAY
- THE HOTEL PROVIDES THE FOLLOWING AMENITIES
 1. OUTDOOR POOL
 2. FITNESS CENTER
 3. MINI GOLF PUTTING GREEN (SPORTS COURT)
 4. LOUNGE AND DINING AREA (GAME/TV ROOM)
 5. SMALL BOARD ROOM
 6. DOG PARK (PLAY AREA)
 7. FIRE PIT AND BBQ GRILL AREA
- MAINTAINS THE REQUESTED AMOUNT OF OPEN SPACE PER ZONING ORDINANCE. REFER TO CIVIL
- DAILY HOUSEKEEPING FOR GUESTROOMS AND PUBLIC SPACES WILL BE PROVIDED
- GUESTROOM KITCHENS HAVE MICROWAVE, ELECTRIC STOVE TOP, FRIDGE, AND OVEN IN CERTAIN LAYOUTS
- BREAKFAST WILL BE PROVIDED DAILY IN THE PANTRY ROOM 66 IN A BUFFET STYLE

Town of Prosper Site Plan Notes:

- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town.
- 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
- 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- 7) 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.
- 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- 9) Two points of access shall be maintained for the property at all times.
- 10) Speed bumps/humps are not permitted within a fire lane.
- 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- 13) 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
- 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 16) Dead-end fire lanes are only permitted with approved hammerheads.
- 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- 18) 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

- 19) 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
- 20) 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
- 21) 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
- 22) 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
- 23) The maximum dead-end and 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
- 24) 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
- 25) 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.
- 26) All signage is subject to Building Official approval.
- 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 29) 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.
- 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
- 31) Site Plan Approval is required before the grading release.
- 32) All new electrical lines shall be installed and/or relocated underground.
- 33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- 34) All landscape easements must be exclusive of any other type of easement.
- 35) 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 of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 36) The approval of a 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 the approval of engineering plans and building permits. If the 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.

TOWN CASE NO. D22-0086

SITE PLAN

WESTSIDE ADDITION

Lot 15 & 16 Block A

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

J. HAYNES SURVEY ABSTRACT NO. 573

175,511 Sq. Ft./4.029 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David J. Bond

OWNER/DEVELOPER
ALPHA3 PROSPER RI LLC
1601 Bryan St. Ste M210
Dallas, TX 75201
Telephone: (469) 886-8602
Contact: Perry Molubhoy