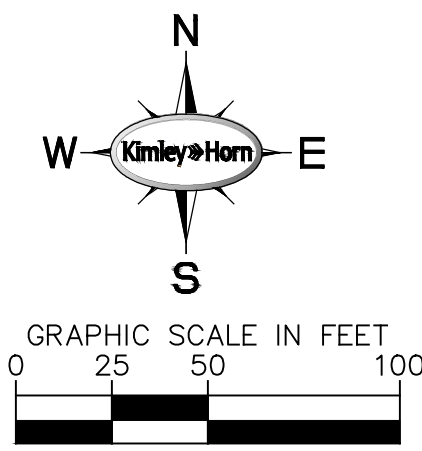
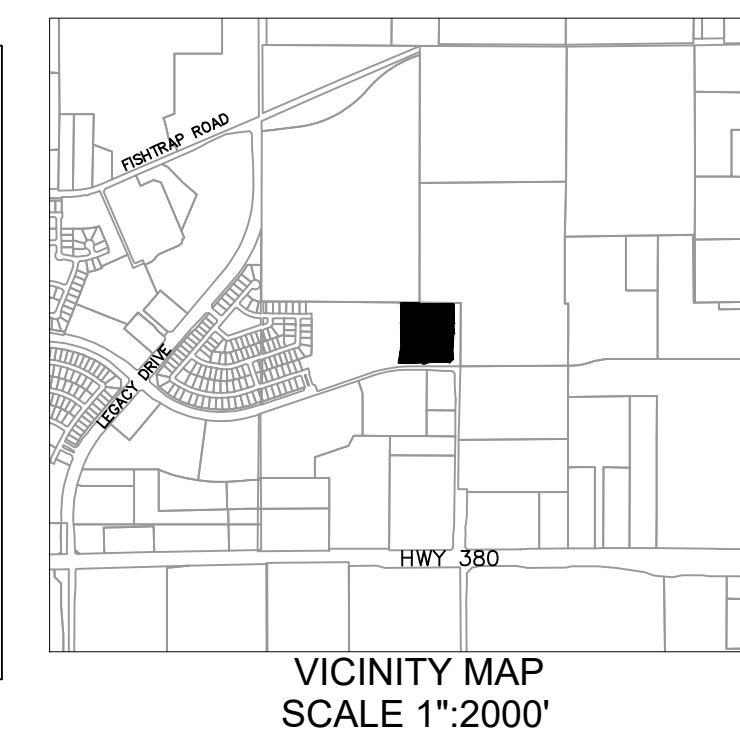


# Revised Site Plan for Phase 1 (D21-0131)



WATER METER SCHEDULE			
ID.	TYPE	SIZE	NO.
1	DOMESTIC	1"	5
2	IRRIGATION	2"	1

LEGEND	
---	PROPERTY LINE
FL	PROPOSED FIRE LANE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
---	PROPOSED EASEMENT LINE
---	SETBACK LINE
---	EXISTING CONTOUR
⊕	PROPOSED FIRE HYDRANT
⊙	PROPOSED SEWER MANHOLE
⊕	PROPOSED FIRE DEPT. CONNECTION
⊙	PROPOSED WATER METER
⊕	PROPOSED CURB INLET
---	PROPOSED RETAINING WALL
⊕	EX. LIGHT POLE
⊙	EX. WATER METER
⊕	EX. FIRE HYDRANT (FH)
⊙	EX. STORM MANHOLE
⊕	EX. STORM INLET
⊙	EX. SAN. SWR. MANHOLE
▶	FACE OF WALL
⊕	10' WIDE F.O.C. - F.O.C. LANDSCAPE ISLAND
V.M.A.	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT



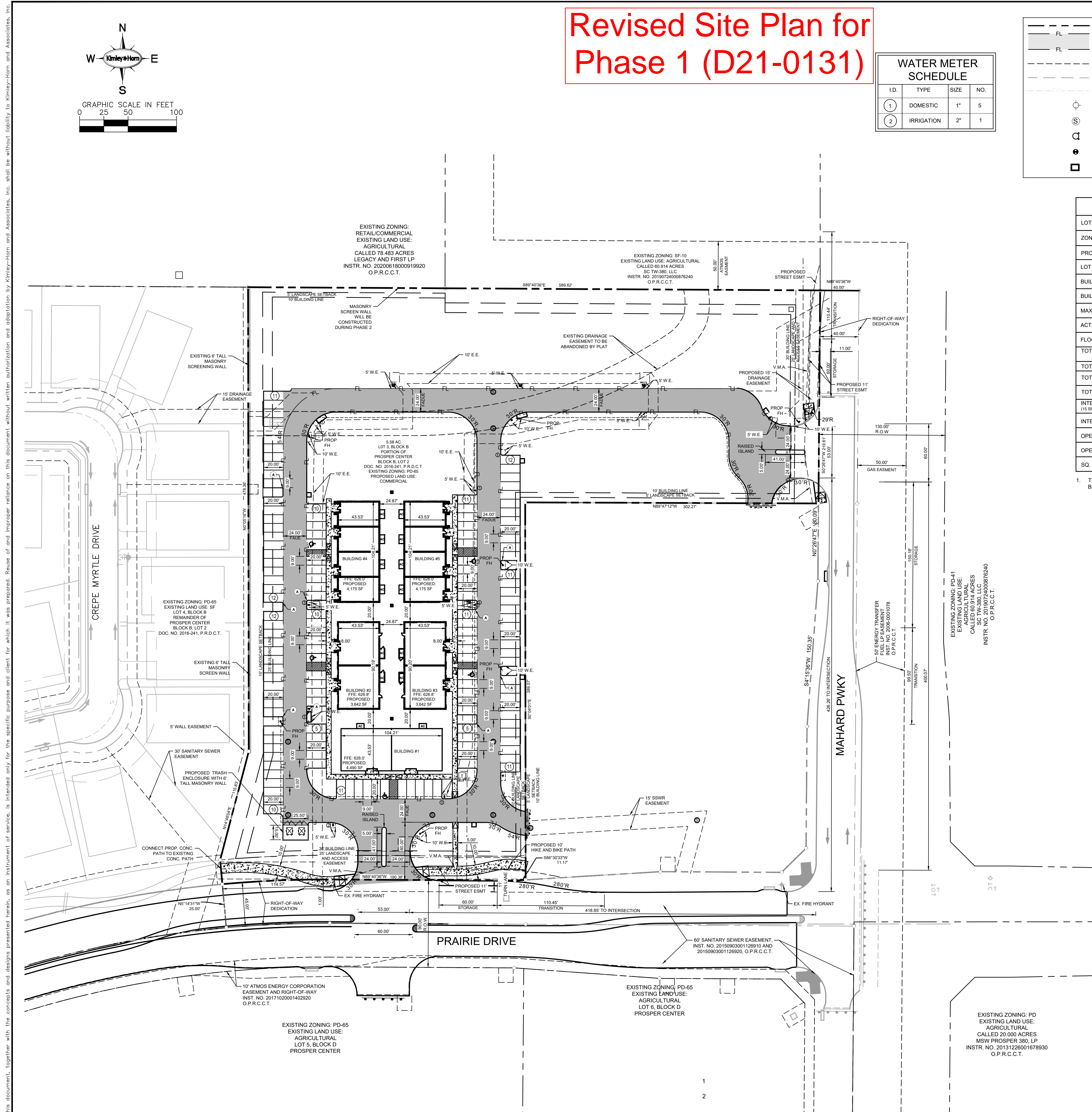
SITE DATA SUMMARY TABLE	
LOT DESIGNATION	BLOCK B, LOT 3
ZONING	O- OFFICE
PROPOSED USE	MEDICAL OFFICE
LOT AREA / SQ. FT. AND AC	243,123 SF 5.58 AC
BUILDING FOOTPRINT	20,124 SF
BUILDING HEIGHT	1-STORY, 23 FT. MAX
MAX. ALLOWABLE LOT COVERAGE	40%
ACTUAL LOT COVERAGE	9%
FLOOR AREA RATIO	0.083:1
TOTAL PARKING REQUIRED	81 SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	142 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF FOR EACH PARKING SPACE)	2,130 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	3,893 SQ. FT.
OPEN SPACE REQUIRED	17,019 SF (7%)
OPEN SPACE PROVIDED	20,905 SQ. FT. (8%) - NOTE 1
SQ. FT. IMPERVIOUS SURFACE	104,971 SQ. FT.

- ### TOWN OF PROSPER SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH 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.
  - 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.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - 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 ENTRANCES AND INTERSECTIONS. 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 LAD BY A FIRE APPARATUS FROM 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 10 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 BULB 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 5,000 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 SIGNS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY 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 FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMP 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 SERVICES 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - 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 SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS 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 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.

**TREE SURVEY NOTE**  
NO TREES ARE LOCATED ON-SITE AT THE TIME OF THIS SITE PLAN SUBMITTAL.



IMAGES: XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00  
 REVISIONS: XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00  
 DWG: NAME: K:\PROJECTS\2023\08\2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00 - XREF: 2023-08-16-10:00:00  
 LAST: SAVID 8/16/2023 10:57 AM



NO.
REVISIONS
DATE

**Kimley»Horn**

© 2023 KIMLEY-HORN  
6160 WARREN PKWY, SUITE 210, FRISCO, TX 75034  
PHONE: 972-335-3580 FAX: 972-335-3779  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

**PROSPER CONDO OFFICE - PHASE 2**

LOT 3, BLOCK B

TOWN OF PROSPER, COLLIN COUNTY, TX

**Kimley»Horn**

FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley»Horn**

Engineer: CAROLYN KOCH  
P.E. No. 127109 Date: 08/09/23

KHA PROJECT 63251000

DATE 08/09/2023

SCALE AS SHOWN

DESIGNED BY: KTW

DRAWN BY: KTW

CHECKED BY: GAK

PROSPER CONDO OFFICE - PHASE 2

LOT 3, BLOCK B

TOWN OF PROSPER, COLLIN COUNTY, TX

**Kimley»Horn**

SITE PLAN - PHASE 1

PROSPER CONDO OFFICE - PHASE 2

LOT 3, BLOCK B

TOWN OF PROSPER, COLLIN COUNTY, TX

PROSPER CONDO OFFICE - PHASE 2

LOT 3, BLOCK B

TOWN OF PROSPER, COLLIN COUNTY, TX

**Kimley»Horn**

SITE PLAN - PHASE 1

**Kimley»Horn**

SITE PLAN - PHASE 1

PROSPER CENTER

LOT 3, BLOCK B

CASE # D21-0131

5.58 ACRES

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PREPARATION DATE: 08/09/2023

**ENGINEER / SURVEYOR / APPLICANT**

KIMLEY-HORN AND ASSOCIATES, INC.

8160 WARREN PARKWAY, SUITE 210

FRISCO, TX 75034

PHONE: (972) 335-3580

FAX: (972) 335-3779

CONTACT: CAROLYN KOCH, P.E.

**OWNER**

CLC PROSPER 380 I, LLC

8072 PRESTON ROAD, SUITE 205

FRISCO, TX 75034

PHONE: (214) 497-7725

ALESTOCK@CLOUDLOFT.COM

CONTACT: ALEX LESTOCK