

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: PD-113 (PLANNED DEVELOPMENT).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS MUST BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN THE TOWN OF PROSPER RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE TOWN OF PROSPER SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE BUILDING INSPECTION DIVISION OF BUILDING DEPARTMENT.
- 11) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING.
- 12) THE TOWN OF PROSPER ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13) ENGINEER CONTACT: MR. JOHN RHODES, (770) 368-1399.
- 14) CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

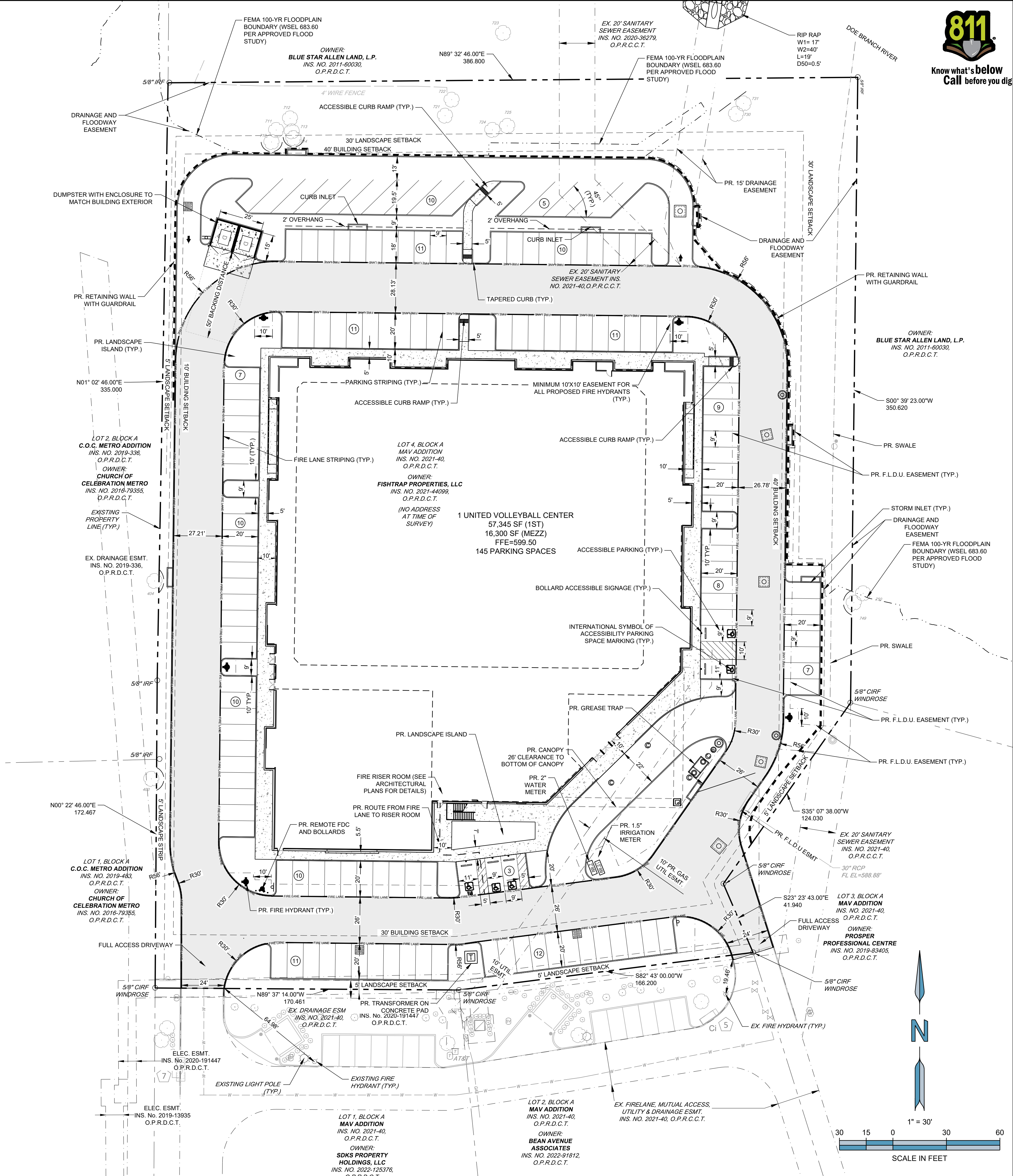
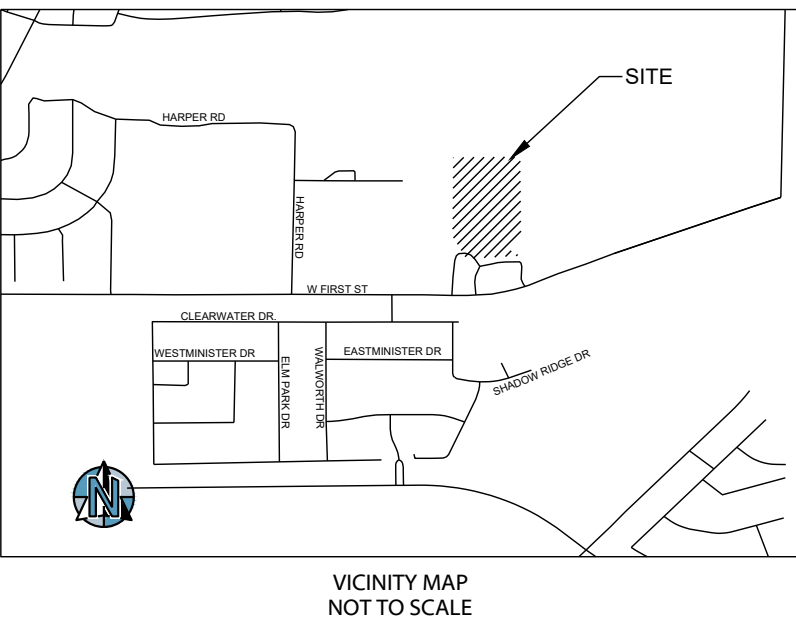
LEGEND	
	PROPERTY LINE
	PARKING COUNT
	FIRE LANE
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	CONTROL POINT LOCATION
	RETAINING WALL
	FIRE LANE AREA

SITE DATA	
ZONING:	PLANNED DEVELOPMENT-113 (OFFICE)
PROPOSED USE:	COMMERCIAL AMUSEMENT, INDOOR
TOTAL SITE AREA:	4.34 AC.
DISTURBED AREA:	3.95 AC.
PERVIOUS SURFACE AREA:	1.09 AC.
IMPERVIOUS SURFACE AREA:	3.25 AC.
OPEN SPACE AREA REQUIRED:	7.00% (13,236.37 SF)
OPEN SPACE AREA PROVIDED:	9.11% (17,227.53 SF)
LANDSCAPE BUFFER -	NORTH: 30 FT
	SOUTH: 5 FT
	EAST: 30 FT
	WEST: 5 FT
	SOUTHEAST: 5 FT
BUILDING SETBACK -	SOUTH: 30 FT
	EASTWEST: 40/10 FT
	NORTH: 40 FT
BUILDING AREA:	57,345 S.F. (1ST FL) + 16,300 S.F. (MEZZANINE) = 73,645 S.F. TOTAL
FLOOR AREA RATIO MAXIMUM:	0.51
FLOOR AREA RATIO PROPOSED:	0.3891
LOT COVERAGE MAXIMUM:	30%
LOT COVERAGE PROPOSED:	29.8%
BUILDING HEIGHT PROPOSED:	40 FT (1 STORY + MEZZANINE)
PARKING RATIO REQUIRED -	1 SPACE/73 GUESTS AT MAXIMUM DESIGNED CAPACITY
PARKING PROVIDED:	145 SPACES (BASED ON 435 MAX. OCCUPANCY)
PARKING REQUIRED:	145 SPACES
ACCESSIBLE PARKING REQUIRED:	5 SPACES
ACCESSIBLE PARKING PROVIDED:	5 SPACES

CONTROL POINT TABLE			
POINT	DESCRIPTION	NORTHING	EASTING
300	5/8" CIRS "S&A CONTROL"	7,135,965.10	2,474,913.22
301	5/8" CIRS "S&A CONTROL"	7,135,786.51	2,475,110.94
302	5/8" CIRS "S&A CONTROL"	7,135,769.43	2,475,001.84
303	5/8" CIRS "S&A CONTROL"	7,135,763.55	2,474,864.16
304	5/8" CIRS "S&A CONTROL"	7,135,765.23	2,474,742.42
305	5/8" CIRS "S&A CONTROL"	7,136,114.12	2,475,104.41
306	5/8" CIRS "S&A CONTROL"	7,136,117.23	2,474,969.19
307	5/8" CIRS "S&A CONTROL"	7,136,276.51	2,474,985.32
308	5/8" CIRS "S&A CONTROL"	7,136,132.17	2,474,862.22
309	X CUT SET	7,135,734.17	2,475,035.75
310	X CUT SET	7,135,740.27	2,474,744.32
311	X CUT SET	7,135,680.94	2,474,987.71

TOWN OF PROSPER SITE PLAN NOTES:

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH 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 ALWAYS MAINTAINED FOR THE PROPERTY.
- 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.
- 12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE.
- 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 FIRE FIGHTING 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.
- 14) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET.
- 15) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET.
- 16) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- 17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT.
- 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, R3.3 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."
- 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.
- 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.
- 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.
- 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.
- 23) 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.
- 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 OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE.
- 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.
- 37) THE TOWN CURRENTLY CONTRACTS WITH PUBLIC SERVICES FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972.870.9424.
- 38) THE FOLLOWING THREE (3) FLOODPLAIN AMENITIES ARE BEING PROPOSED:
 - A. BUILDING ORIENTATION SUCH THAT THE ENTIRE SIDE OF THE BUILDING ADJACENT TO THE FLOOD PLAIN IS NOT THE BACK OF THE BUILDING.
 - B. A 30 FOOT LANDSCAPE EDGE ADJACENT TO THE FLOODPLAIN OF THE MAJOR CREEK WITH A DOUBLE ROW OF THREE (3) INCH CALIPER TREES PLANTED ON 30 FOOT CENTERS.
 - C. BUILDING TO HAVE THE SAME BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.



ENGINEER:

FORESITE
group

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TUBBESING SOLUTIONS
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DALLAS, TX 75234
CONTACT: MR. AARON CASEY

1 UNITED VOLLEYBALL CENTER

LOT 4 - FIRST STREET
PROSPER, DENTON COUNTY, TX 75078

PROJECT:

SEAL:



3-8-24

REVISIONS

DATE

APPLICANT/TOWNER
FISHTRAP PROPERTIES, LLC
TUBBESING SOLUTIONS
2020 DIPLOMAT DR.
DALLAS, TX 75234
CONTACT: AARON CASEY

PROJECT MANAGER: JSE
DRAWING BY: JMR
JURISDICTION: TOWN OF PROSPER
DATE: 02/23/2024
TITLE:

LOT 4 - FIRST STREET
PROSPER, DENTON COUNTY, TX 75078
MAV ADDITION, BLOCK A, LOT 4

SITE PLAN

SHEET NUMBER:

DEVAPP-23-0030

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1196.002