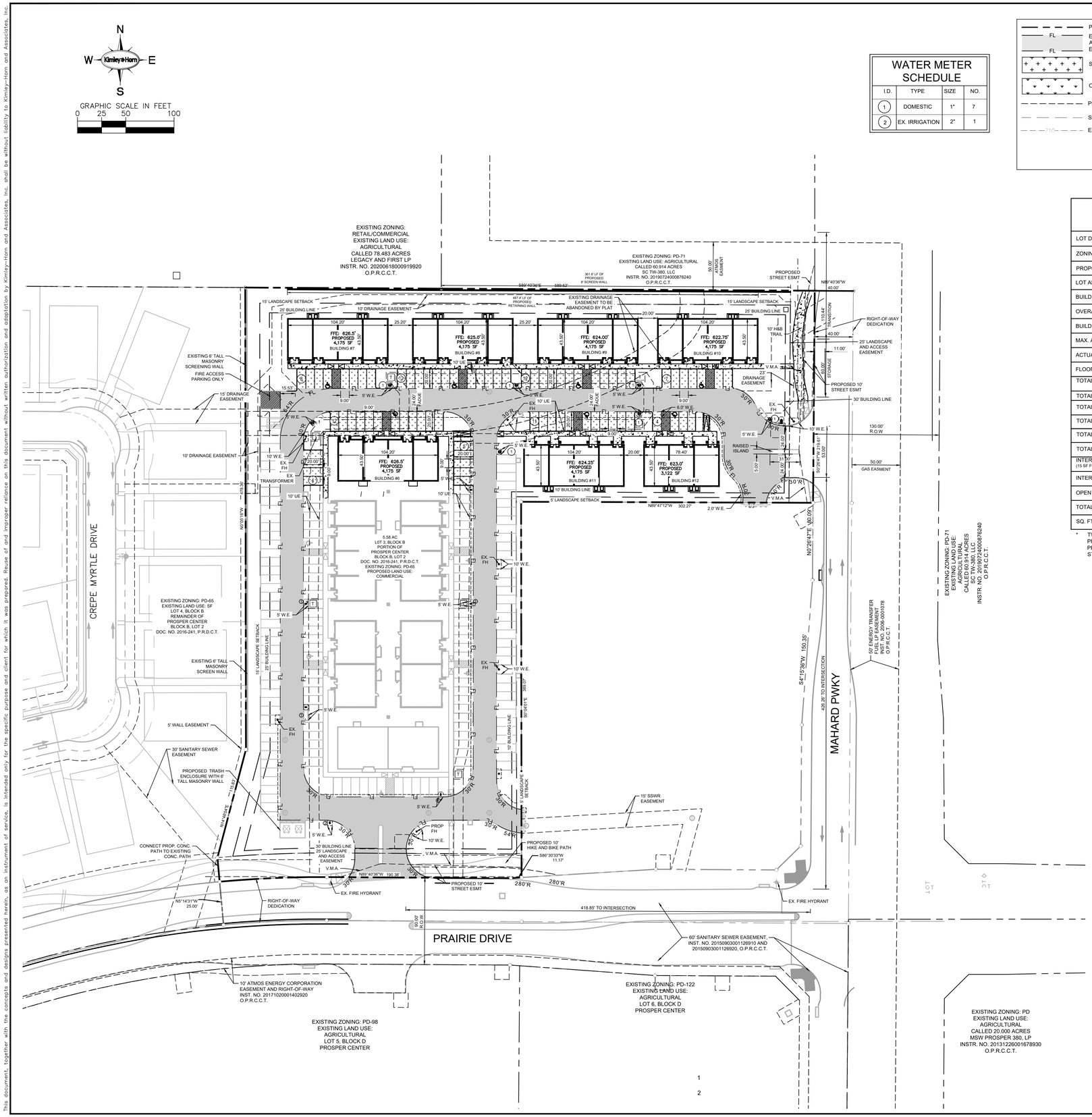
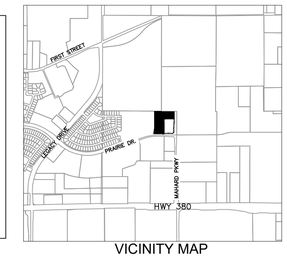


WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
1	DOMESTIC	1"	7
2	EX. IRRIGATION	2"	1

LEGEND

- PROPERTY LINE
- FL — EXISTING FIRE LANE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.) — FL
- STANDARD DUTY PAVEMENT
- OPEN SPACE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- 710 EXISTING CONTOUR
- 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
- PROPOSED RETAINING WALL
- EX. LIGHT POLE
- EX.WATER METER



VICINITY MAP
SCALE 1":2000'

SITE DATA SUMMARY TABLE PHASE 2

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 PHASE 1	20,124 SF
OVERALL BUILDING FOOTPRINT	48,296 SF
BUILDING HEIGHT	1-STORY, 23 FT. MAX
MAX. ALLOWABLE LOT COVERAGE	30%
ACTUAL LOT COVERAGE	22%
FLOOR AREA RATIO	0.20:1
TOTAL PARKING REQUIRED	194 SPACES
TOTAL HANDICAP REQUIRED	9 SPACES
TOTAL HANDICAP PROVIDED	12 SPACES
TOTAL PARKING PROVIDED PHASE 1	142 SPACES*
TOTAL PARKING PROVIDED PHASE 2	75 SPACES
TOTAL PARKING PROVIDED	215 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF FOR EACH PARKING SPACE)	3,345 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,733 SQ. FT.
OPEN SPACE REQUIRED	17,019 SF (7%)
TOTAL OPEN SPACE PROVIDED	40,293.1 SQ. FT. (16.6%)
SQ. FT. IMPERVIOUS SURFACE	158,672 SQ. FT.

* TWO PARKING STALLS WERE REMOVED FROM PHASE 1 FOR FIRE ACCESS. THE TOTAL PARKING PROVIDED REFLECTS THE LOSS OF THESE TWO STALLS.

TREE SURVEY NOTE

NO TREES ARE LOCATED ON-SITE AT THE TIME OF THIS SITE PLAN SUBMITTAL.

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.

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. 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.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. 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.
7. 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.
8. 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 *

SITE DATA SUMMARY TABLE PHASE 1

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	30%
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	20,005 SQ. FT. (8%) - NOTE 1
SQ. FT. IMPERVIOUS SURFACE	104,971 SQ. FT.

1. THE PROVIDED OPEN SPACE EXCLUDES THE PERVIOUS AREA THAT WILL BE DEVELOPED WITH PHASE 2

Kimley»Horn

SITE PLAN - PHASE 2
PROSPER CENTER
BLOCK B, LOT 3
CASE # DEVAPP-23-0093
5.58 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 03/21/2024

ENGINEER / SURVEYOR/ APPLICANT
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FAX (972) 335-3779
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OWNER
CLC-PROSPER 380 1, LLC
8072 PRESTON ROAD SUITE 205,
FRISCO, TX 75034
PHONE (214) 497-7725
ALESTOCK@CLOUDLOFT.NET
CONTACT: ALEX LESTOCK

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer CAROLYN KOCH
P.E. No. 127109 Date 03/21/24

KHA PROJECT 63251000
DATE 03/21/2024
SCALE AS SHOWN
DESIGNED BY: KTW
DRAWN BY: KTW
CHECKED BY: CAK

PROSPER OFFICE CONDO
PHASE 2
PROSPER CENTER
BLOCK B, LOT 3
TOWN OF PROSPER, COLLIN COUNTY, TX

SITE PLAN PHASE 2

SHEET NUMBER
1 OF 1

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IMAGES
NOTES
XREFS
LAYOUT USED BY
DWG NAME
LAST SAVED
XREF:SSM:Roads; - P2 - XREF:A1ch1 - XREF:sSite - XREF:sSite:ADJ - XREF:sBNDY - XREF:sSite:EX-PCRW - XREF:sSite:MHPK - XREF:dsmt - XREF:A1ch1:EX - XREF:sSite:EX - XREF:sSite - Phase 2 - XREF:A1ch1 - Phase 2
Model
K:\FRI_CIVIL\063251000 - PROSPER CONDO OFFICE\CAD\PLANSHEETS_PHASE 2\CSFP.DWG
3/20/2024 6:29 PM