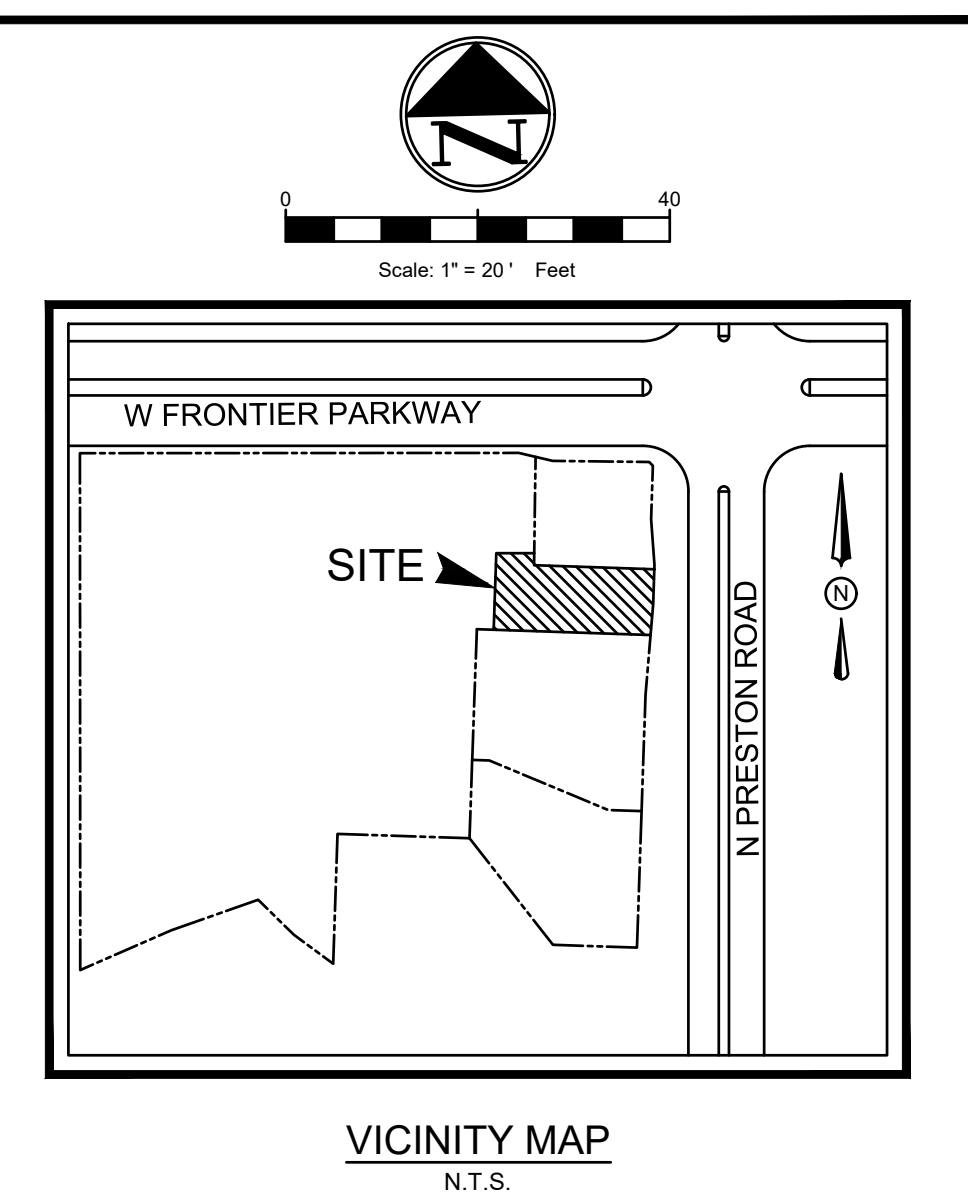


LINE NO.	BEARING	DISTANCE
L1	N 89°26'11" E	83.18'
L2	S 00°15'13" W	26.30'
L3	S 88°35'36" E	263.84'
L4	S 01°24'24" W	76.26'
L5	S 04°16'09" W	68.37'
L6	N 88°35'37" W	344.09'
L7	N 01°24'24" E	167.98'

### EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ X-SET	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT	○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX	○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE
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### SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.20 ACRES (52,187 S.F.)
ZONING:	PD-10 (RETAIL "R")
PROPOSED USE:	PARKING
IMPERVIOUS AREA:	39,506 S.F. (75.7%)
LANDSCAPE AREA (REQUIRED):	5,219 S.F. (10%)
LANDSCAPE AREA (PROVIDED):	5,557 S.F. (10.65%)
OPEN SPACE (REQUIRED):	3,653 S.F. (7%)
OPEN SPACE (PROVIDED):	7,124 S.F. (13.65%)
REGULAR PARKING PROVIDED:	14 SPACES (9' x 20')
	6 SPACES (12' x 50')
EV PARKING PROVIDED:	4 SPACES (2 ADA PARKING SPACES)
TOTAL PARKING PROVIDED:	24 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)

### TOWN OF PROSPER SITE PLAN GENERAL 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.

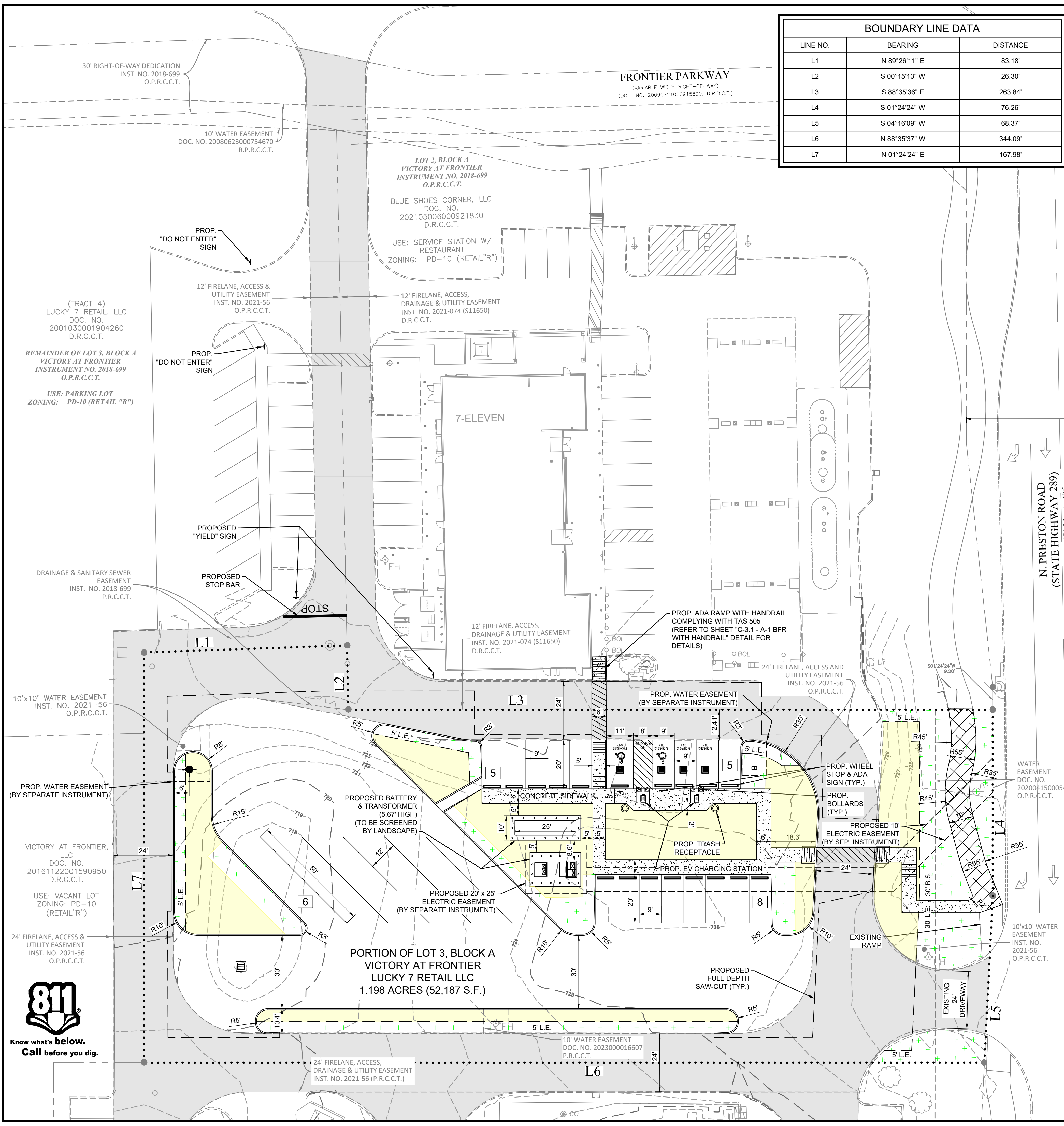
### SITE LEGEND

AREA OF CONSTRUCTION	.....
CONCRETE CURB	----
SAW-CUT LINE	----
HANDRAIL	----
EXISTING FIRE LANE	----
STRIPING	----
OPEN SPACE AREA	----
LANDSCAPE AREA	----
CONCRETE SIDEWALK	----
TxDOT CONCRETE SIDEWALK	----
PARKING SPACES	X
WHEEL STOPS	○
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	↑
TRAFFIC ARROW	→
FIRE HYDRANT	●
BOLLARDS	□
ELECTRIC VEHICLE CHARGING STATION	⚡
DOMESTIC WATER METER	W
IRRIGATION METER	I
TRANSFORMER	T
LIGHT POLE	○
TRASH RECEPTACLE	♻

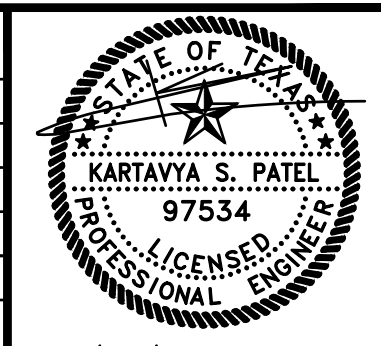
**NO EXISTING TREES ON SITE**

### SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



NO.	DATE	DESCRIPTION	BY
1	06/21/24	1st SITE PLAN SUBMITTAL	KP
2	06-21-24	1st ENGINEERING SUBMITTAL	KP
3	07-15-24	2nd SITE PLAN SUBMITTAL	KP
4	08-09-24	3rd SITE PLAN SUBMITTAL	KP
5	08-09-24	2nd ENGINEERING SUBMITTAL	KP



### SITE PLAN

#### 7-ELEVEN PARKING ADDITION

PORTION OF LOT 3, BLOCK A  
 VICTORY AT FRONTIER, LOT 3, BLOCK A  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS 75078

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	06/21/24	SCALE BAR	067-24	<b>C-3.0</b>

TX. P.E. FIRM #11525