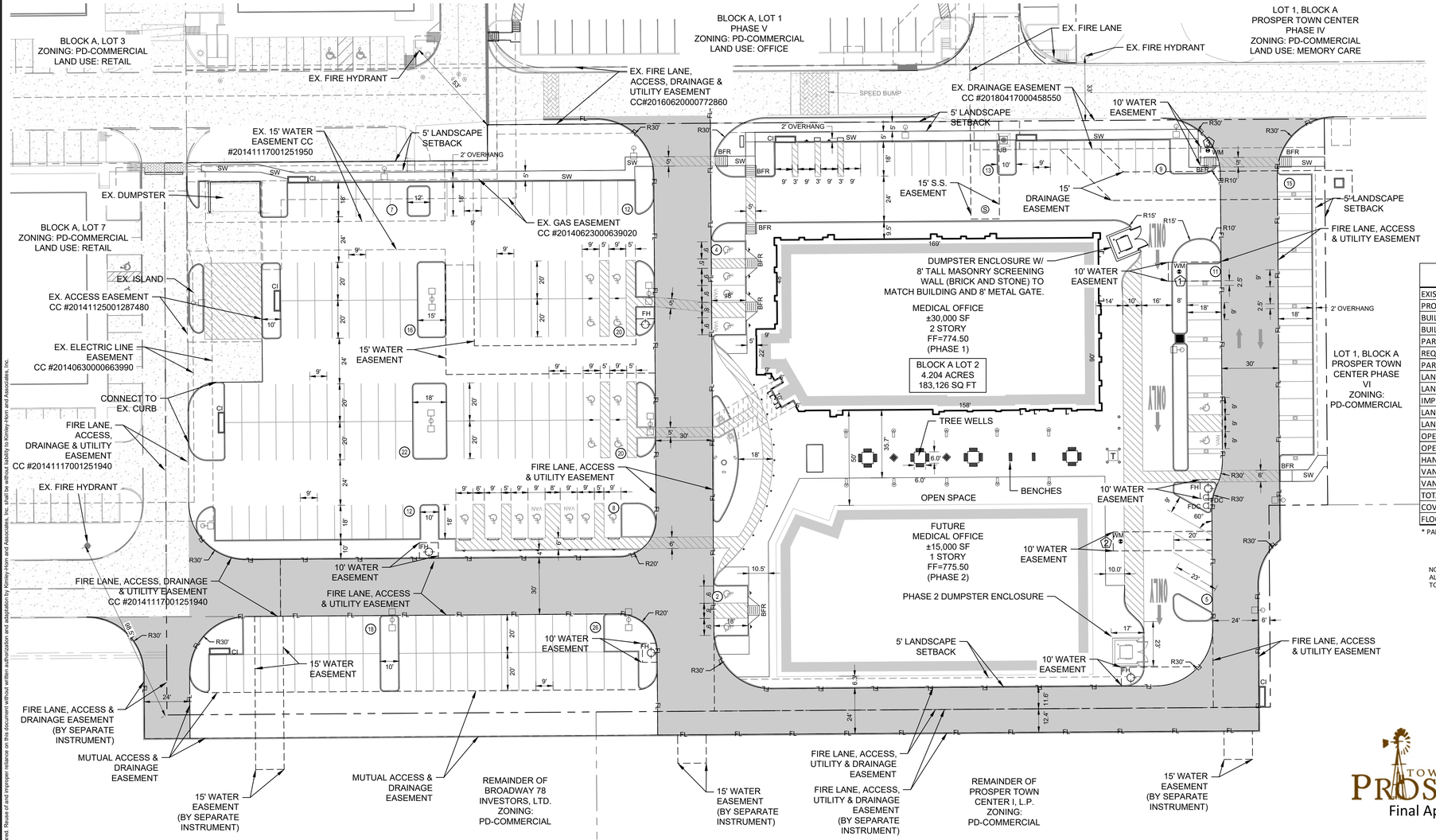

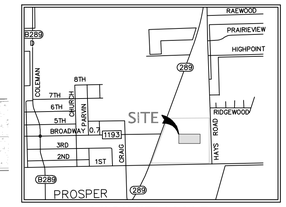

VICINITY MAP
N.T.S.

N W E S

0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PAVILION / COVERED PARKING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- S — SANITARY SEWER MANHOLE
- T — TRANSFORMER PAD
- SITE LIGHTING
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING

SITE DATA TABLE LOT 1A	
EXISTING ZONING	PD - COMMERCIAL
PROPOSED USE	MEDICAL OFFICE
BUILDING HEIGHT	2 STORY / 1 STORY
BUILDING AREA	30,000 /15,000 SF
PARKING REQUIRED	180 SPACES
REQUIRED PARKING RATIO	1/250
PARKING PROVIDED	220 SPACES
LAND AREA AC	4.204 ACRES
LAND AREA SF	183,126 SF
IMPERVIOUS AREA	166,522 SF
LANDSCAPE REQUIRED	3,465 SF
LANDSCAPE PROVIDED	11,430 SF
OPEN SPACE REQUIRED	12,680 SF
OPEN SPACE PROVIDED	15,728 SF
HANDICAP REQUIRED	9 SPACES
VAN HANDICAP REQUIRED	2 SPACES
VAN HANDICAP PROVIDED	4 SPACES
TOTAL HANDICAP PROVIDED	21 SPACES
COVERAGE	16.38%
FLOOR AREA RATIO	0.25

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB

METER SCHEDULE

ID	BLOCK	LOT	TYPE	SIZE
1	A	2	DOMESTIC	2"
2	A	2	DOMESTIC	2"
3	A	2	IRRIGATION	1"

TOWN OF PROSPER
Final Approval
July 14, 2021

Know what's **below.** **Call** before you dig.

TOWN 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. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY ADDITIONAL ENCLOSURES WILL REQUIRE REAPPROVAL BY TOWN STAFF.
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. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. 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.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
14. 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.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. 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.
21. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 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 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.

SITE PLAN
PROSPER TOWN CENTER
D19–0076
Being 4.204 Acres Out Of The
COLLIN COUNTY SCHOOL LAND #12 SURVEY
Abstract No. 147
Block A, Lot 2, Prosper Town Center, Phase VI
Town of Prosper, Collin County, Texas
Submitted: AUGUST 5, 2019

Owner:
OTX Prosper Land LLC
14881 Quorum Drive Suit 190
Dallas, Texas 75254
Contact: Mike Wells
Phone: (972)-458-2588

Engineer/Surveyor
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Michael Doggett, P.E.
Phone: (469)-301-2580

No.	REVISIONS	DATE	BY
7	RESUBMITTAL	04/29/2021	MTD
6	TAS COMMENT REVISIONS	03/18/2020	MTD
5	TOWN COMMENTS	01/24/20	MTD
4	RESUBMITTAL	01/09/20	MTD
3	FOR CONSTRUCTION	09/10/19	MTD
2	SITE PLAN RESUBMITTAL	08/27/19	MTD
1	SITE PLAN RESUBMITTAL	08/21/19	MTD

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928

MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
4/29/2021

KHA PROJECT 064543101
DATE APRIL 2021
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY ADB
CHECKED BY MTD

PROSPER TOWN CENTER
NEC 1ST ST & PRESTON RD
PROSPER, TEXAS

TOWN OF PROSPER

SITE PLAN

SHEET NUMBER
C-3.00

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