

## 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
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED
- 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
- 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 FACADE 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
- 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
- 20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE 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. IF ENGINEERING PLANS AND PERMITS HAVE BEEN APPROVED ONLY FOR A PORTION OF THE PROPERTY AND FOR IMPROVEMENTS, THE SITE PLAN FOR THE REMAINING PROPERTY AND/OR IMPROVEMENTS, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, SHALL BE NULL AND VOID. THE APPLICANT SHALL BE REQUIRED TO SUBMIT A NEW PRELIMINARY SITE PLAN AND. SUBSEQUENTLY. A NEW SITE PLAN CONSISTENT THEREWITH. FOR REVIEW AND APPROVAL BY THE PLANNING & ZONING COMMISSION SUBJECT TO THE THEN EXISTING REGULATIONS (SEE CHAPTER 4. SECTION 1.6(B)). SITE PLAN APPROVAL SHALL EXPIRE UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLAN. SUBSEQUENT ADDITIONAL DEVELOPMENT. SITE MODIFICATIONS AND REDEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 4. SECTION 1.10.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE. 2. SITE DRAINS TO DOE BRANCH. NO DETENTION REQUIRED.
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