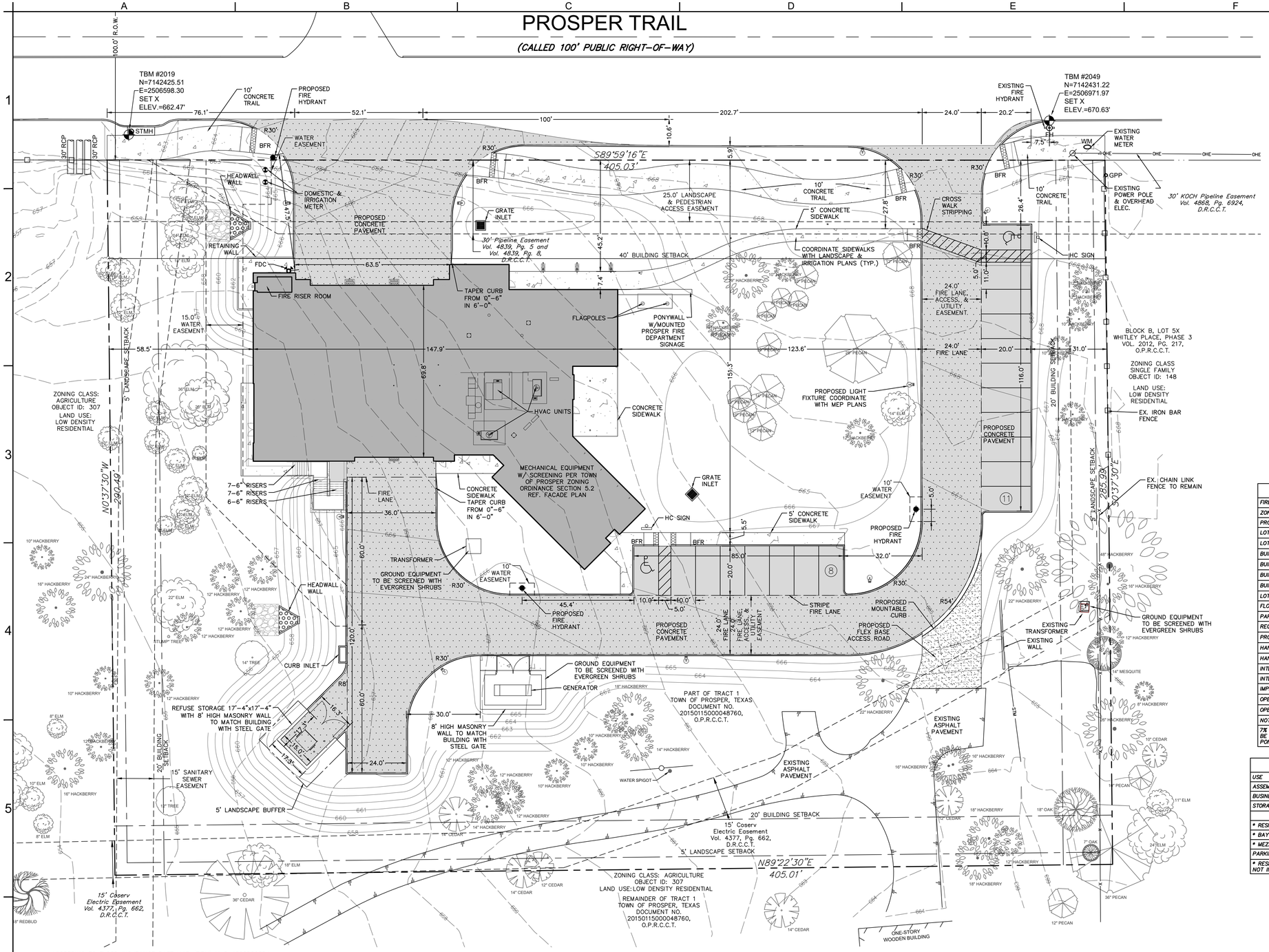
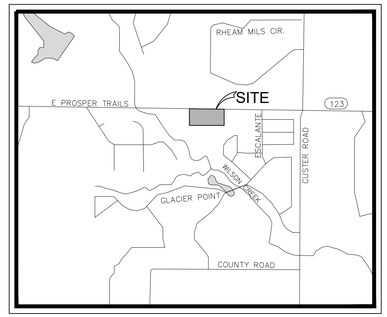
# PROSPER TRAIL

*(CALLED 100' PUBLIC RIGHT-OF-WAY)*




## LEGEND

- PROPERTY LINE
- 695 — EXISTING CONTOURS
- 695 — PROPOSED CONTOURS
- CONCRETE SIDEWALK
- CONCRETE FIRE LANE
- 8" FLEX BASE
- (22) PARKING COUNT




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| FIRE STATION # 4 | LOT 1, BLOCK A |
| ZONING | AGRICULTURAL |
| PROPOSED USE | FIRE STATION |
| LOT AREA (SQUARE FEET) | 116,738 |
| LOT AREA (ACRES) | 2.68 |
| BUILDING AREA (GROSS SQUARE FOOTAGE) | 12,212 |
| BUILDING FOOTPRINT (GROSS SQUARE FOOTAGE) | 11,604 |
| BUILDING HEIGHT (# STORIES) | 2 INCLUDING BASEMENT |
| BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT) | 36'-00" |
| LOT COVERAGE | 9.94% |
| FLOOR AREA RATION (RATIO-X.XX:1) | 10.46 |
| PARKING RATIO – PLEASE SEE PARKING TABLE BY USE | |
| REQUIRED PARKING SPACES (# SPACES) | 16 |
| PROVIDED PARKING SPACES (# SPACES) | 19 |
| HANDICAP PARKING REQUIRED (# SPACES) | 2 |
| HANDICAP PARKING PROVIDED (# SPACES) | 2 |
| INTERIOR LANDSCAPE REQUIRED | 285 |
| INTERIOR LANDSCAPE PROVIDED | 1,248 |
| IMPERVOUS SURFACE (SQUARE FEET) | 40,400 |
| OPEN SPACE REQUIRED (7%) | 8,172 |
| OPEN SPACE PROVIDED (52%) | 60,324 |
| NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS | |
| 7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT ISLANDS, SIDEWALK, AND DETENTION PONDS. | |

## PARKING TABLE BY USE

| USE | SF |
|---|---|
| ASSEMBLY | 206 |
| BUSINESS | 2,558 |
| STORAGE/MECHANICAL/BASEMENT | 2,756 |
| TOTAL | 5,520 |
| * RESIDENTIAL | 2,081 |
| * BAY STORAGE | 4,003 |
| * MEZZANINE | 608 |
| PARKING RATION 1/350 SF = 5,520/350 | 16 |
| * RESIDENTIAL, BAY STORAGE, AND MEZZANINE ARE NOT INCLUDED ON PARKING CALCULATIONS | |

N
W E
S

0 20' 40'
GRAPHIC SCALE - 1"=20'

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP 48085C255J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ALL THE REQUIREMENTS OF THE PROSPER SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
4. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
5. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.

**WATER METER SCHEDULE**

| I.D | BLOCK | LOT | TYPE | SIZE | REMARKS | SAN. SEWER |
|---|---|---|---|---|---|---|
| 1 | A | 1 | DOMESTIC | 2" | PROPOSED 2" | 6" |
| 2 | A | 1 | IRRIGATION | 1" | PROPOSED 1" | N/A |

SITE PLAN NOTES:

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 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 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 LANDSCAPING ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND*

## SITE PLAN
## FIRE STATION NUMBER 4 ADDITION

BLOCK A, LOT 1
2.68 AC. (116,738 S.F.)
LARKIN McCARTY SURVEY, ABSTRACT No. 600
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN OF PROSPER PROJECT DEVAPP-24-0116


OWNER
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September 25, 2024


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JOHN D. BLACKER
68300
LICENSED PROFESSIONAL ENGINEER
09/25/2024

| NO. | DATE | REVISION |
|---|---|---|

**FIRE STATION NO. 4**
3980 EAST PROSPER TRAIL
LOT 1, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**SITE PLAN**

| CLIENT: | BRW |
|---|---|
| DRAWN BY: | CMT |
| DESIGNER: | CMT |
| REVIEWER: | JDB |
| U.S. PROJECT: | 234014 |

SHEET
C0.01


FILE NAME: C0.01-SITE.DWG
LAST MODIFIED ON: 9/25/2024 4:52 PM
LAST MODIFIED BY: PSHOCKLEY/ANE14
LAST MODIFIED ON: 9/25/2024 4:52 PM
PLOT STYLE TABLE: ARCH36 full.ctb