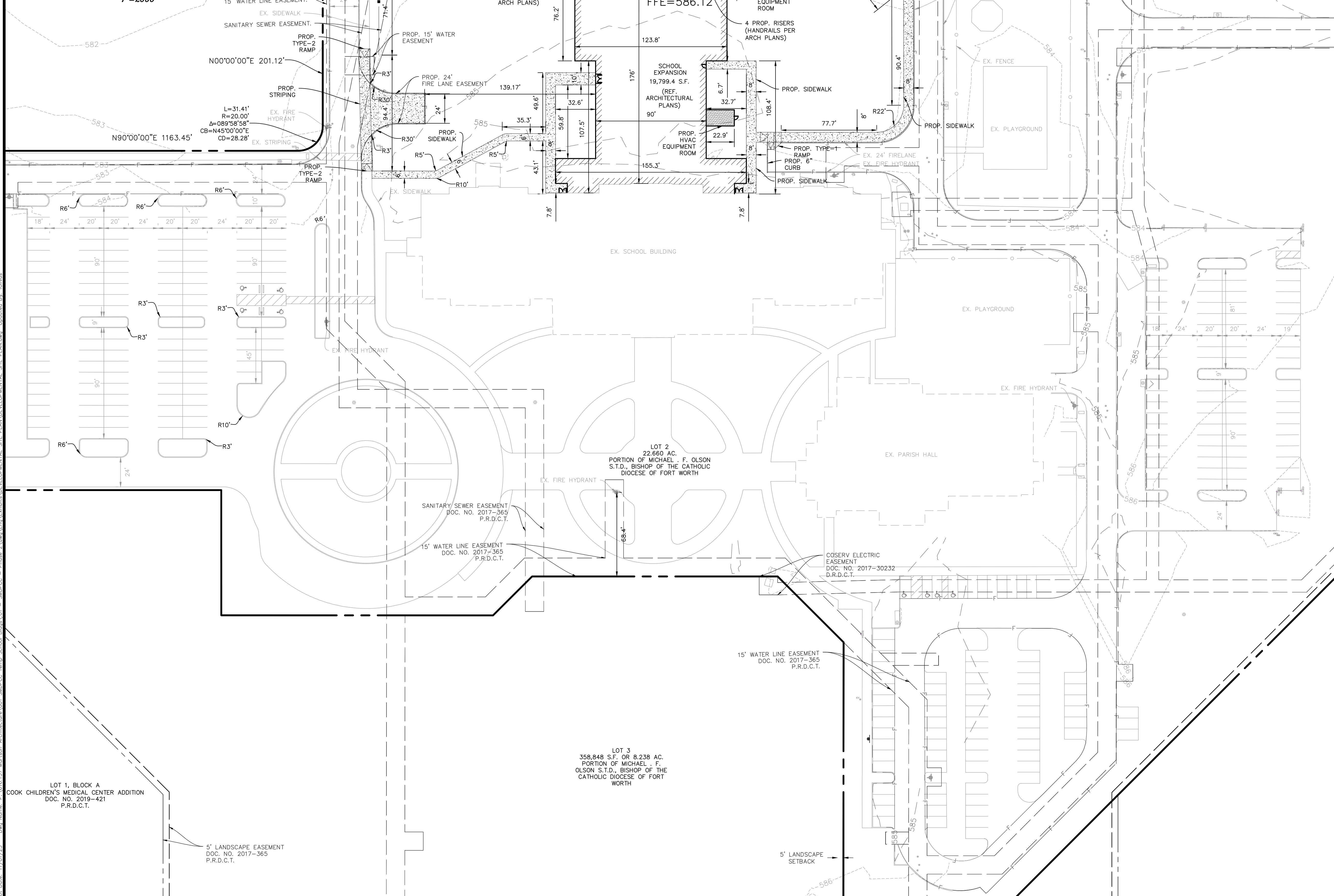
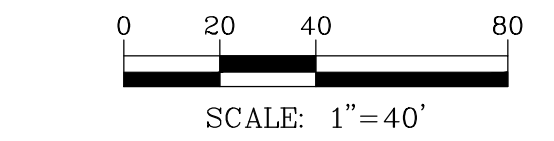


LOCATION MAP
1"=2000'



- TOWN OF PROSPER STANDARD NOTATIONS:**
- 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 OFFICE 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 PONDS.



LEGEND

	LIGHT POLE
	BARRIER FREE RAMP
	FIRE LANE
	FIRE HYDRANT

LOT SITE DATA TABLE

ZONING:	PD-40 (MIXED-USE)
PROPOSED USE:	PD-40 (MIXED-USE)
LOT AREA:	22.660 ACRES
BUILDING AREA:	19,799 SF
BUILDING HEIGHT:	46.67 FT
BUILDING STORIES:	1 STORIES
LOT COVERAGE (%):	7.8 %
FLOOR AREA RATIO:	0.02
EX. SCHOOL REQUIRED PARKING:	24
EX. PARISH REQUIRED PARKING:	199
PROP. SCHOOL REQUIRED PARKING:	12
TOTAL PARKING REQUIRED:	235
TOTAL PARKING PROVIDED:	281
H.C. SPACES REQUIRED:	7
H.C. SPACES PROVIDED:	8
% OF LANDSCAPE REQUIRED:	N/A
% OF LANDSCAPE PROVIDED:	N/A
SF OF IMPERVIOUS SURFACE:	562062 SF
OPEN SPACE REQUIRED:	1.59 ACRES
OPEN SPACE PROVIDED:	13 ACRES
INTERIOR LANDSCAPING REQUIRED:	0
INTERIOR LANDSCAPING PROVIDED:	0

CONTACT INFORMATION:

OWNER: CATHOLIC DIOCESE OF FORT WORTH 800 WEST LOOP 820 SOUTH FORT WORTH, TEXAS 76108 817.945.3311 MICHAEL OLSON, S.T.D.	SURVEYOR: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.865.5344 JEREMY DEAL, R.P.L.S., P.E.
APPLICANT: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.945.3867 AUSTIN CARR, P.E.	CONTRACTOR: FPI BUILDERS 216 WENDECA AVE. FORT WORTH, TX 76102 817.336.1161 STERLING BARNETT

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF PROSPER AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
 3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERRECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACES. BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE. ALL PRIVATE RAMPS AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF AS SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNING WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR - "BRICK RED", BY USE OF A COLOR AD MIXTURE APPLIED DURING THE FINISHING PROCESS.
 4. SLOPES ON HANDICAPPED PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMWORK, BUT BEFORE CONSTRUCTION OF PAVEMENT, CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS/SLOPES ON SUBGRADE AND/OR FORMWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
 5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATIONS. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. NOTIFY A/E IF DISCREPANCIES OR CONFLICTS WITH NEW CONSTRUCTION EXISTS.
 6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
 7. ACCORDING TO PROSPER'S ZONING ORDINANCE, WHERE A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED FOR USES OTHER THAN RESIDENTIAL OR PARCELS NOT SHOWN AS RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE AREA IS REQUIRED.

REVISIONS

NO.	DATE	DESCRIPTION

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

**ST. MARTIN DE PORRES ADDITION, BLOCK A
LOT 2**
3990 W. UNIVERSITY DR., PROSPER, TEXAS
DEVELOPMENT SITE PLAN (DEVAPP-23-0170)

PROJ. MGR.: JH
PROJ. ASSOC.: KH
DRAWN BY: IO
DATE: 11/01/23

SHEET
EX
616.157.001

©2023 MANHARD CONSULTING. ALL RIGHTS RESERVED.

PENDING

Plot Date: 11/01/23, Draw Name: P:\616.157_McIntosh_Architectural\001_SMDPCC - Phase 2\Urban\Exca\Exca\Developmental_Site_Plan\Developmental_Site_Plan.dwg, Uploaded By: Jolissa