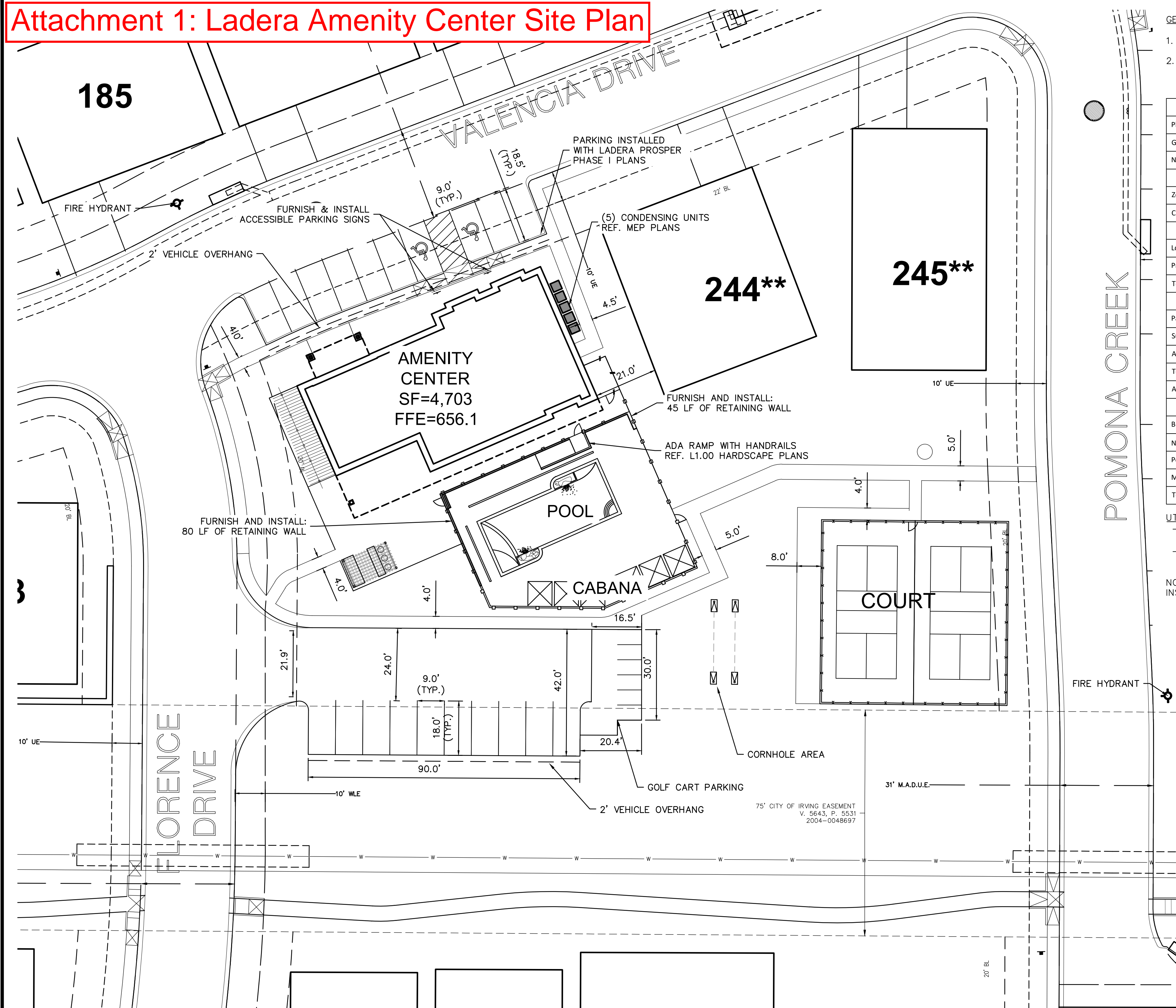


## Attachment 1: Ladera Amenity Center Site Plan



GENERAL NOTES

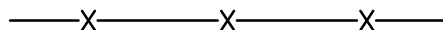



1. ALL PARKING SPOTS ARE 9' WIDE AND 18' LENGTH UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION.

SITE DATA TABLE - LADERA AMENITY CENTER		
Physical Address	TBD	
Gross Site Area	63,272 A; 2756128 SF	
Net Site Area (amenity hub only)	0.804 A; 35,040 SF	
Zoning	PD	
Current Use	Vacant Property	
Lot Coverage (whole site - allowed)	65%	
Prop. Building & Patio	4,703 SF; $\pm 0.4\%$	
Total	4,703 SF; $\pm 0.4\%$	
Parking Summary -		
Surface Parking	Required	Provided
Amenity Center (1:300)	15	20
Total Parking	15	20
Accessible Parking	1	2
Building 1 Data		
Number of Floors	1	
Peak Height	26.5'	
Mean Height	25.25'	
Total Square Footage	4,100 SF	

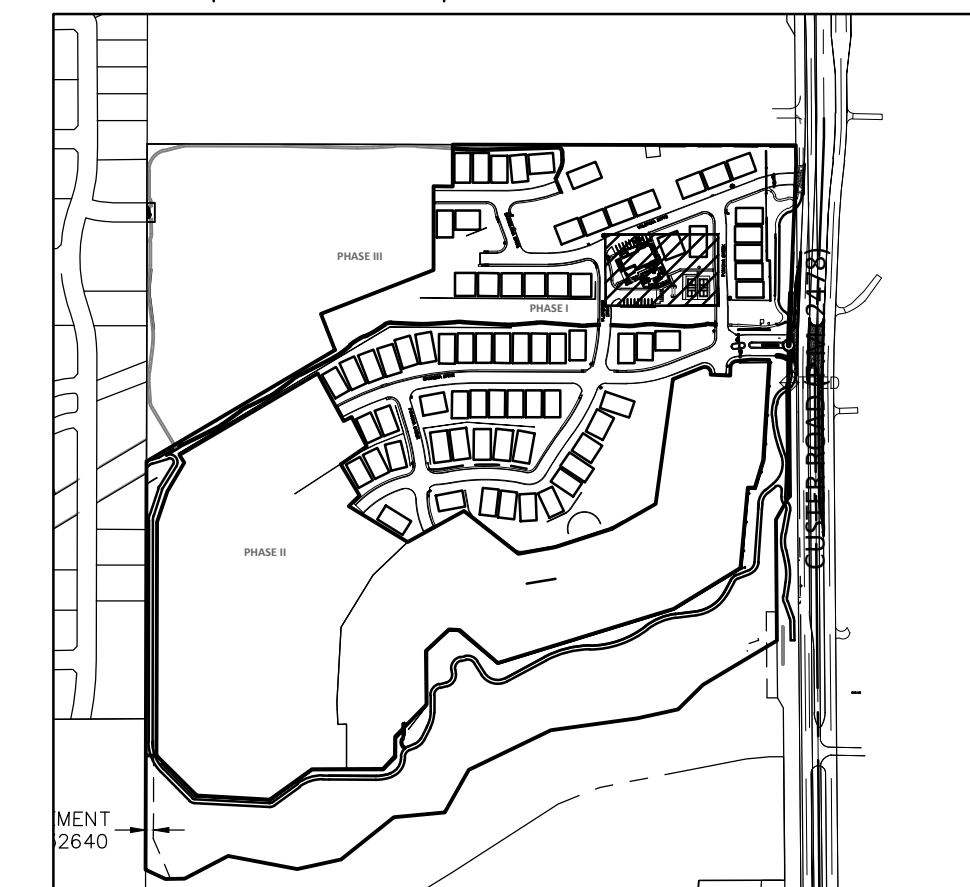
### GENERAL NOTES

- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- 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.
- 4) Subdivision Ordinance.
- 5) Landscaping shall conform to landscape plans approved by the Town.
- 6) All elevations shall comply with the standards contained within the Zoning Ordinance.
- 7) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection methods shall be approved by the Fire Department.
- 8) Occupancy notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, or for alterations in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- 9) Fire lines shall be designed and constructed per Town Standards or as directed by the Fire Department.
- 10) Two points of access shall be maintained for the property at all times.
- 11) Speed bumps/humps are not permitted within a fire lane.
- 12) Fire lines shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- 13) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- 13) Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lane shall be located a minimum of 15 feet from the building and no more than 30 feet.
- Appendix D105
- 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 16) Dead-end fire lanes are only permitted with approved hammerheads.
- 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- 18) As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for oil developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "flow lines." Amendment 507.5.1
- 19) Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant
- 20) and 50 feet of a fire lane. 5"Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- 20) Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- 21) These shall be located within two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- 22) A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- 23) The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the intersection of the cul-de-sac to the center point of the radius. Amendment 503.1.5
- 24) One- and two-family dwellings shall have automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or taller, or with a building with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 25) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA)
- 26) and with the requirements of the current, adopted Building Code.
- 26) All signage is subject to Building Official approval.
- 27) All fences and retaining walls shall be shown on the Preliminary Site Plan and are subject to Building Official approval.
- 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 29) 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.
- 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
- 31) Site Plan Approval is required for grading release.
- 32) All new electrical lines shall be installed and/or relocated underground.
- 33) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 34) All landscape easements must be exclusive of any other type of easement.
- 35) Impact fees will be assessed in accordance with the land use classification(s) identified on the Preliminary Site Plan. The applicant shall be responsible for the proposed and 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 Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning and Zoning Commission, at the end of which time the applicant must have submitted and received the approval for the 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.
- 36) The approval of a Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning and Zoning Commission, at the end of which time the applicant must have submitted and received the 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.
- 37) The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.
- 38) The Shack is an Amenity Building for private use only. It will have sewer and water services. No trees, shrubs, pedestals, etc. allowed in the 10' MEC. Franchise Utilities may run conduits perpendicularly to the water line easement, but may not run longitudinally within the easement.

## LEGEND

	6' CHAIN LINK FENCE
	6' WOOD FENCE IN ACCORDANCE WITH TOWN STANDARDS
	4' ORNAMENTAL METAL POOL FENCE
	PROPOSED FIRE HYDRANT

## CONTEXT MAP



**OWNER/DEVELOPER**  
PR LADERA, LLC.  
361 W BYRON NELSON BLVD STE. 104  
ROANOKE, TX 76262  
Ph. 817-430-3318  
Contact: John Delin

**CASE D22-0051**

## PRELIMINARY PLANS

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES.  
MCADAMS,  
TBPE: 19762  
JOSHUA M. BARTON,  
P.E. #129227  
DATE 6/16/2022

Drawn By: VC
Date: 05/10/2022
Scale: 1"=20'
Revisions:
06/08/2022
06/15/2022

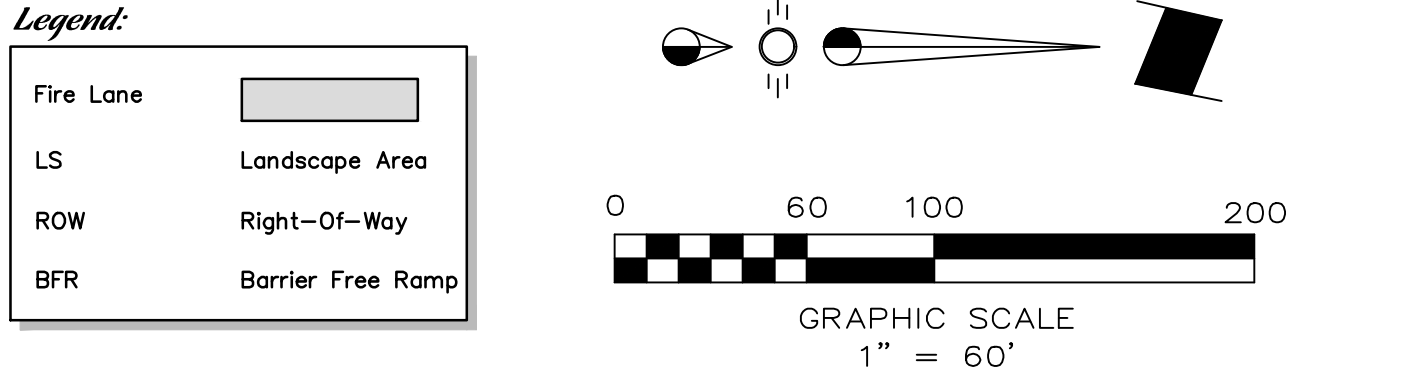
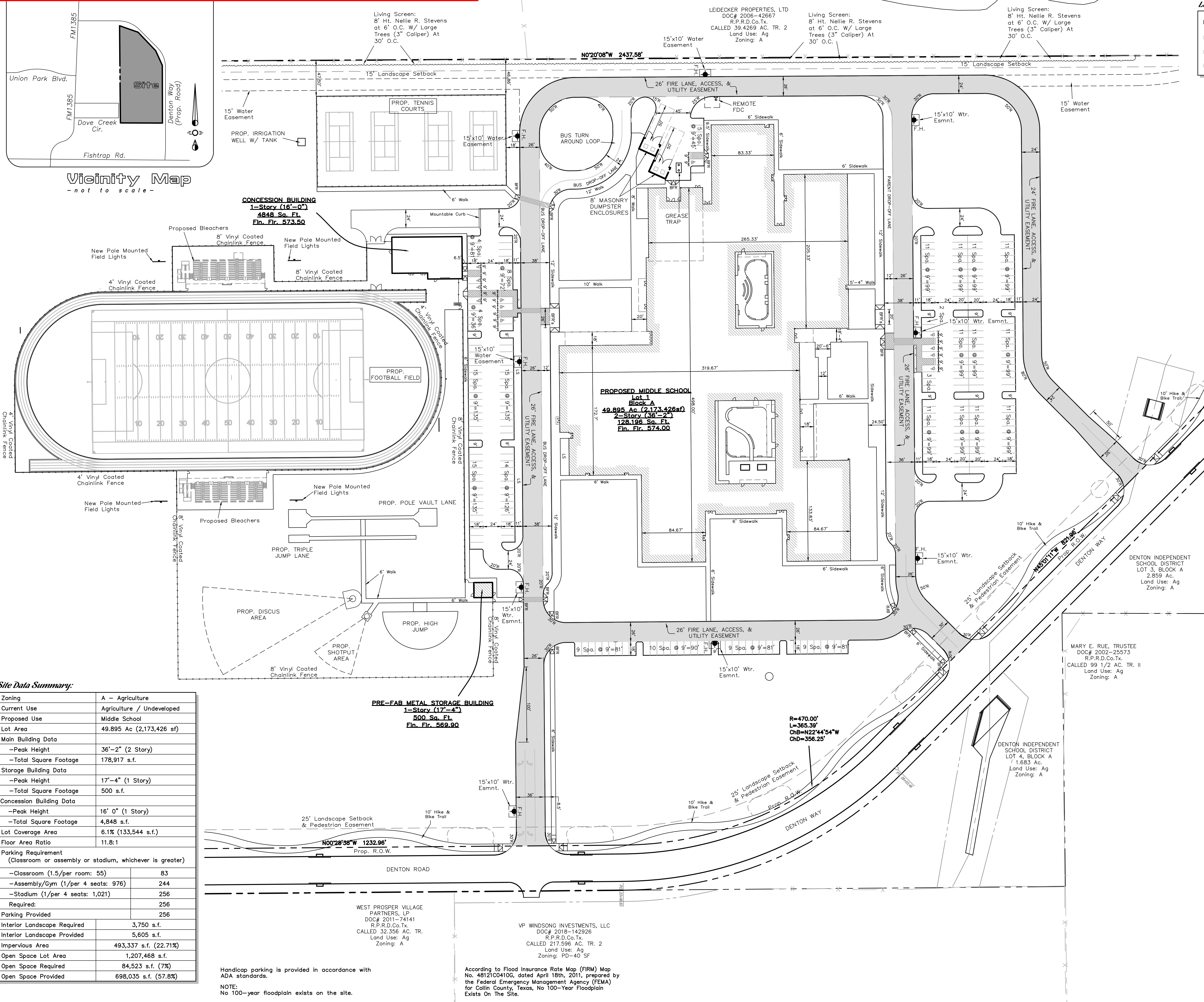
18291

C2

Loc: L:\Z-drive\dwgs\2018\18291\Drawings\FP & Const Plans\PHASE 1\AMENITY CENTER\18291 AC SITE  
 Plotted: 6/16/2022 8:48 AM, by Justin Lonsdowne, Saved: 6/14/2022 5:02 PM, by Jonsdowne



Attachment 2: DISD Middle School Site Plan



- NOTE:  
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 per the Zoning Ordinance.
  - 2) Open storage, where permitted, shall be screened per 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) Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
  - 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
  - 9) Two points of access shall be maintained for the property at all times.
  - 10) Speed bumps/humps are not permitted within a fire lane.
  - 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
  - 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
  - 13) Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D.105
  - 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - 16) Dead-end fire lanes are only permitted with approved hammerheads.
  - 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
  - 18) As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies." Amendment 507.5.1
  - 19) Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
  - 20) Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
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  - 22) A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
  - 23) The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
  - 24) One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
  - 25) 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.
  - 26) All signage is subject to Building Official approval.
  - 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
  - 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - 29) 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.
  - 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
  - 31) Site Plan Approval is required before the grading release.
  - 32) All new electrical lines shall be installed and/or relocated underground.
  - 33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
  - 34) All landscape easements must be exclusive of any other type of easement.
  - 35) Impact fees will be assessed per 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.
  - 36) The approval of a Site Plan shall be effective for 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 the 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 Data Summary:**

Zoning	A - Agriculture
Current Use	Agriculture / Undeveloped
Proposed Use	Middle School
Lot Area	49.895 Ac (2,173,426 sf)
Main Building Data	
-Peak Height	36'-2" (2 Story)
-Total Square Footage	178,917 s.f.
Storage Building Data	
-Peak Height	17'-4" (1 Story)
-Total Square Footage	500 s.f.
Concession Building Data	
-Peak Height	16' 0" (1 Story)
-Total Square Footage	4,848 s.f.
Lot Coverage Area	6.1% (133,544 s.f.)
Floor Area Ratio	11.8:1
Parking Requirement (Classroom or assembly or stadium, whichever is greater)	
-Classroom (1.5/per room: 55)	83
-Assembly/Gym (1/per 4 seats: 976)	244
-Stadium (1/per 4 seats: 1,021)	256
Required:	256
Parking Provided	256
Interior Landscape Required	3,750 s.f.
Interior Landscape Provided	5,605 s.f.
Impervious Area	493,337 s.f. (22.71%)
Open Space Lot Area	1,207,468 s.f.
Open Space Required	84,523 s.f. (7%)
Open Space Provided	698,035 s.f. (57.8%)

Handicap parking is provided in accordance with ADA standards.

NOTE:  
No 100-year floodplain exists on the site.

According to Flood Insurance Rate Map (FIRM) Map No. 48121004100, dated April 18th, 2011, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, No 100-Year Floodplain Exists On The Site.

2 Of 2 Sheets  
SITE PLAN  
DENTON ISD MIDDLE  
SCHOOL No. 9  
LOT 1, BLOCK A  
49.895 Acres Situated In The  
J. MORTON SURVEY ~ ABST. A0793A  
Town Project No. D20-0102

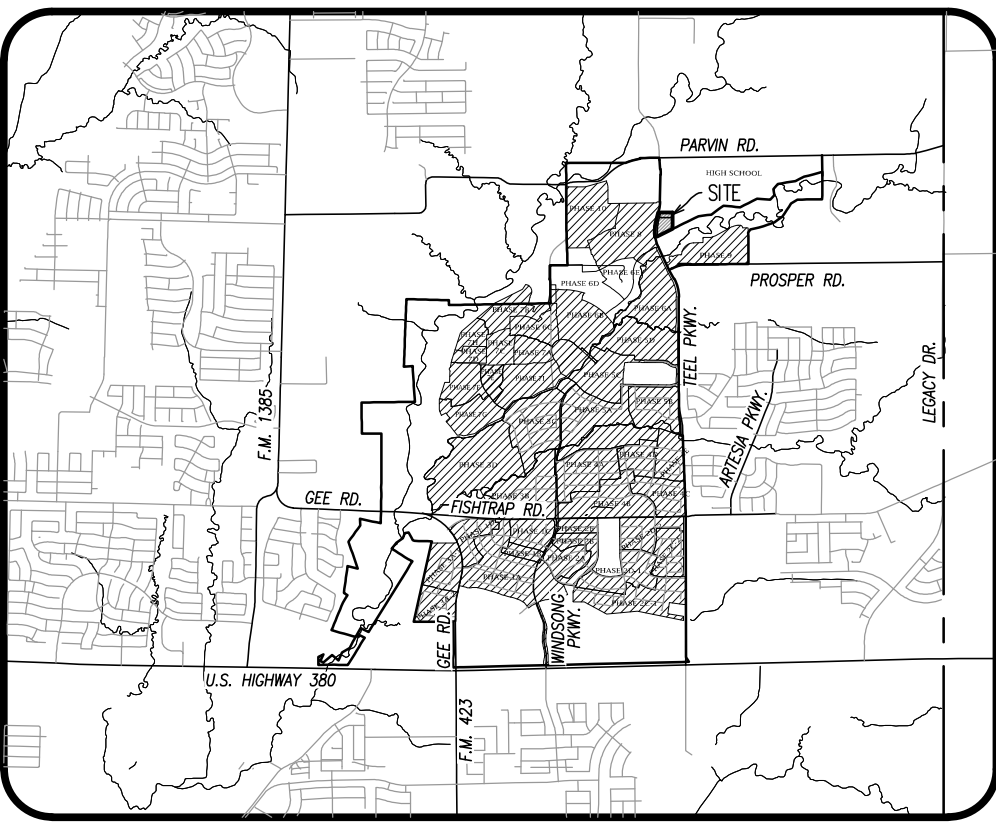
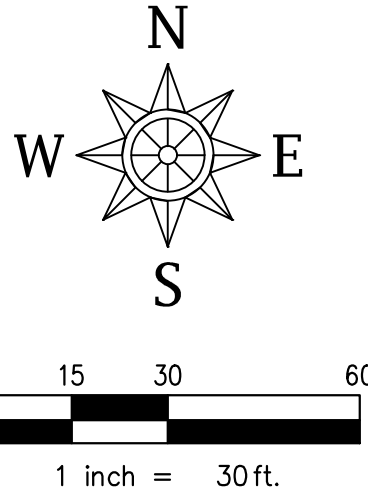
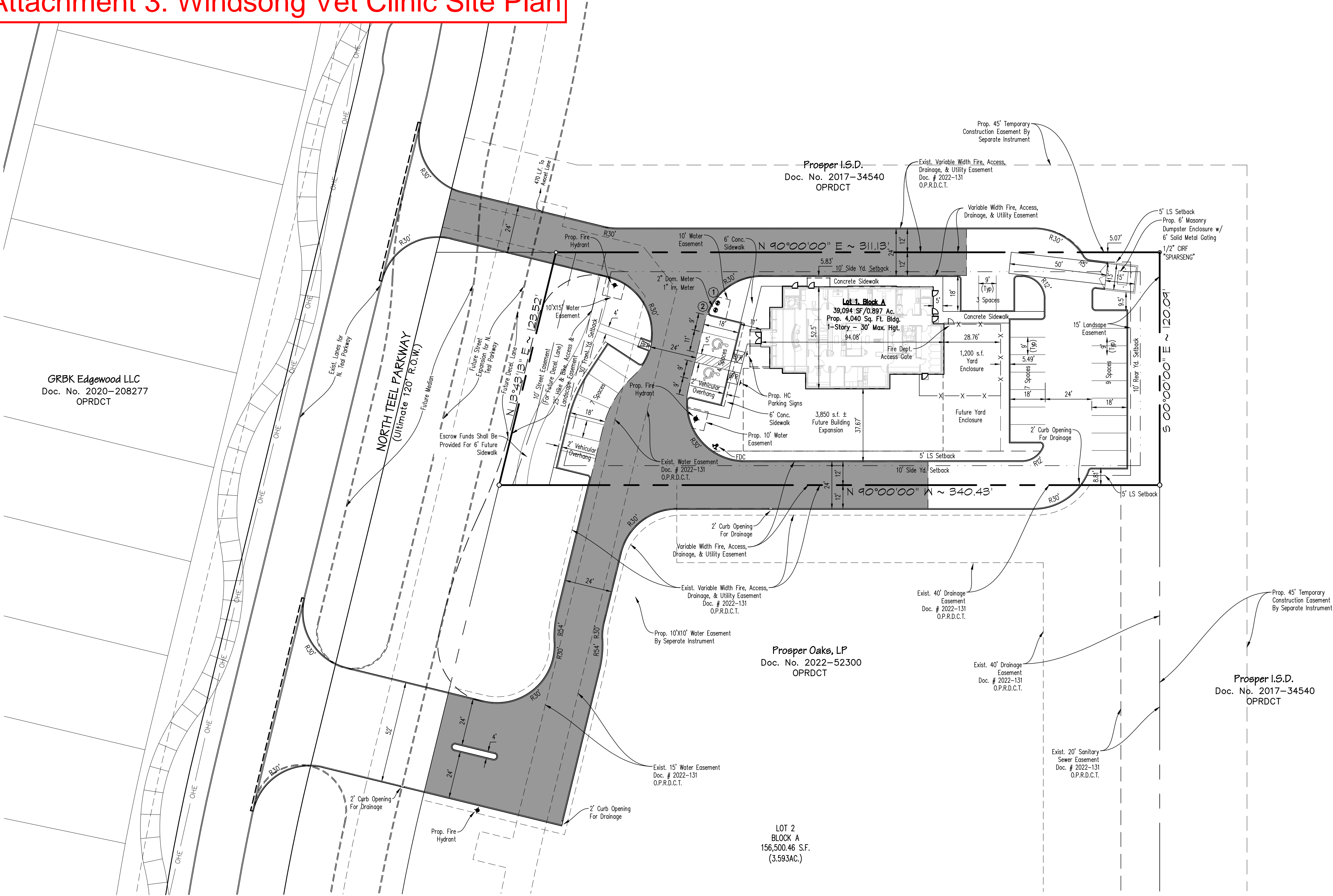
**Owner**  
Denton Independent School District  
1307 N. Locust St.  
Denton, Texas 76201  
Telephone 940 369-0000

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Coleman & Assoc. Land Surveying  
725 S. Locust St.  
Denton, Texas 76201  
Telephone 940 565-8215  
June 15, 2022



Attachment 3: Windsong Vet Clinic Site Plan



LOCATION MAP  
1" = 5000'

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

Note:

All dimensions are to face of curb or edge of building unless otherwise noted.  
All curb radii are 2' unless otherwise noted.

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
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- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
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- Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
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Town Case No. D22-0044

SITE PLAN

WSR VET CLINIC

IN THE City of Carrollton, Dallas County, TEXAS  
A. ROBERTS SURVEY ABSTRACT NO. 1115  
39,094 Sq. Ft./0.897 Acres

OWNER  
VP WINDSONG OPERATIONS, LLC  
130 N. Preston Road, Ste. 130  
Prosper, Texas 75078  
Telephone: (469) 532-0681  
Contact: David Blom

DEVELOPER  
TLK Realty Holdings, LLC  
2250 Lewis Canyon Drive  
Prosper, Texas 75078  
Telephone: (817) 800-7679  
Contact: Trey Kline

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Matt Dorsett

SITE DATA

Zoning: PD-0 (PD-103)  
Proposed Use: Veterinary Clinic

Lot Area: 0.897 Ac. (39,094 Sq. Ft.)  
Building Area: 4,040 Sq. Ft.  
Building Height: 1 Story, 30' Max.  
Lot Coverage: 10.3%  
Floor Area Ratio: 0.10:1  
HC Parking Required: 2 Spaces  
Total HC Parking Provided: 2 Spaces  
Parking Required: 1:300 Sq. Ft. = 12 Spaces (Phase 1)  
1:300 Sq. Ft. = 27 Spaces (Ultimate)  
Total Parking Provided: 30 Spaces Incl. 2 HC  
Landscape Required: 465 Sq Ft  
Landscape Provided: 1,620 Sq Ft  
Open Space Required: 2,737 Sq Ft  
Open Space Provided: 12,031 Sq Ft  
Impervious Surface: 24,206 Sq Ft

LOT 1, BLOCK A

PD-0 (PD-103)  
Veterinary Clinic

Water Meter Schedule

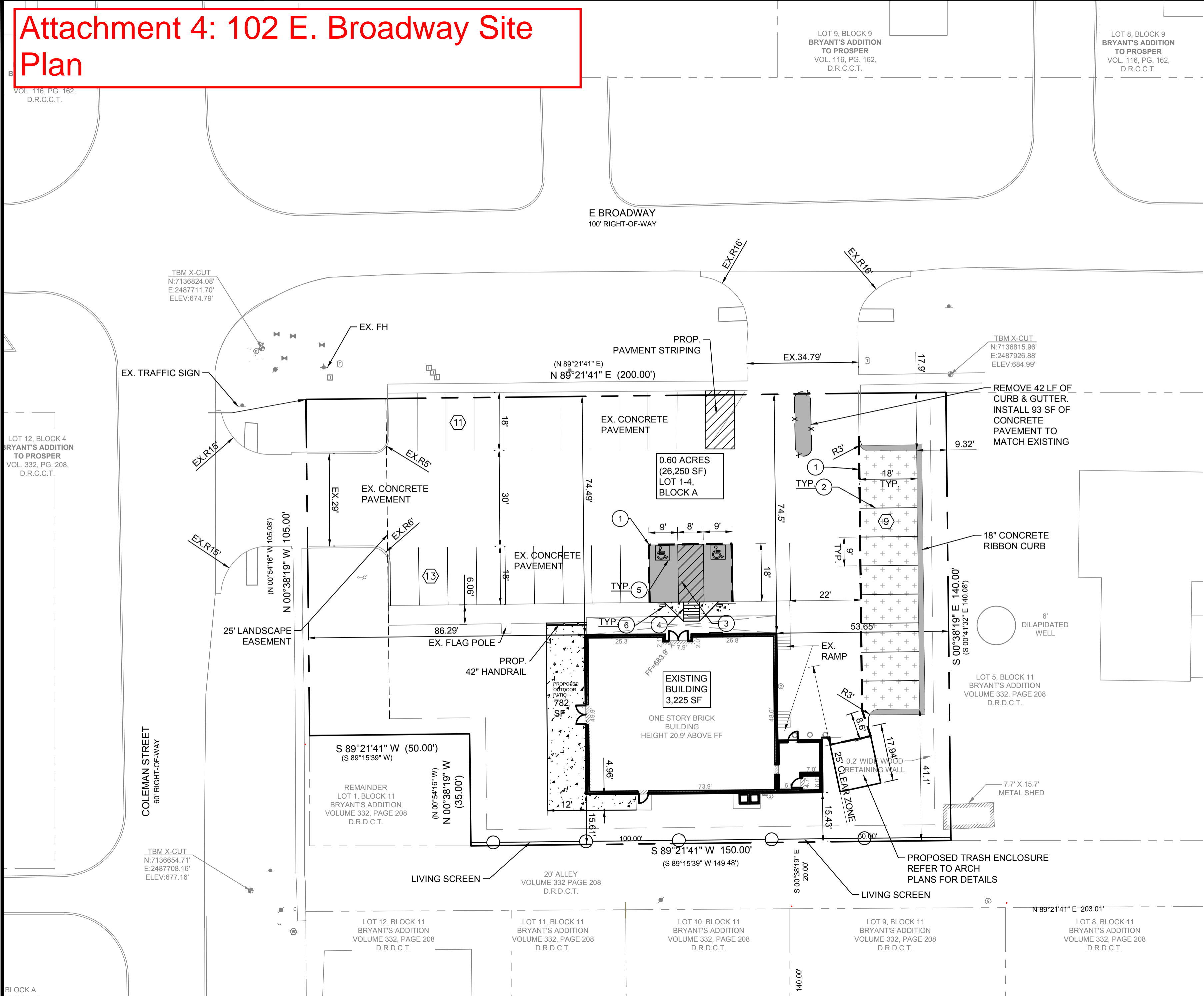
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	1"	1	N/A	Proposed

Note:

No outdoor kenneling or dog runs are permitted on this site. Dogs will be leashed and accompanied by staff at all times when outdoors.



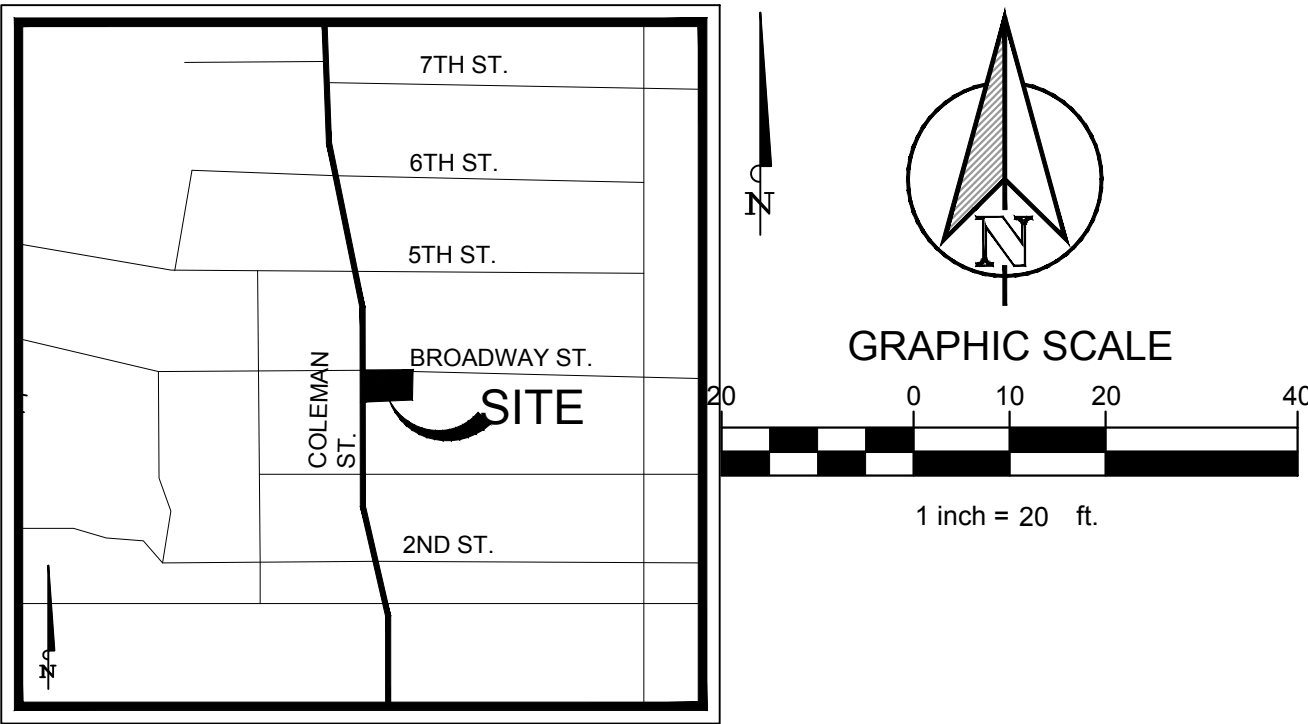
Attachment 4: 102 E. Broadway Site Plan



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0225J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

\*NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE\*



- TOWN OF PROSPER SITE PLAN NOTES:
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
  - 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 TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
  - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
  - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
  - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
  - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
  - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
  - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
  - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
  - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
  - A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ABOVE. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
  - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
  - ONE-AND-TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND-TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
  - 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.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
  - 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.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - IMPACT FEES WILL BE ASSESSED PER 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 SITE PLAN SHALL BE EFFECTIVE FOR 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 THE 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.

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PAVEMENT STRIPING
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	HANDICAP SIGN

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET
	PROPOSED DE-COMPOSED GRANITE
	PROPOSED CONCRETE SIDEWALK.
	PROPOSED CONCRETE CURB AND GUTTER.
	PARKING COUNT
	SAWCUT FULL DEPTH SAWCUT

GENERAL SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

BENCHMARKS:

NO. 1  
"X"-CUT AT 15.9' NORTH AND 13.7' EAST OF THE NORTH WEST PROPERTY CORNER.  
ELEV: 674.79'

NO. 2  
"X"-CUT AT 48.6' SOUTH AND 18.4' WEST OF THE SOUTH WEST PROPERTY CORNER  
ELEV: 677.16'

NO. 2  
"X"-CUT AT 5.6' NORTH AND 1.5' EAST OF THE NORTH EAST PROPERTY CORNER.  
ELEV: 684.99'

NOTE:  
SUPPLEMENTAL PARKING WILL BE PROVIDED IN DOWNTOWN AREA

SITE DATA SUMMARY

SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PATIO (SQ. FT)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO		REQ.	PROV.	REQ.	PROV.		REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	
1 - 4	C	RESTAURANT	0.60	26,250	782	3,225	20'-9"	40% MAX	12.3%	0.4:1 MAX	0.12	1/100 SF (PATIO + BUILDING = 4,007 SF)		40	33	2	2	18,356	70%	495	1,121	1838	8,392

TEXAS REGISTRATION #14199

**CLAY MOORE**  
ENGINEERING

1903 CENTRAL DR. SUITE #406  
BEDFORD, TX 76021

PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer  
P.E. No. 125651  
Date: 5/15/2022

**METTICA PROSPER**  
**102 E BROADWAY ST.**  
**PROSPER, TX**

BY	DATE	REVISION

SITE PLAN

### METTICA PROSPER

#### CASE #:D22-0046

OWNER:

DMJAT INVESTMENTS LLC  
3067 FALCON RD.  
PROSPER, TX 75078

CONTACT NAME: DONALD METTICA

APPLICANT/ENGINEER:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CONTACT NAME: MATT MOORE

LEGAL DESCRIPTION:

BEING PORTION OF LOT 1 AND ALL OF LOT 2, LOT 3 AND LOT 4, BLOCK A, OF BRYANT ADDITION AND ADDITION TO THE CITY OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 332, PAGE 208, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING THE ALL OF THE CALLED 0.602 ACRE TRACT CONVEYES TO DMJAT INVESTMENTS, LLC.

CITY: TOWN OF PROSPER

STATE: TEXAS

COUNTY: COLLIN

SURVEY: COLLIN COUNTY SCHOOL

ABSTRACT NO.: ----

DESIGN: LRR

DRAWN: LRR

CHECKED: ASD

DATE: 5/15/2022

SHEET

**SP-1**

File No. 2021-184

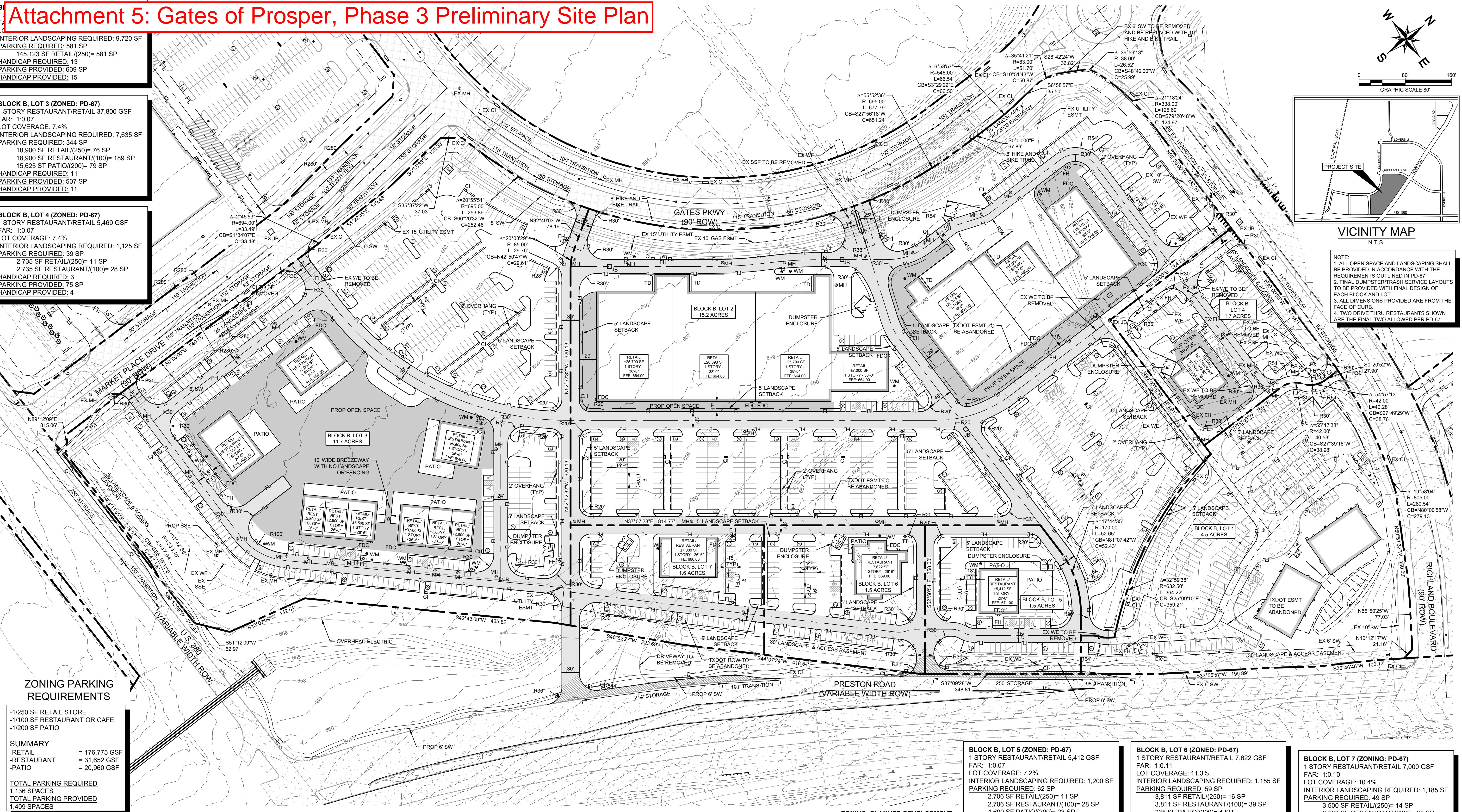
PLOTTED BY: LYNN ROWLAND  
PLOT DATE: 5/15/2022 4:06 PM  
2: \PROJECTS\PROJECTS\2022-068 METTICA PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 6/15/2022 3:32 PM



INTERIOR LANDSCAPING REQUIRED: 9,720 SF  
PARKING REQUIRED: 581 SP  
145,123 SF RETAIL/(250)= 581 SP  
HANDICAP REQUIRED: 13  
PARKING PROVIDED: 609 SP  
HANDICAP PROVIDED: 15

**BLOCK B, LOT 3 (ZONED: PD-67)**  
**1 STORY RESTAURANT/RETAIL 37,800 GSF**  
**FAR: 1:0.07**  
**LOT COVERAGE: 7.4%**  
**INTERIOR LANDSCAPING REQUIRED: 7,635 SF**  
**PARKING REQUIRED: 344 SP**  
 18,900 SF RETAIL/(250)= 76 SP  
 18,900 SF RESTAURANT/(100)= 189 SP  
 15,625 ST PATIO/(200)= 79 SP  
**HANDICAP REQUIRED: 11**  
**PARKING PROVIDED: 507 SP**  
**HANDICAP PROVIDED: 11**

**BLOCK B, LOT 4 (ZONED: PD-67)**  
1 STORY RESTAURANT/RETAIL 5,469 GSF  
FAR: 1:0.07  
LOT COVERAGE: 7.4%  
INTERIOR LANDSCAPING REQUIRED: 1,125 SF  
PARKING REQUIRED: 39 SP  
2,735 SF RETAIL/(250) = 11 SP  
2,735 SF RESTAURANT/(100) = 28 SP  
HANDICAP REQUIRED: 3  
PARKING PROVIDED: 75 SP  
HANDICAP PROVIDED: 4



## ZONING PARKING REQUIREMENTS

-1/250 SF RETAIL STORE  
-1/100 SF RESTAURANT OR CAFE  
-1/200 SF PATIO

SUMMARY	
-RETAIL	= 176,775 GSF
-RESTAURANT	= 31,652 GSF
-PATIO	= 20,960 GSF

TOTAL PARKING REQUIRED	1,136 SPACES
TOTAL PARKING PROVIDED	1,409 SPACES

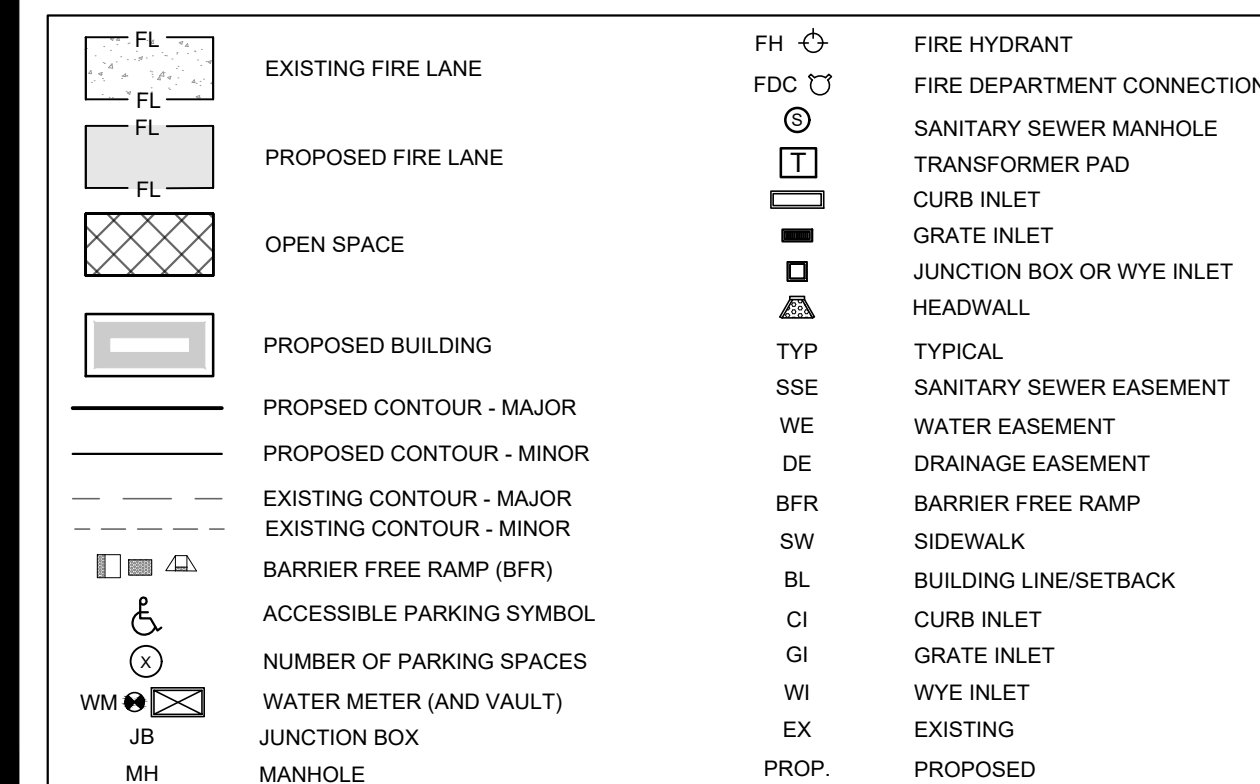
**BLOCK B, LOT 5 (ZONED: PD-67)**  
1 STORY RESTAURANT/RETAIL 5,412 GSF  
FAR: 1.0:07  
LOT COVERAGE: 7.2%  
INTERIOR LANDSCAPING REQUIRED: 1,200 SF  
PARKING REQUIRED: 62 SP  
2,706 SF RETAIL/(250)= 11 SP  
2,706 SF RESTAURANT/(100)= 28 SP  
4,600 SF PATIO/(200)= 23 SP  
HANDICAP REQUIRED: 3  
PARKING PROVIDED: 62 SP  
HANDICAP PROVIDED: 4

**BLOCK B, LOT 6 (ZONED: PD-67)**  
1 STORY RESTAURANT/RETAIL 7,622 GSF  
FAR: 1:0.11  
LOT COVERAGE: 11.3%  
INTERIOR LANDSCAPING REQUIRED: 1,155 SF  
PARKING REQUIRED: 59 SP  
3,811 SF RETAIL/(250)= 16 SP  
3,811 SF RESTAURANT/(100)= 39 SP  
735 SF PATIO/(200)= 4 SP  
HANDICAP REQUIRED: 4  
PARKING PROVIDED: 77 SP  
HANDICAP PROVIDED: 4

**BLOCK B, LOT 7 (ZONING: PD-67)**  
1 STORY RESTAURANT/RETAIL 7,000 GSF  
FAR: 1:0.10  
LOT COVERAGE: 10.4%  
INTERIOR LANDSCAPING REQUIRED: 1,185 SF  
PARKING REQUIRED: 49 SP  
3,500 SF RETAIL/(250) = 14 SP  
3,500 SF RESTAURANT/(100) = 35 SP  
HANDICAP REQUIRED: 4  
PARKING PROVIDED: 79 SP  
HANDICAP PROVIDED: 4

**ZONING: PLANNED DEVELOPMENT**  
**OPEN SPACE REQUIRED (7%): 2.33 AC**  
**OPEN SPACE PROVIDED (7%): 2.33 AC**

## LEGEND



PRELIMINARY SITE PLAN  
GATES OF PROSPER – PHASE 3  
BLOCK B, LOTS 3-9  
D22-0054  
Being All Of The  
GATES OF PROSPER PHASE 2, BLOCK 2,  
LOTS 3, 4, AND 5  
Town of Prosper, Collin County, Texas  
Submitted: May 23, 2022  
Resubmitted: June 29, 2022

**Owner/Developer**  
 GOP #3, LLC  
 1 Cowboys Way  
 Frisco, Texas 75034  
 Contact: Tom Walker  
 Phone: (972)-497-4854

**Surveyor:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway Suite 210  
Frisco, TX 75034  
Contact: Michael Marx, RPLS  
Phone: (972)-731-2191

## THE GATES OF PROSPER - PHASE 3

# PRELIMINARY SITE PLAN

# Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
2660 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2580 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

FOR REVIEW ONLY  
Not for construction or permit purposes

**Kimley»Horn**

Engineer RACHEL A. KORUS

P. No. 132468 Date 06/27/2022

068109076	DATE JUNE 2022	SCALE AS SHOWN	DESIGNED BY RAK	DRAWN BY DEP
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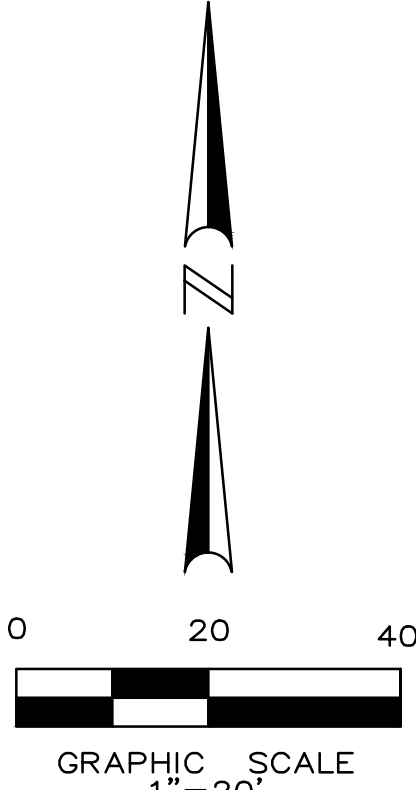
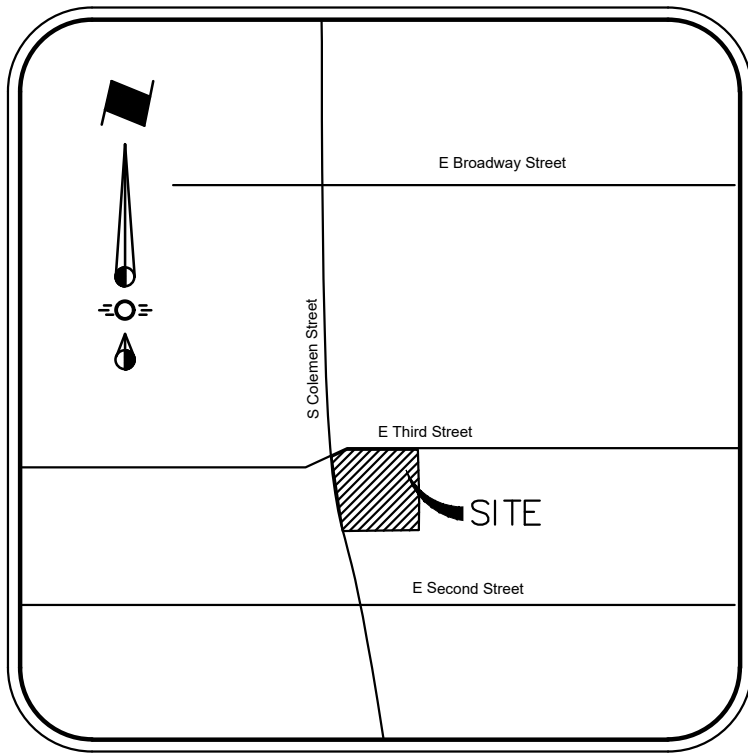
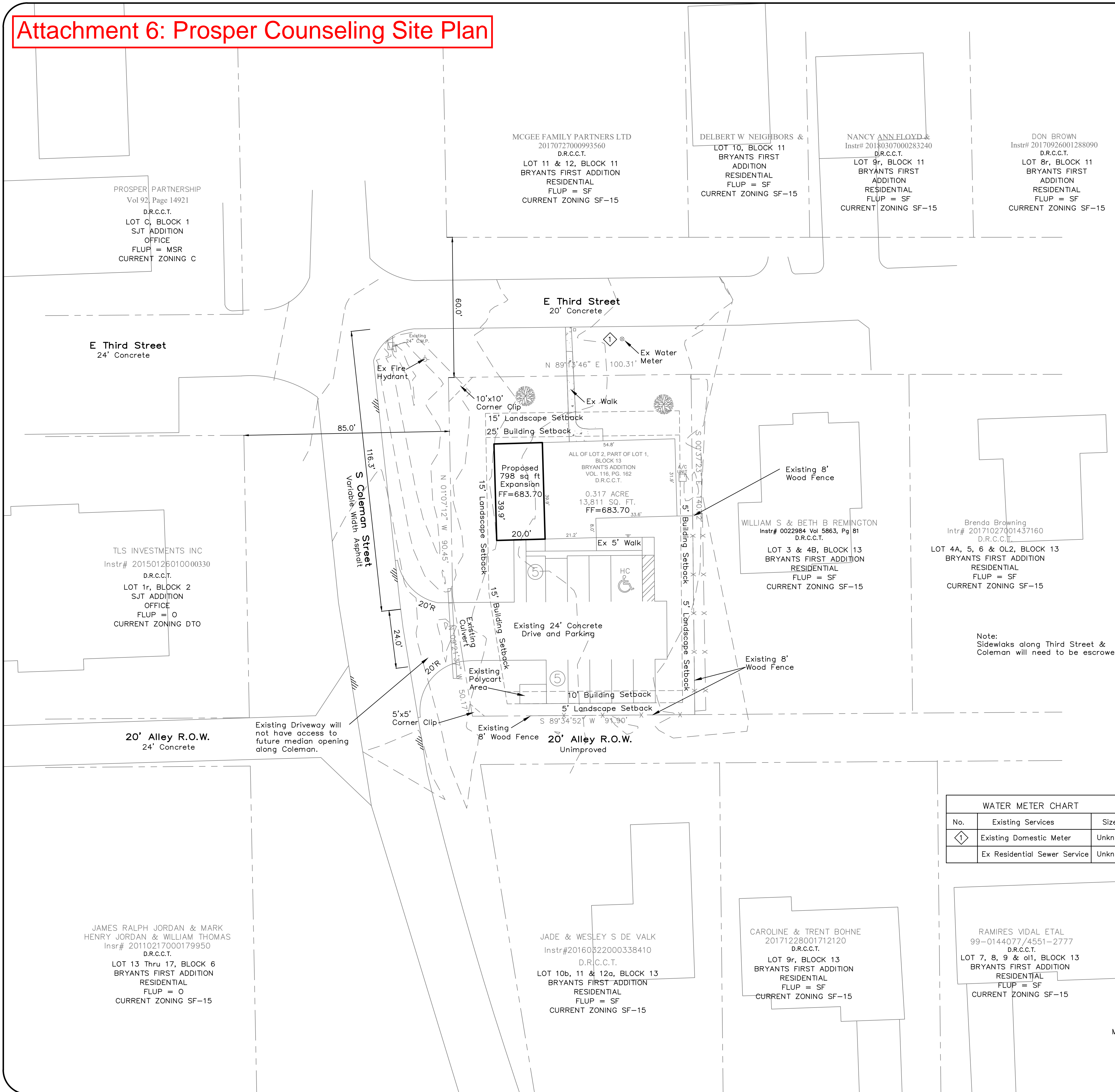
PROSPER, TEXAS

No.	REVISIONS	DATE	BY
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SHEET NUMBER  
PSP-1



Attachment 6: Prosper Counseling Site Plan



Vicinity Map  
NTS

<b>SYNOPSIS</b>	
Address:	102 E 3rd Street Prosper, Texas 75078
Zoning:	DTO
Proposed Use:	Professional Office
Lot Area:	0.317 Acres (13,811 sf)
Building Areas:	Existing Building 1,967 sf
	Proposed Addition 798 sf
	Total Building 2,765 sf
Building Height:	One Story
Lot Coverage:	20.02% (Total Bldg Area 2,765 sf)
Floor Area Ratio:	0.20 : 1
Parking Required:	1/350 sf of Bldg. (2765/350=8 spaces required)
Parking Provided:	10 Spaces (10 allowed in DTO)
Handicap Parking Required:	1 Space
Handicap Parking Provided:	1 Space
Interior Landscape Required:	200 sf (20 sf per Parking Space)
Interior Landscape Provided:	7,316 sf Provided
Square Footage of Impervious Surface:	6,495 sf (0.52%)
Open Space Required:	967 sf (7% of the Net Lot Area)
Open Space Provided:	1,234 sf

TOWN OF PROSPER STANDARD NOTES:

- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- 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 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 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.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480141 0235 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JUNE 2, 2009.

Case No. D22-0057  
SITE PLAN

102 E. 3RD STREET  
LOT 2 & PART OF LOT 1, BLOCK 13  
BRYANT'S ADDITION  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
0.317 OF AN ACRE  
13,811 Sq. Ft.

OWNER:

Marcey and Don Mettica  
3067 Falcon Road  
Prosper, Texas 75078  
214-914-1018  
Marcey Mettica

ENGINEER:

JP Engineering  
700 S Central Expressway, Suite 400  
Allen, Texas 75013  
Phone (972) 467-7505  
David Jones, P.E.  
Contact: Bill Perman Project Manager

JP Engineering  
700 Central Expressway S. Suite 400 - Allen, Texas 75013 972-467-7505  
Texas P.E. Firm Number 14021

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
DAVID A. JONES,  
P.E. NO. 98279  
ON 07/01/2022. IT IS  
NOT TO BE USED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.

102 E Third Street  
Lot 1a & 2, Block 13 Bryants First Addition  
Town of Prosper, Texas

REVISED SITE PLAN

No.	Date	Revision

Scale:	1" = 20'
File Name:	Rev Site Plan
Date:	7/01/2022
Project No.:	19018

Sheet of

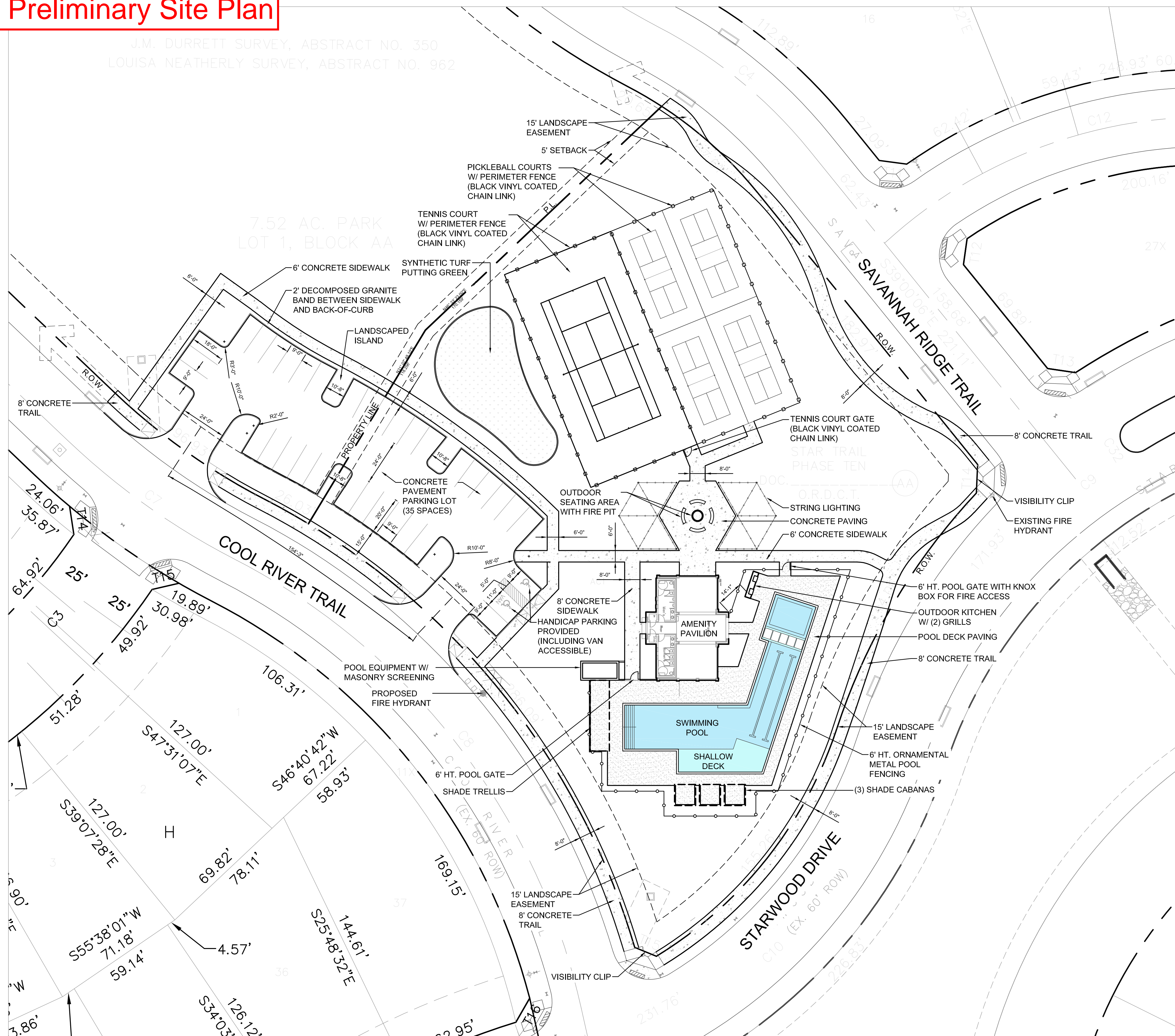


DUMPSTERS NOT REQUIRED FOR THIS SITE. TRASH TO BE CARTED OFF-SITE BY OPERATIONS.

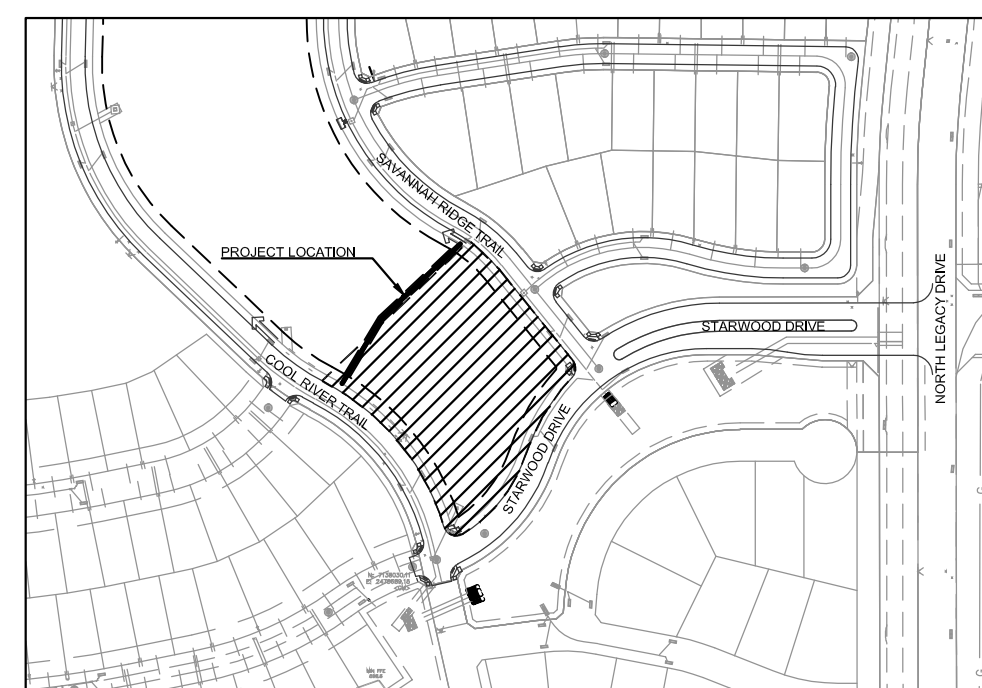
TOWN OF PROSPER NOTES:

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 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) OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED
- 8) BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- 9) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 10) TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
- 11) SPEED BUMPS/DUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 12) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAID REQUIREMENTS.
- 13) AMENDMENT 503.1.1.
- 12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- 13) BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED
- 14) A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- 14) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.1.
- 15) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 16) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- 17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- 18) AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3-R3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- 19) FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5' STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- 20) FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- 21) THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED
- 22) ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- 22) A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- 23) THE MINIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- 24) ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 25) 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.
- 26) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 27) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 28) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 29) 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.
- 30) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 31) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 32) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 33) 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
- 34) RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- 34) THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE
- 35) 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.
- 35) THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

<b>ZONING</b>	<b>SINGLE-FAMILY</b>
<b>PROPOSED USE</b>	<b>AMENITY CENTER</b>
<b>LOT AREA</b>	<b>80,644 SF (1.85 ACRES)</b>
<b>BUILDING AREA</b>	<b>1956 SF</b>
<b>BUILDING HEIGHT</b>	<b>27' HT.</b>
<b>LOT COVERAGE</b>	<b>2.4%</b>
<b>TOTAL PARKING REQUIRED (WITH RATIO)</b>	<b>N/A</b>
<b>TOTAL PARKING PROVIDED</b>	<b>22</b>
<b>HANDICAP PARKING REQUIRED</b>	<b>2</b>
<b>HANDICAP PARKING PROVIDED</b>	<b>2</b>
<b>INTERIOR PARKING LANDSCAPING REQUIRED</b>	<b>320 SF</b>
<b>INTERIOR PARKING LANDSCAPING PROVIDED</b>	<b>498 SF</b>
<b>SQUARE FOOTAGE OF IMPERVIOUS SURFACE</b>	<b>36,820 SF</b>
<b>OPEN SPACE REQUIRED</b>	<b>20,000 SF</b>
<b>OPEN SPACE PROVIDED</b>	<b>43,624 SF</b>



**A PRELIMINARY SITE PLAN**  
SCALE: 1"= 30'-0" PLAN



0 30 60  
(FEET)  
1 inch = 30 ft.

1 AMENITY LOT  
1.85 ACRES  
PD-66 ;SINGLE FAMILY-ZONING ORDINANCE #14-31 D21-0060  
PRELIMINARY SITE PLAN

STAR TRAIL WEST AMENITY CENTER

OWNER/DEVELOPER:  
**BLUE STAR ALLEN LAND, L.P.**  
1 COWBOYS WAY  
FRISCO, TX 75034  
CONTACT: SCOTT SHIPP  
PHONE: 972-543-2412

**LJA Engineering, Inc.**  
2150 S Central Expressway  
Suite 100  
McKinney 75070

**BLUE STAR**  
8000 Warren Parkway, Suite 100  
Frisco, TX 75034  
Phone: 972.543.2414

STAR TRAIL WEST  
AMENITY CENTER  
D22-0061  
PROSPER, TX

PROJECT NUMBER  
NTX0092  
PRELIMINARY

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR  
CONSTRUCTION

June 21, 2022

## REVISIONS

**SHEET TITLE**

## PRELIMINARY SITE PLAN

SHEET NO.

# SP-01