

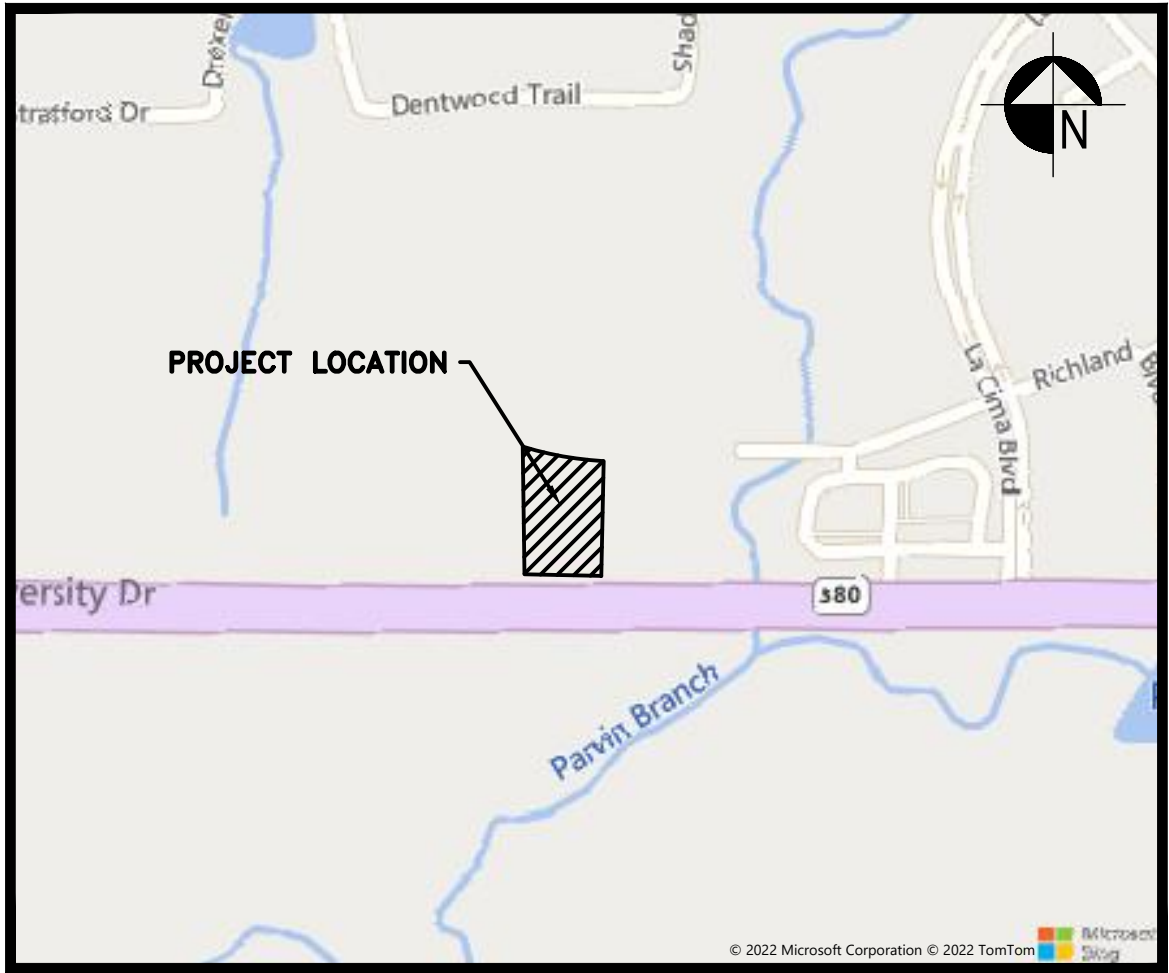
SITE DATA TABLE	
LOT NUMBER	4
EXISTING ZONING	PD-2
PROPOSED USE	RETAIL/COMMERCIAL
GROSS LOT AREA	63,959 SF / 1.468 AC
LANDSCAPING	
REQ. OPEN SPACE AREA	4,477 SF (7.0%)
PROVIDED OPEN SPACE AREA	5,357 SF (8.4%)
REQ. LANDSCAPING AREA (15 SF PER PARKING SPACE)	915 SF
PROVIDED LANDSCAPING AREA	17,367 SF
TOTAL IMPERVIOUS AREA	46,592 SF (72.8%)
BUILDING SUMMARY	
PROPOSED BUILDING GROSS AREA	15,247 SF
PROPOSED BUILDING HEIGHT	24'-0"
NUMBER OF STORIES	1-STORY
MAX LOT COVERAGE	40.0%
PROVIDED LOT COVERAGE	23.8%
MAX FLOOR AREA RATIO	0.5:1 (0.50)
PROVIDED FLOOR AREA RATIO	0.24:1 (0.24)
PARKING SUMMARY	
PARKING RATIO PER USE	1/250 SF
PARKING REQUIRED	61
PARKING PROVIDED	61
HANDICAPPED PARKING REQUIRED	3
HANDICAPPED PARKING PROVIDED	4

TOWN OF PROSPER SITE PLAN GENERAL NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH 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.
- BUILDING 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 FIRE APPARATUS

- FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1.
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE 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 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 ACCESS. 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, DWELLING 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) 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 IN ACCORDANCE WITH 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 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.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL PARKING SPACES ARE 9'X18' WITH 2' OVERHANGS UNLESS OTHERWISE NOTED ON THE PLANS.

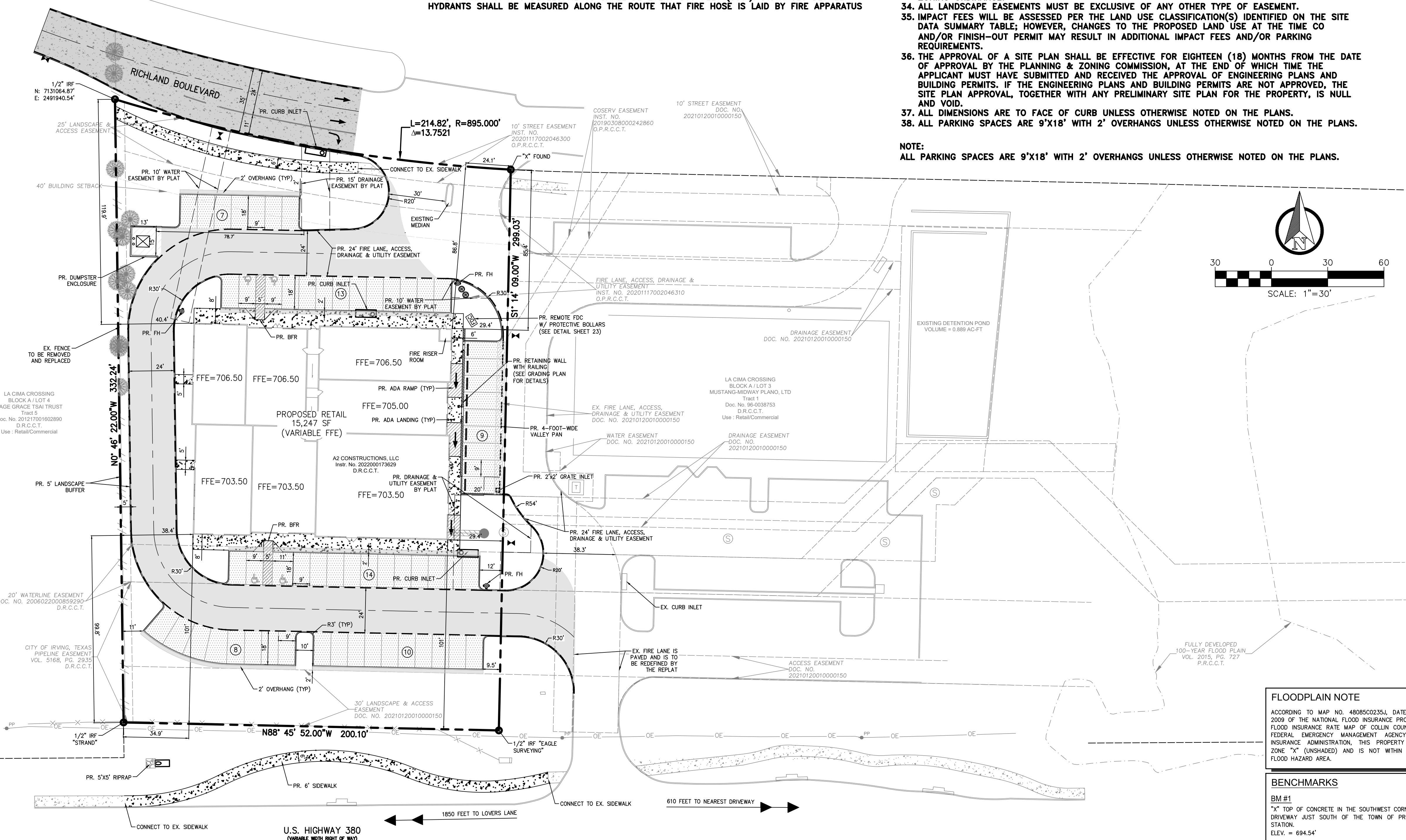
NOTE:
ALL PARKING SPACES ARE 9'X18' WITH 2' OVERHANGS UNLESS OTHERWISE NOTED ON THE PLANS.



PROJECT VICINITY MAP

SCALE: 1"=500'

LEGEND	EXISTING	PROPOSED
1' CONTOURS		
SANITARY SEWER	EX-8"SS	
WATER	EX-12"W	
WATER METER		
WATER VALVE		
FIRE HYDRANT		
SANITARY SEWER MANHOLE		
TRANSFORMER		
FDC		FDC
LIGHT POLE		
FENCE		
UNDERGROUND ELECTRIC LINE	UGE	
OVERHEAD ELECTRIC LINE	OE	
COMMUNICATION LINE	COM	COM
STORM SEWER PIPE		SS
POWER POLE		
ADA RAMP		
24' FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS		
STREET PAVEMENT PER TOWN OF PROSPER STANDARDS		
DUMPSTER DUTY CONCRETE PAVEMENT		
STANDARD DUTY CONCRETE PAVEMENT		
SIDEWALK		
PARKING COUNT		
TREE		



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 480850235J, 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.

BENCHMARKS

BM #1
"X" TOP OF CONCRETE IN THE SOUTHWEST CORNER OF THE DRIVEWAY JUST SOUTH OF THE TOWN OF PROSPER LIFT STATION.
ELEV. = 694.54'

BM #2
"DOT ALUMINUM ROW MONUMENT #1886 AND ALSO BEING THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEV. 698.22'

RICHLAND PARKWAY RETAIL

SITE PLAN CASE #: DEVAPP-23-0059

OWNER:
CONTACT NAME: PHANI KRISHNA JUNGIA

A2 CONSTRUCTION, LLC
1505 ISAAC LANE
MCKINNEY, TX 75071-6384

ENGINEER:

CARLOS CASAS, P.E.
STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD WEST
DALLAS, TEXAS 75220

LEGAL DESCRIPTION:

LA CIMA CROSSING ADDITION
BLOCK A, LOT 4
GROSS: 1.468 AC, OR 63,959 SF

CITY: STATE:
TOWN OF PROSPER TEXAS

COUNTY: SURVEY: ABSTRACT NO.:
COLLIN EDWARD BRADLEY SURVEY 86

STRAND

10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

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"REVIEW PURPOSES"
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KYLE WHITIS,
P.E. #101330
MAY 23, 2023.
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CONSTRUCTION OR
PERMIT PURPOSES.

REVISION DESCRIPTION

DATE

NO.

SITE PLAN

RICHLAND PARKWAY RETAIL
1221 E. UNIVERSITY DR.
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

DATE: 5/23/2023
DESIGNED BY: JS
DRAWN BY: JS
CHECKED BY: KFW

STRAND 2244310

SHEET NUMBER

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