



Vicinity Map  
NTS

**SYNOPSIS**

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
Building Height:	One Story
Lot Coverage:	14.24% (Total Bldg Area 1,967 sf)
Floor Area Ratio:	0.14 : 1
Parking Required:	1/350 sf of Bldg. (1967/350=6 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 (0.47%)
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.

WATER METER CHART			
No.	Existing Services	Size	Qty.
◇	Existing Domestic Meter	Unknown	1
	Ex Residential Sewer Service	Unknown	1

**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.

**OWNER:**  
Marcey and Don Mettca  
3067 Falcon Road  
Prosper, Texas 75078  
214-914-1018  
Marcey Mettca

**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

Case No. D19-0080  
**SITE PLAN**  
102 E. 3RD STREET  
& PART OF LOT 1, BLOCK 13  
BRYANT'S ADDITION  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
0.317 OF AN ACRE  
13,811 Sq. Ft.

**JP Engineering**  
700 Central Expressway, 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 08/29/19. 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  
**SITE PLAN**

No.	Date	Revision

Scale: 1" = 20'  
File Name: Site Plan  
Date: 8/29/2019  
Project No.: 19018

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