

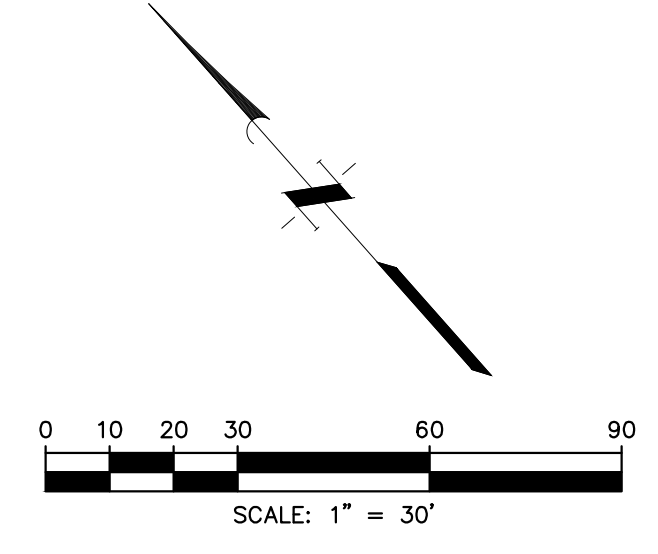
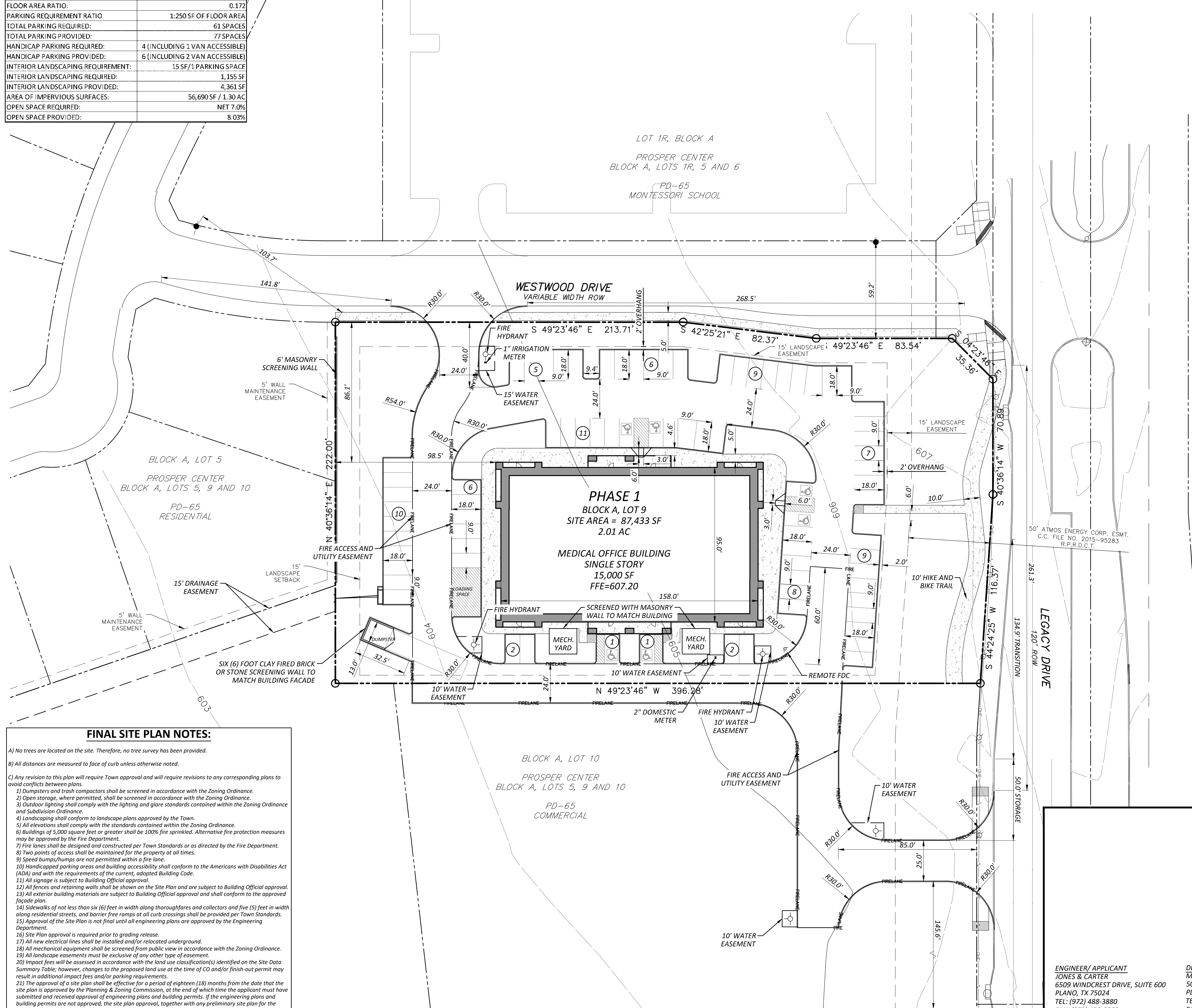
SITE DATA SUMMARY TABLE		
Category		
ZONING:	PD-65	
PROPOSED USE:	MEDICAL OFFICE BUILDING	
LOT AREA (EXCLUDING R.O.W.):	87,433 SF / 2.01 AC	
BUILDING AREA:	15,000 SF / 0.34 AC	
BUILDING HEIGHT:	39'6"	
LOT COVERAGE:	69.83%	
FLOOR AREA RATIO:	0.172	
PARKING REQUIREMENT RATIO:	1:250 SF OF FLOOR AREA	
TOTAL PARKING REQUIRED:	61 SPACES	
TOTAL PARKING PROVIDED:	77 SPACES	
HANDICAP PARKING REQUIRED:	4 (INCLUDING 1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	6 (INCLUDING 2 VAN ACCESSIBLE)	
INTERIOR LANDSCAPING REQUIREMENT:	15 SF/1 PARKING SPACE	
INTERIOR LANDSCAPING REQUIRED:	1,155 SF	
INTERIOR LANDSCAPING PROVIDED:	4,361 SF	
AREA OF IMPERVIOUS SURFACES:	56,690 SF / 1.30 AC	
OPEN SPACE REQUIRED:	NET 7.0%	
OPEN SPACE PROVIDED:	8.03%	

Water Meter Schedule				
ID	Type	Size	NO.	San. Sewer
1	DOM	2"	1	6"
2	IRR	1"	1	N/A

BENCHMARK NO. 1
BOX CUT ON NORTH BACK OF CURB AT END OF FISHTRAP ROAD, APPROXIMATELY 145 FEET EAST OF THE INTERSECTION OF HUDSON LANE. ELEVATION = 595.40

BENCHMARK NO. 2
BOX CUT ON NORTH RIM OF SANITARY SEWER MANHOLE APPROXIMATELY 1515 FEET SOUTH OF FISHTRAP ROAD AND 170 FEET EAST OF THE CENTERLINE OF HUDSON LANE. ELEVATION = 594.97

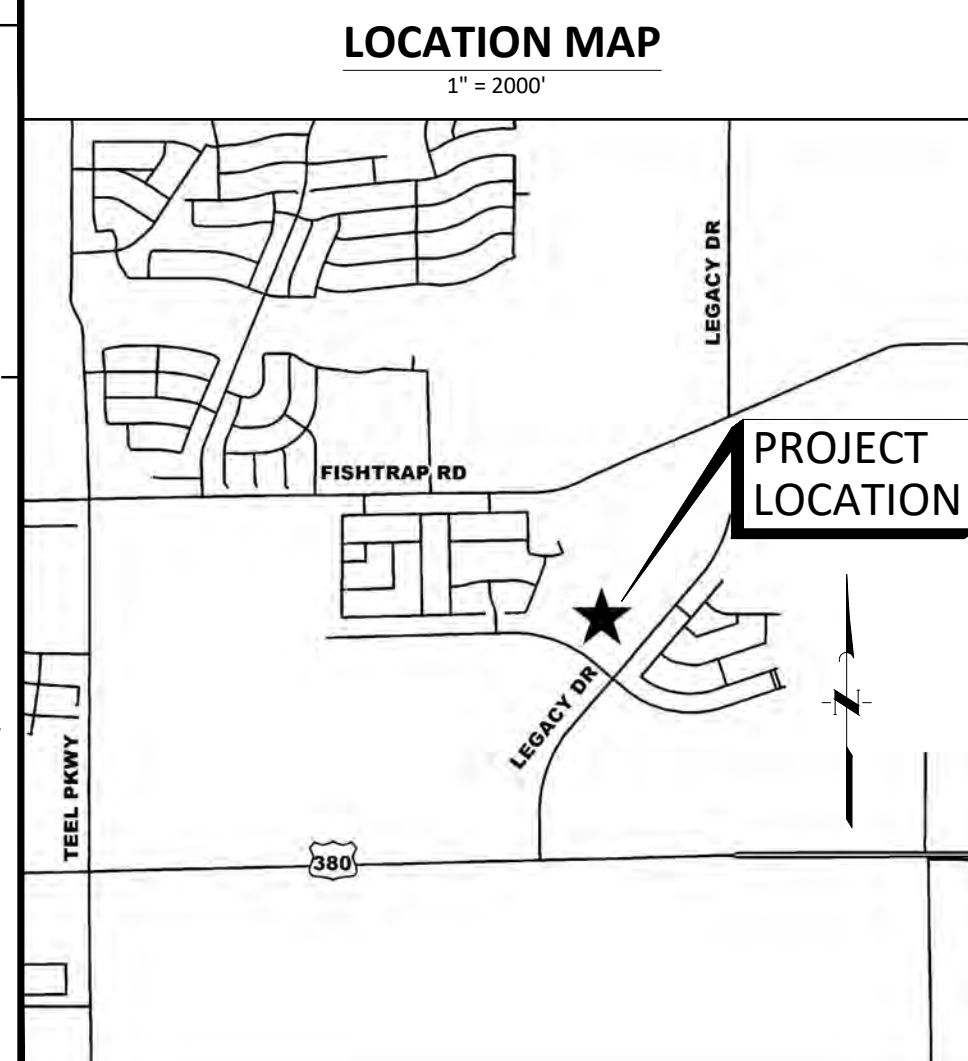
100-YR FLOOD
ACCORDING TO MAP NO. #48121C0430G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, DATED APRIL 18, 2011, THE SUBJECT TRACT IS SITUATED WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.



EXISTING LEGEND	
	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WATERLINE W/ METER
	RECLAIMED WATERLINE W/ GATE VALVE
	WASTEWATER W/ MANHOLE
	WASTEWATER W/ CLEANOUT
	STORM SEWER W/ MANHOLE
	STORM SEWER W/ CURB INLET
	OVERHEAD ELECTRIC W/ POWER POLE
	GAS LINE
	GROUND CONTOUR

PROPOSED LEGEND	
	PROPERTY LINE
	FIRELANE
	FIRE ACCESS AND UTILITY EASEMENT
	FIRE HYDRANT W/ GATE VALVE

HILLS AT LEGACY, PHASE
DOC. NO. 2018-243
VOL. 2017, PG. 366
O.P.R.D.C.T.



- FINAL SITE PLAN NOTES:**
- A) No trees are located on the site. Therefore, no tree survey has been provided.
 - B) All distances are measured to face of curb unless otherwise noted.
 - C) 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 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 that the site plan is approved 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.

SITE PLAN
PROSPER CENTER
BLOCK A, LOT 9
CASE # - D19-0083
2.01 ACRES
L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
PREPARATION DATE: AUGUST 19, 2019

<p>ENGINEER/ APPLICANT JONES & CARTER 6509 WINDCREST DRIVE, SUITE 600 PLANO, TX 75024 TEL: (972) 488-3880 FAX: (972) 488-3882 CONTACT: SHAWN GRAHAM, PE</p>	<p>DEVELOPER MCRIGHT-SMITH 5000 LEGACY DRIVE, SUITE 460 PLANO, TX 75024 TEL: (972) 608-8988 FAX: (972) 403-9292 CONTACT: CHRIS MONTASSER</p>	<p>ARCHITECT HEIGHTS VENTURE 5741 LEGACY DRIVE, SUITE 320 PLANO, TX 75024 TEL: (972) 490-7292 CONTACT: ROBERT R. HOLTON, AIA</p>	<p>OWNER - PSP TRACT 1 ORL III, INC. 6428 WAGGONER DRIVE DALLAS, TX 75230 TEL: (972) 832-7991 CONTACT: CHAD MCDUFFIE</p>
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REVISIONS

No.	Date	Description

App. _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____

JONES & CARTER
 Texas Board of Professional Engineers Registration No. F-439
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024 • 972.488.3880

SCALE: AS SHOWN
 DATE: _____
 JOB NO.: 16258-0002-00

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____

INTERIM REVIEW
 Not intended for construction, bidding or permit purposes.
 Engineer: SHAWN C. GRAHAM
 P.E. Serial No.: 111432
 Date: AUGUST 2019

THE OFFICES AT LEGACY
 TOWN OF PROSPER, TEXAS

SITE PLAN

SHEET NO. **5**
 OF 22