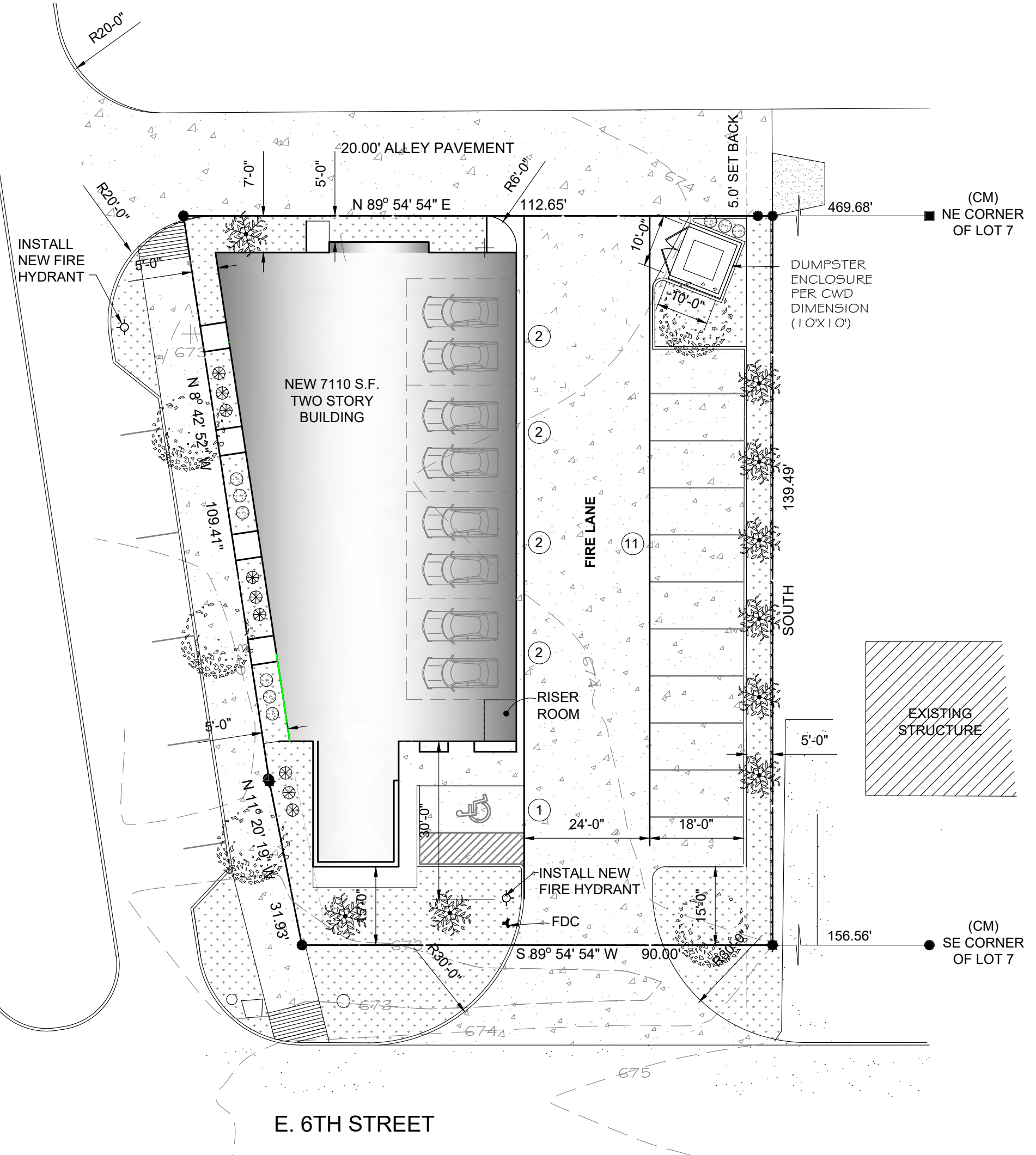


20 10 0 20 40

SCALE: 1"= 20'-0"



COLEMAN STREET



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ZONING
EXISTING ZONING SINGLE FAMILY-15 (SF-15)
PROPOSED ZONING PLANNED DEVELOPMENT (DOWN TOWN OFFICE)

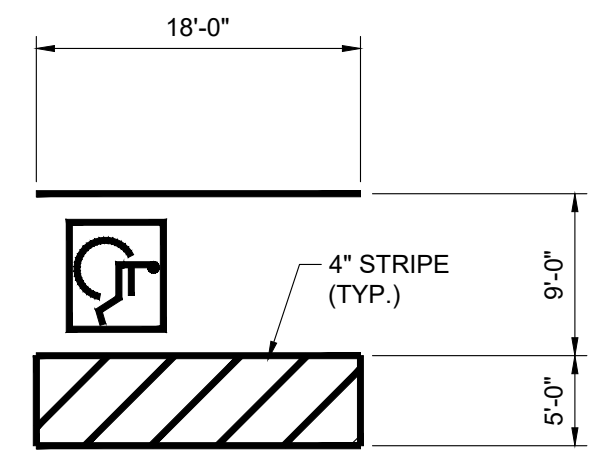
BUILDING
TOTAL NEW BUILDING AREA 7110 SQ.FT.

PROPOSED USE
1ST FLOOR: 2450 SQ.FT. RETAIL/OFFICE
2ND FLOOR: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

BUILDING CONSTRUCTION WOOD FRAME W/ BRICK VENEER
BUILDING HEIGHT 30'-0" (TWO STORY)

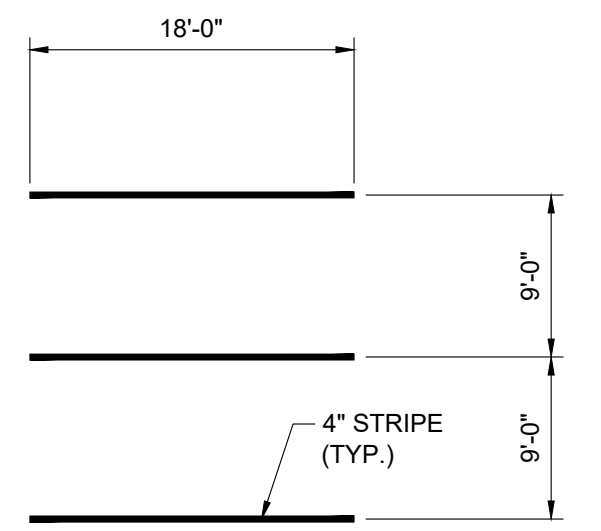
PARKING
RETAIL/OFFICE PARKING: 2450/250 = 10 SPACES
RETAIL PARKING PROVIDED 12
ACCESSIBLE PARKING 1 SPACES (INCLUDED)

RESIDENTIAL PARKING: 2 x 4 UNITS = 8 SPACES
RESIDENTIAL PARKING PROVIDED 8



ACCESSIBLE PARKING STRIPE DETAIL

SCALE: 3/32"= 1'-0"



PARKING STRIPE DETAIL

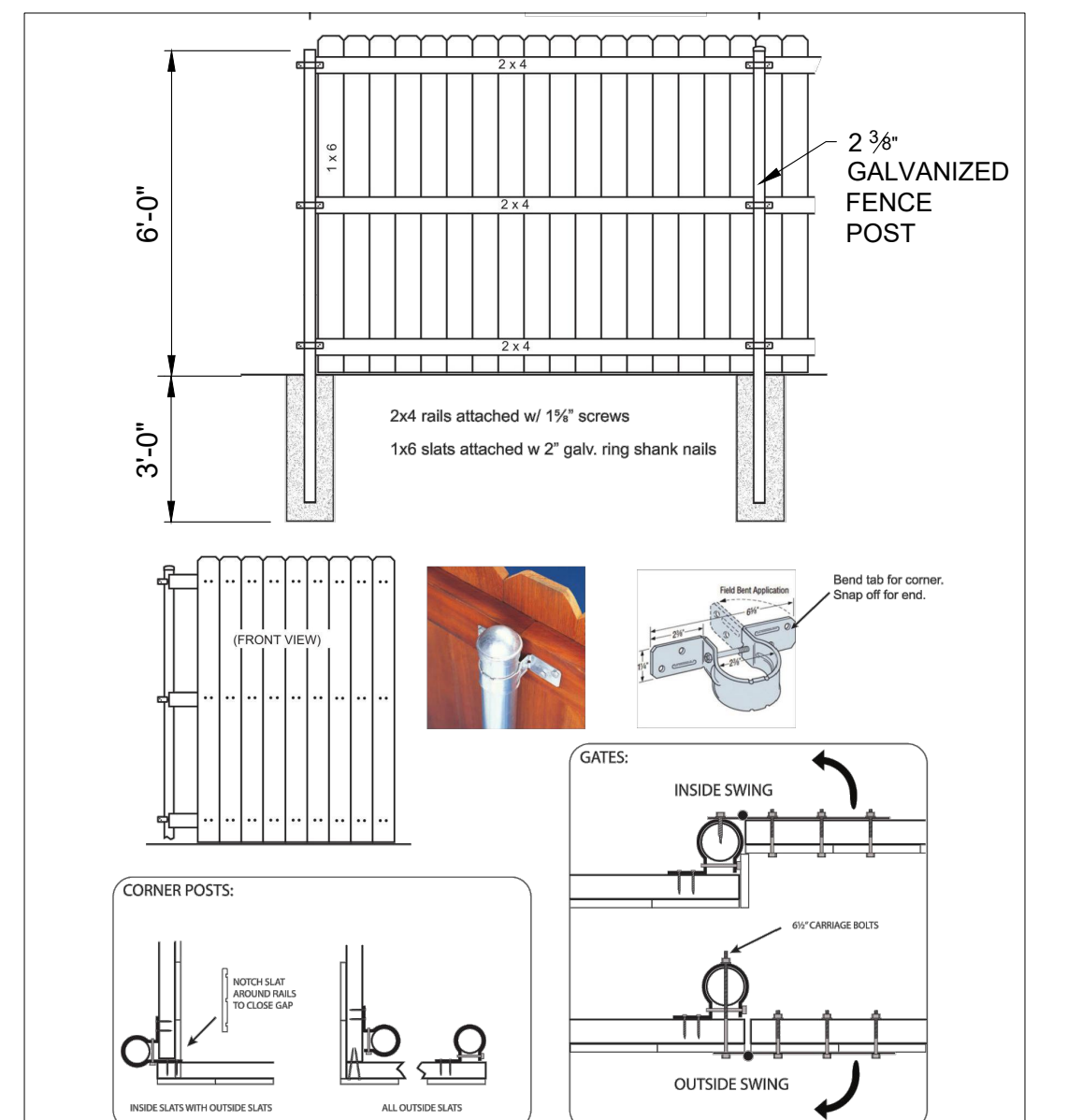
SCALE: 3/32"= 1'-0"

LEGEND

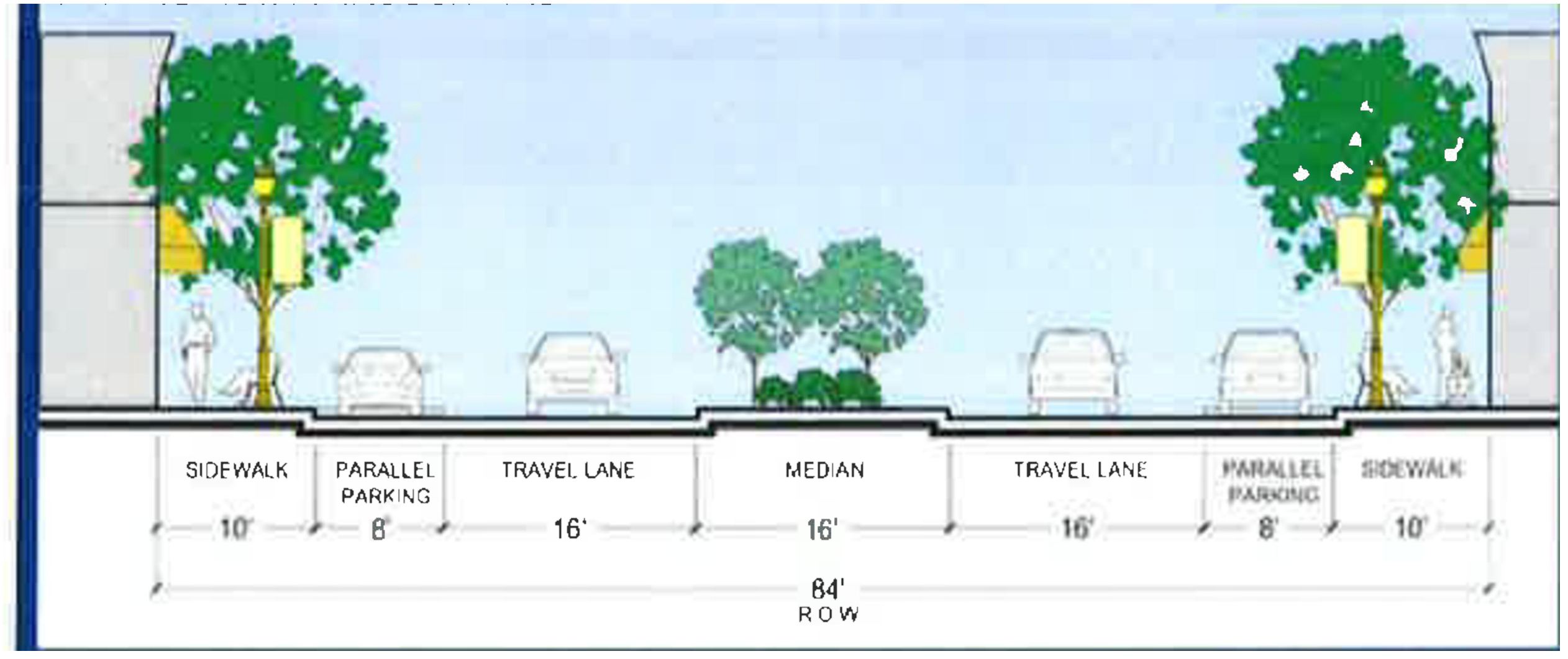
- FH NEW FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- HP HIGH MASS LIGHT POLE
- LP LIGHT POLE
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TPED TELEPHONE PEDESTAL
- TS TRAFFIC SIGN
- SS SANITARY SEWER
- CO CLEAN OUT
- WM WATER METER
- GRASS
- CONCRETE
- TRAFFIC DIRECTION
- PAVEMENT SLOPE
- OVERHEAD POWER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- METAL PRIVACY FENCE
- WOODEN FENCE
- GAS GAS LINE
- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW SHRUB



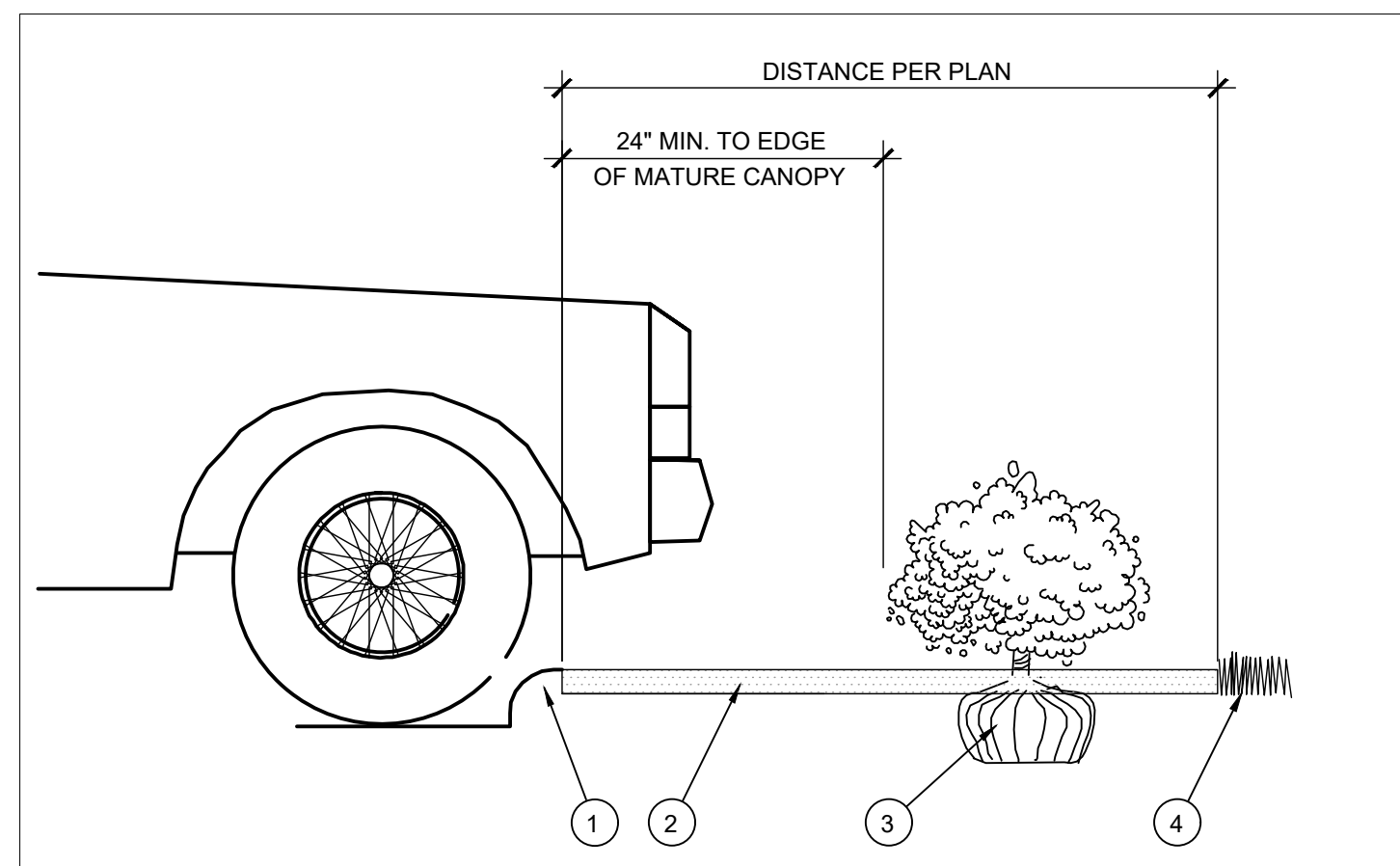
LOCATION MAP
NOT TO SCALE



WOOD SCREENING FENCE DETAILS
NOT TO SCALE



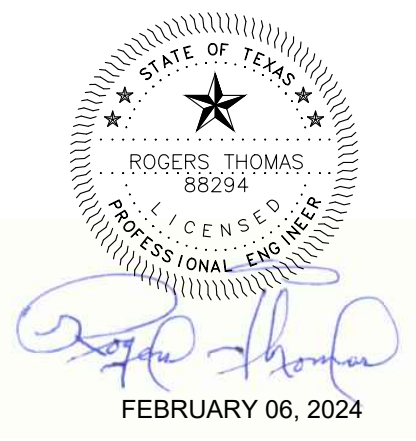
NORTH COLEMAN BUILD OUT SECTION
NOT TO SCALE



PARKING SPACE OVERHANG
NOT TO SCALE

NOTE

THIS DOCUMENT HAS BEEN PREPARED IN PART BASED UPON BOUNDARY TOPOGRAPHIC, EXISTING UTILITIES, ELEVATIONS OVERALL SITE LAYOUT INCLUDING BUILDING LOCATION, PAVING LAYOUT, PARKING LAYOUT, BUFFER ZONES, EASEMENTS AND OTHER SURVEYING INFORMATION PROVIDED BY OTHERS AND THE SURVEYS AND SITE LAYOUT WERE PERFORMED BY OTHERS. THE DESIGN PROFESSIONAL CAN NOT ASSURE THE ACCURACY OF THIS INFORMATION PROVIDED BY OTHERS AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OR ANY ERRORS AND OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT. THOSE RELYING ON THIS INFORMATION FOR BIDDING AND CONSTRUCTION PURPOSES, YOU ARE ADVISED TO OBTAIN INDEPENDENT FIELD VERIFICATION OF THE INFORMATION ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.



FEBRUARY 06, 2024

EXHIBIT D: CONCEPTUAL PLAN PROSPER CENTRAL ADDITION BLOCK 1, LOT 1 ZONE-23-0029		
DATE	REVISION	BY
PROPOSED SITE PLAN		
EAST 6TH STREET MIXED USE FACILITY N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078		
THOMAS DESIGN TECHNOLOGIES ENGINEERS DESIGNERS PROJECT MANAGERS 1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104 PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net T&PE FIRM REGISTRATION NO. F-6086		
DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO. C-2
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	TOTAL SHEETS 9
REVIEWED BY: OWNER	DATE: FEBRUARY 06, 2024	
PLOT SCALE: AS NOTED		