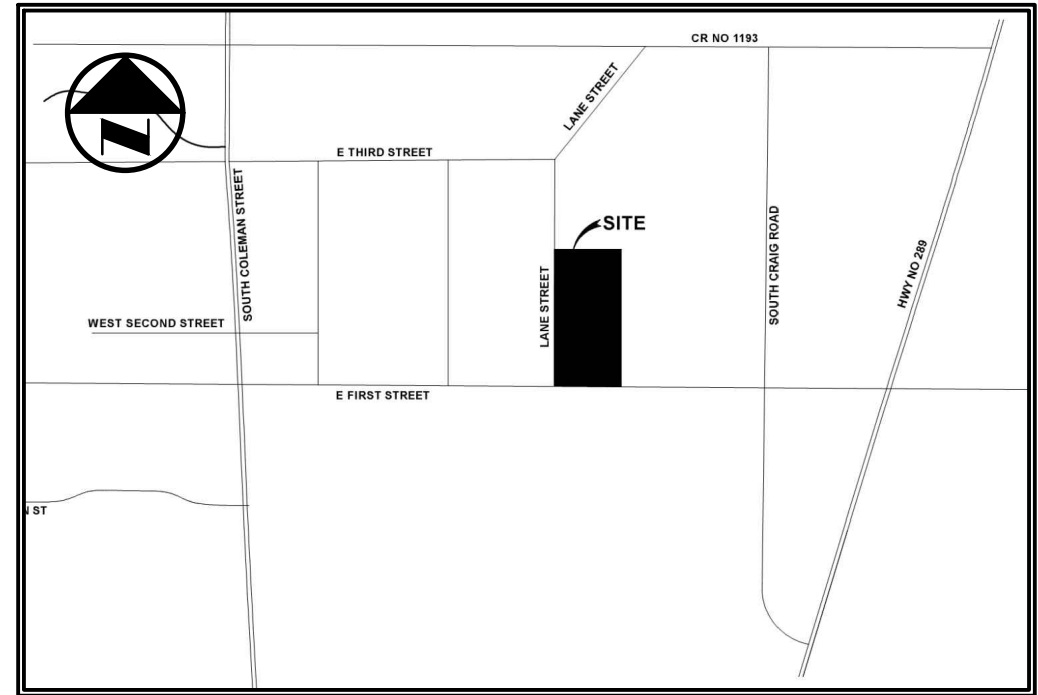
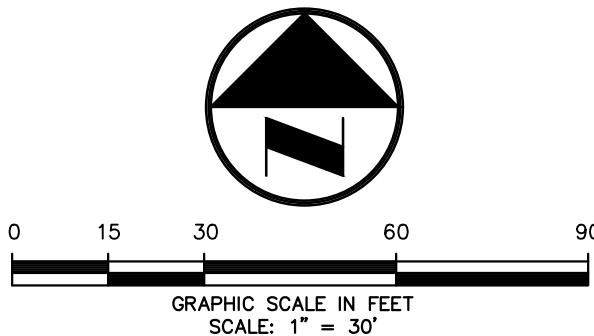




VICINITY MAP
N.T.S.



BASIS OF BEARINGS
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE, NORTH AMERICAN
DATUM OF 1983, (2011).

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY CUTTER
---	PROPERTY LINE
OH	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
W	U/G WATER LINES
G	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
xxx.xx	EXISTING SPOT GRADES
to xxx.xx	PROPOSED SPOT GRADES
6 xxx.xx	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

SITE DATA SUMMARY TABLE	
ITEM	LOT 1/BLOCK A
GENERAL SITE DATA	
ZONING	DOWNTOWN OFFICE
PROPOSED USE	PROFESSIONAL OFFICE
LOT AREA, EXCLUDING RIGHT-OF-WAY (SQUARE FOOTAGE AND ACREAGE)	16284 SF / 0.374 AC.
BUILDING AREA (GROSS SQUARE FOOTAGE)	1660 SF
BUILDING FOOTPRINT	1218 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	25' (2 STORIES)
THE HIGHEST ROOF SURFACE ABOVE GRADE PLANE	
LOT COVERAGE (%)	10.19
FLOOR AREA RATIO	0.10/1
TOTAL PARKING REQUIRED (WITH RATIO)	5 (1/350 SF)
HANDICAP PARKING REQUIRED INCLUDING VAN ACCESSIBLE	1
HANDICAP PARKING PROVIDED INCLUDING VAN ACCESSIBLE	1
TOTAL PARKING PROVIDED	8
INTERIOR LANDSCAPING REQUIRED	150 SF
INTERIOR LANDSCAPING PROVIDED	250 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	11899 SF
OPEN SPACE REQUIRED	7% (1140 SF)
OPEN SPACE PROVIDED	31.23% (5085 SF)

- NOTE:
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. 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.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. 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.
 7. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

- BENCH MARK LIST:
- BENCHMARK #1
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF COTTONROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONROSE LANE AND PERENNIAL WAY.
ELEVATION = 554.23'
- BENCHMARK #2
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND COVERGERS ISLAND WAY.
ELEVATION= 584.10'

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: 811



NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
SCALE	NOTES	
KRG	KRG	SEE SEAL AS SHOWN

PROJECT INFORMATION
0.539 ACRE TRACT
701 E. FIRST ST.
PROSPER, TEXAS 75078
COLLIN COUNTY
ABSTRACT No. 147

OWNER
VIVID PARTNERS, LLC
5573 FM 1461
MCKINNEY, TEXAS 75071

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 83268 ON 06/15/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



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FIRM REGISTRATION F-9131

(DEVAPP-24-0024)

SITE PLAN
701 E. FIRST ST
METTICA ADDITION
BLOCK 12, LOT 29
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SHEET NO.
C1.00