

OPEN SPACE INDICATED BY THIS COLOR	SQFT	PERCENTAGE
PROPERTY	23,400 SQFT	100 %
REQUIRED	1,638 SQFT	7 %
PROVIDED	5,085 SQFT	21.7 %

1. No 100-year floodplain exists on the site.
2. On-Site Detention is Not Required.
3. Handicap parking is provided in accordance with ADA standards
4. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
5. No fire lane is provided with this proposed development
6. Finished floor elevation is 773.5'

[illegible]

MATERIAL	NORTH		WEST		SOUTH		EAST	
	sqft	%	sqft	%	sqft	%	sqft	%
Total Surface	496	100	458	100	496	100	458	100
Glazing Surface	56	11	64	14	30	7	30	7
Net Surface	440	89	394	86	466	93	428	93
HardiePlank Cedarmill Lap Siding	472	95	435	95	469	945	439	94
White Treated Wood (Siding)	24	5	23	5	27	5	19	4

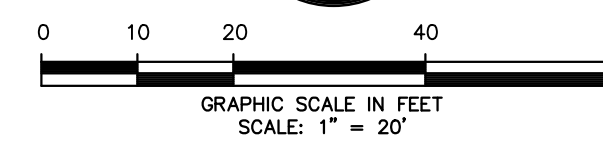
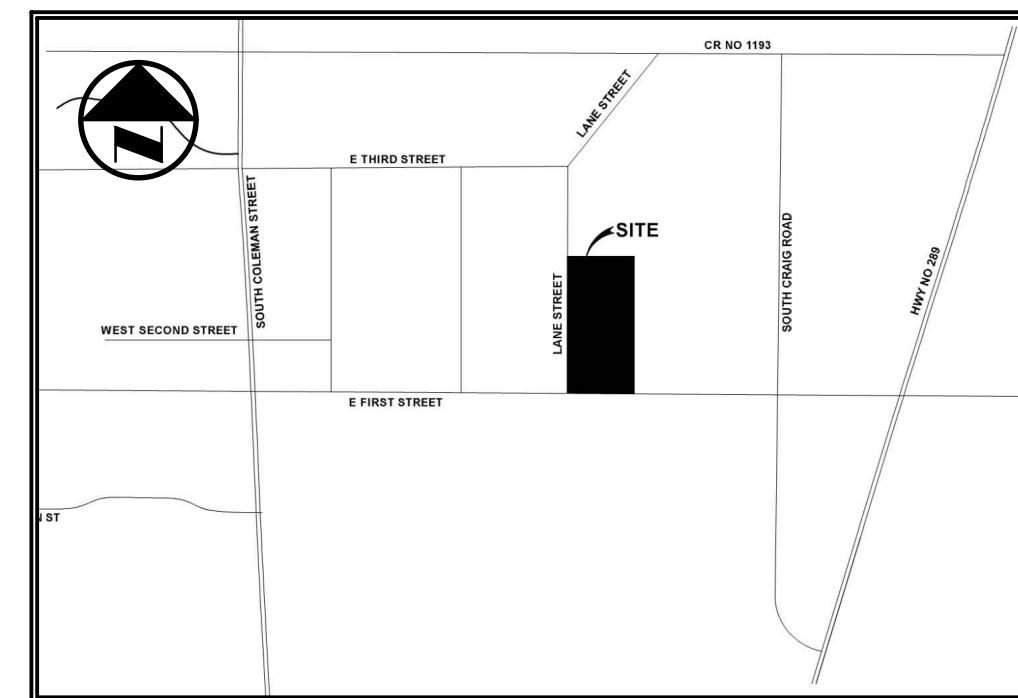
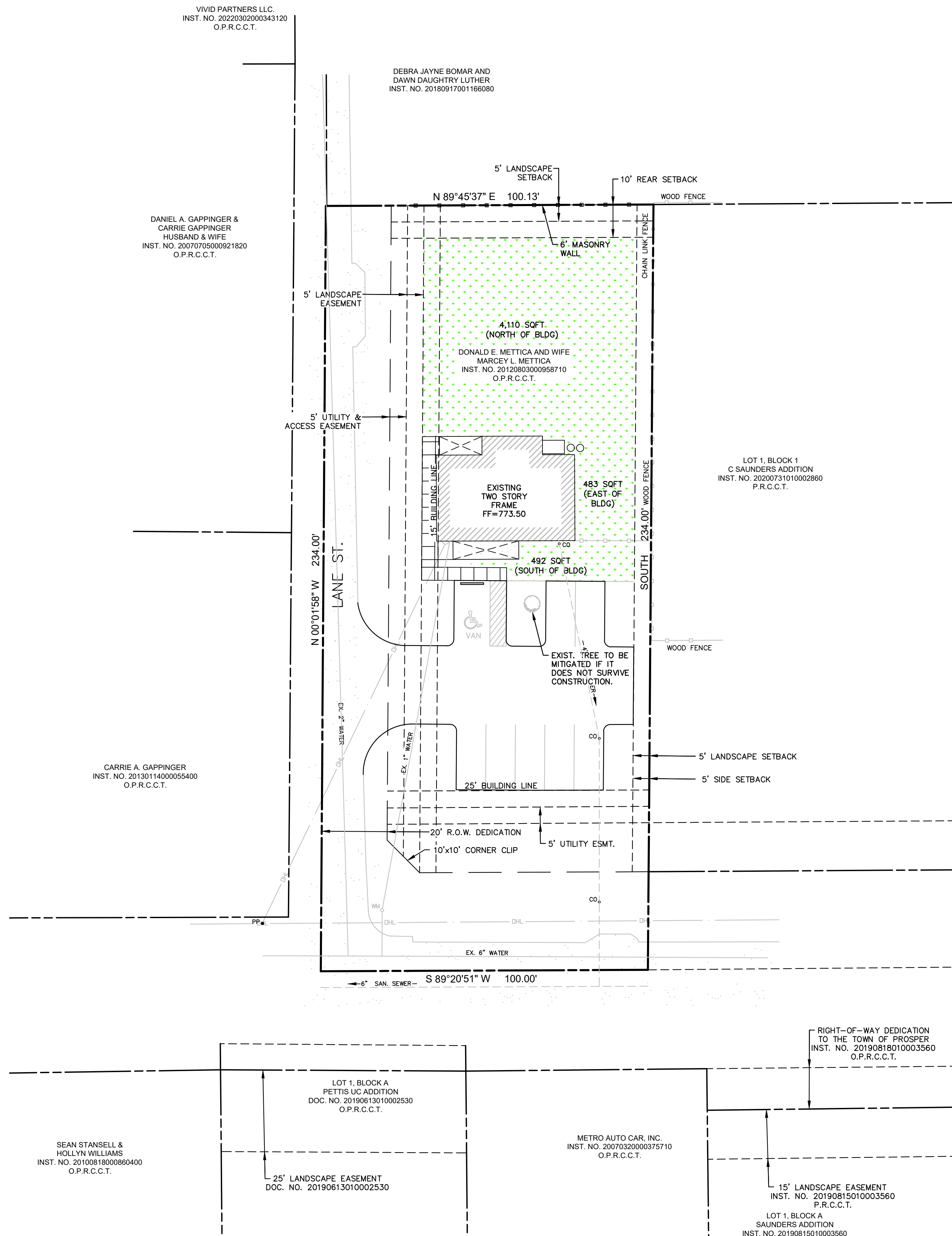
BENCHMARK #1
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON
THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF
COTTONROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONROSE LANE
AND PERENNIAL WAY.
ELEVATION = 554.23'

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
GOVERNORS ISLAND WAY.
ELEVATION= 584.10'

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



BEFORE YOU DIG...



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

B ₁	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM ₁	WATER METER
WV ₁	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FR	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
C ₁	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 GUTTER
CHL	PROPERTY LINE
TEL	O.H. POWER LINES
WATER	U/G TELEPHONE LINES
GAS	U/G WATER LINE
	U/G GAS LINE
500	FENCE
XXX	EXISTING CONTOURS
XXXXXX	PROPOSED CONTOURS
TC XXXX	EXISTING SPOT GRADES
G XXXX	PROPOSED SPOT GRADES
XXXX	PROPOSED EROSION CONTROL
XXXX	PROPOSED DRAINAGE DIVIDES
OPEN SPACE	OPEN SPACE

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

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

VIVID PARTNERS, LLC
5573 FM 1461
MCKINNEY, TEXAS 75071

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KELVIN R. GOMEZ, P.E. 839268 ON
7/27/2016. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



2150 SOUTH CENTRAL EXPY., SUITE 200	(469) 219-3137 PHONE
McKINNEY, TEXAS 75072	(469) 219-3201 FAX KELLY@KRCIVIL.COM
FIRM REGISTRATION F-913	

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

SHEET
NO.

C6.01