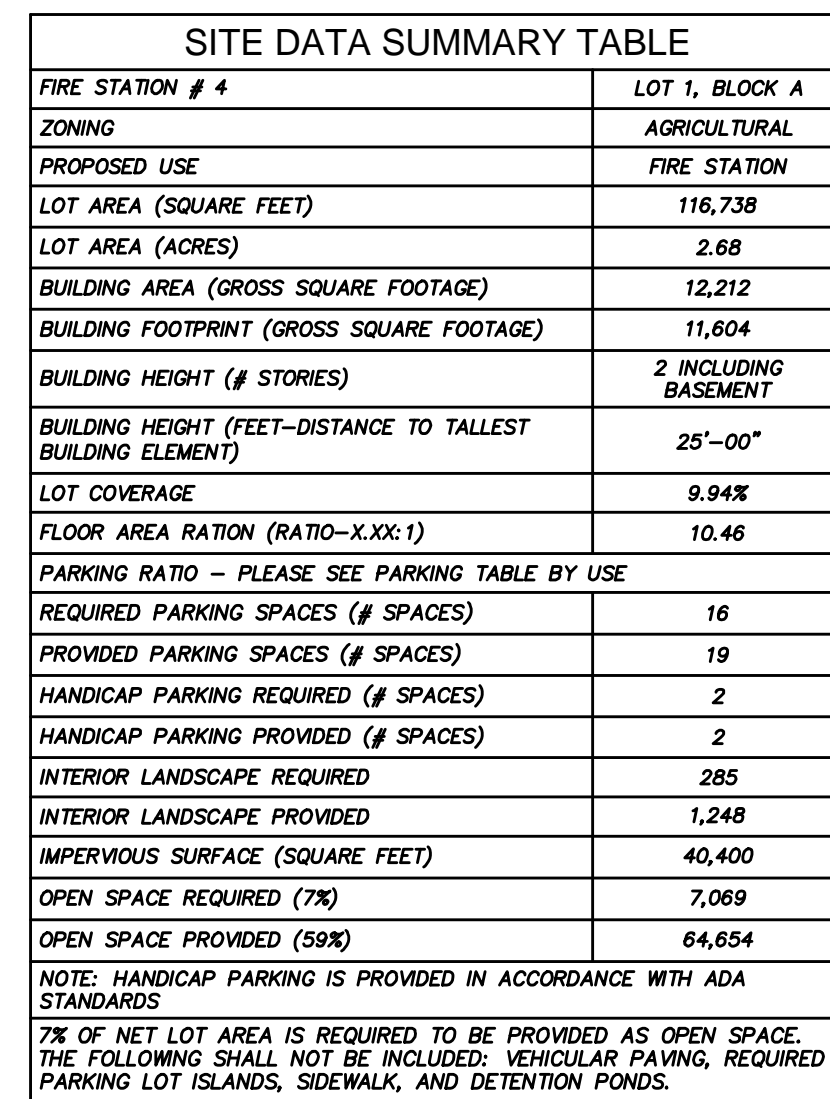
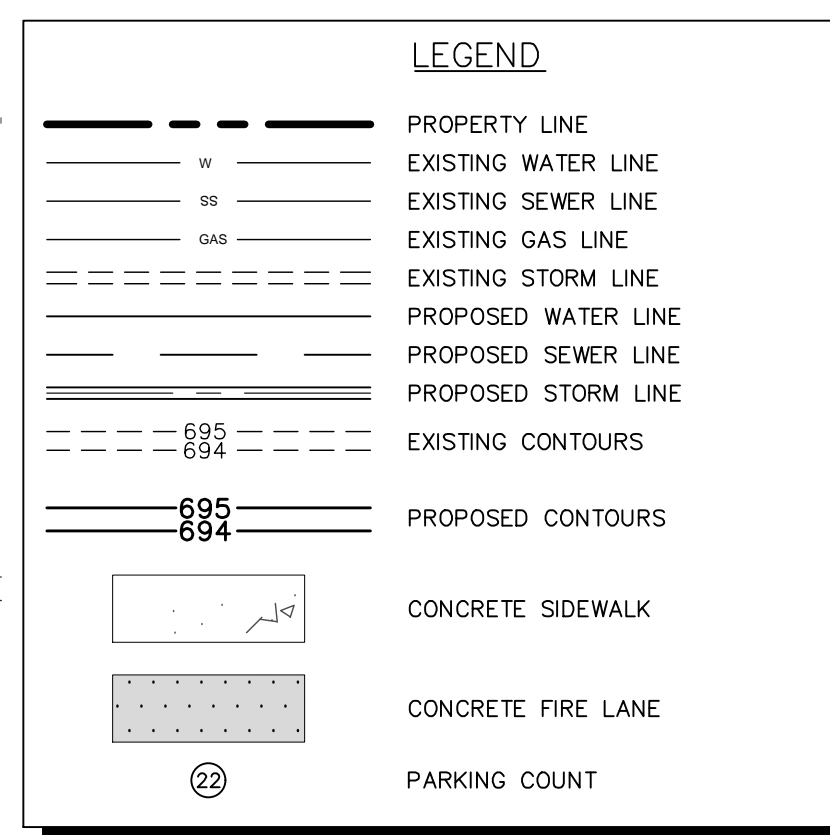
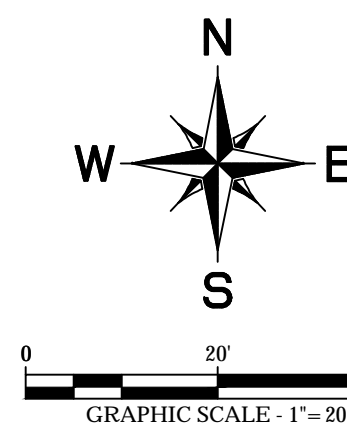


PROSPER TRAIL
(CALLED 100' PUBLIC RIGHT-OF-WAY)



PARKING TABLE BY USE	
USE	SF
ASSEMBLY	206
BUSINESS	2,558
STORAGE/MECHANICAL/BASEMENT	2,756
TOTAL	5,520
* RESIDENTIAL	2,081
* BAY STORAGE	4,003
* MEZZANINE	608
PARKING RATION 1/350 SF = 5,520/350	16
* RESIDENTIAL, BAY STORAGE, AND MEZZANINE ARE NOT INCLUDED ON PARKING CALCULATIONS	



WATER METER SCHEDULE

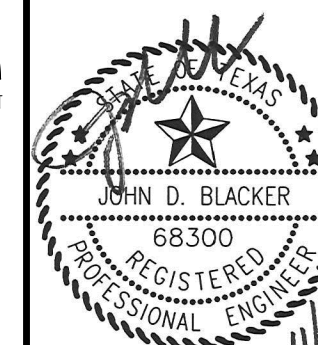

I.D	BLOCK	LOT	TYPE	SIZE	REMARKS	SAN. SEWER
①	A	1	DOMESTIC	2"	PROPOSED 2"	6"
②	A	1	IRRIGATION	1"	PROPOSED 1"	N/A

[illegible]

- 20) FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.51.
- 21) THE EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 22) A MINIMUM 10-FOOT UNDESTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR FIRE DEPARTMENT ACCESS. AMENDMENT 507.51.7.
- 23) THE EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 24) THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE END OF THE CUL-DE-SAC TO THE FIRST INTERSECTION. AMENDMENT 507.51.7.
- 25) ONE AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 130 OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (5110 SQ. FT.) OR GREATER. AMENDMENT 507.51.7.
- 26) ONE AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 130 OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (5110 SQ. FT.) OR GREATER. AMENDMENT 507.51.7.
- 27) EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2.
- 28) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND 511 CMR 17.00. AMENDMENT 507.51.7.
- 29) SIGNAGE SHALL BE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 30) THE FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITES PLAN AND BE SUBJECT TO BUILDING OFFICIAL APPROVAL. EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 31) THE EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 32) THE EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 33) THE EXISTING AND PROPOSED LOT LAYOUTS SHALL BE IDENTIFIED FOR EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.51.7.
- 34) LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 35) IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGING LOT LAYOUTS AT THE TIME OF THE CO AND/OR FINISHER PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- 36) THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL.
- 37) THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS: IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT OBTAINED WITHIN THE EIGHTEEN (18) MONTH PERIOD, THE APPROVAL OF THE SITE PLAN SHALL BE VOID.
- 38) THE TOWN CURRENTLY CONTRACTS WITH CWO FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-3900.

<u>SURVEYOR</u>	<u>ENGINEER</u>
NORTH TEXAS SURVEYING, LLC 1010 W. UNIVERSITY DR. MCKINNEY, TEXAS 75069 PHONE: (214) 504-0933 FAX (214) 504-0938 CONTACT: MICHAEL ARTHUR ARTHUR@NORTHTXASSURVEYING.COM	HART, GAUGLER & ASSOCIATES, INC. 12801 N. CENTRAL EXPY. SUITE 1400 DALLAS, TEXAS 75243 TEL: 214-293-6111 / 972-230-5055 (FAX) TEXAS REGISTERED ENGINEERING FIRM #6363 JOHN D. BLACKER JBLACKER@HARTGAUGLER.COM RUTH RANGEL RRANGEL@HARTGAUGLER.COM

NOVEMBER 29, 2022



**TOWN OF PROSPER
FIRE STATION NO. 4
LOT 1, BLOCK A
FIRE STATION NUMBER 4 ADDITION
LARKIN MCCARTY SURVEY ABSTRACT NO. 600
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

SITE PLAN

Scale:	AS SHOWN
Designed by:	HGA
Drawn by:	HGA
Checked by:	JDB
Date:	NOVEMBER, 2022

SHEET

C0.01

[illegible]