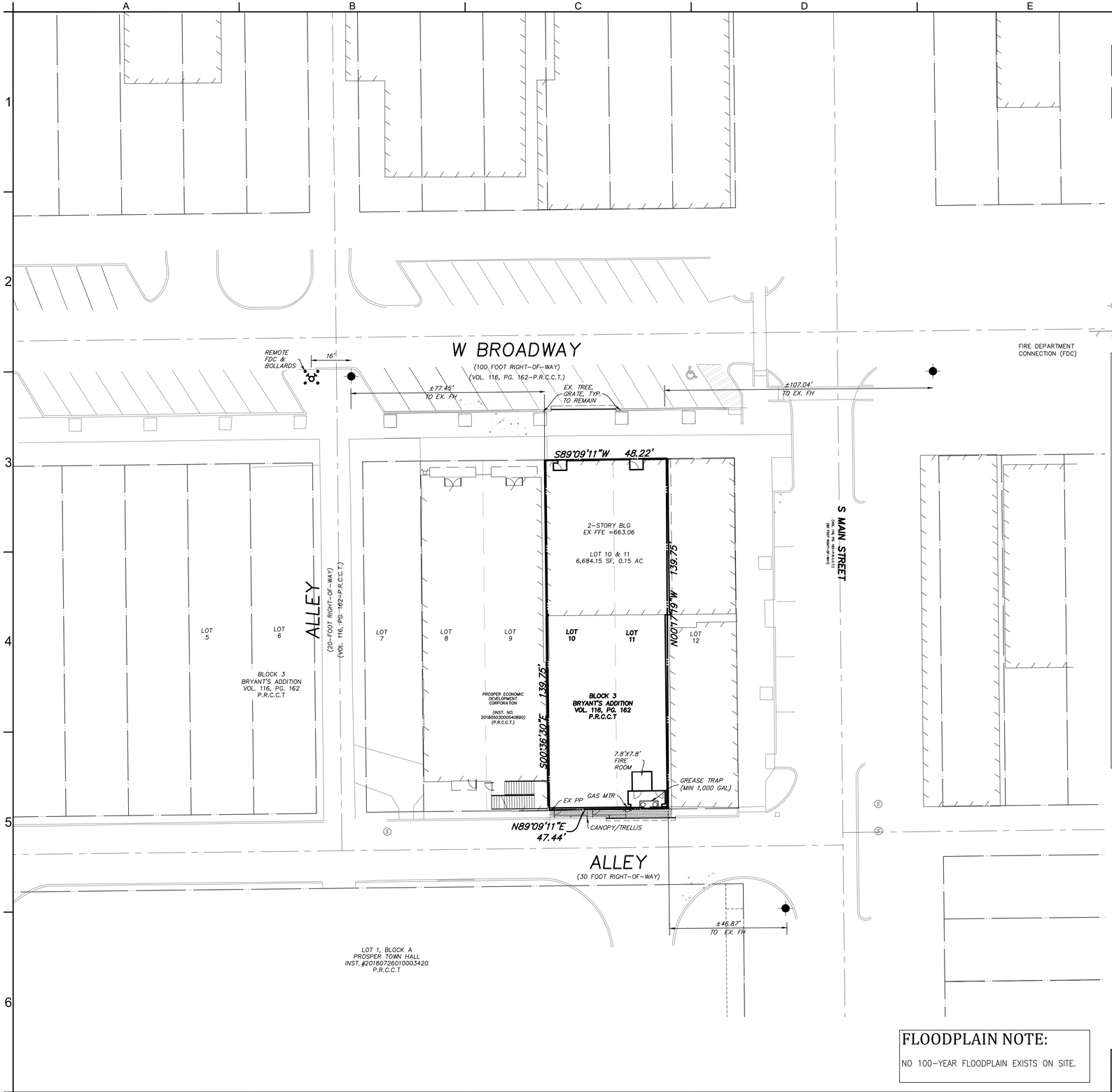


PAVEMENT LEGEND

EXISTING CONCRETE PAVEMENT

SIDEWALKS
PUBLIC & PRIVATE SIDEWALK (AND HARDSCAPE AREAS) 4" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT'S RECOMMENDATIONS.

SITE LEGEND

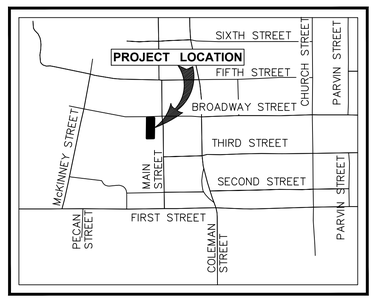
- EX. WASTEWATER MANHOLE
- PR. WATER METER
- GAS METER
- EX. LIGHT POLE
- SANITARY SEWER CLEANOUT
- EX. STREET TREE
- EX. FIRE HYDRANT
- EX. BUILDING LINE

SITE DATA SUMMARY TABLE	
ZONING=	DOWNTOWN RETAIL
PROPOSED USE	RESTAURANT & OFFICE (independent of each other)
LOT AREA	6,684.34 SF / 0.15 AC
BUILDING AREA	9,236 SF
OFFICE AREA	3,197 SF
RESTAURANT AREA	6039 SF
BUILDING HEIGHT	34'-9.5"
LOT COVERAGE	99%
FLOOR AREA RATIO	1.40
PARKING	NO ON-SITE PARKING PROVIDED
SQUARE FEET OF IMPERVIOUS SURFACE	6,684.34 SF

TOWN OF PROSPER NOTES:

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 per the Zoning Ordinance.
2. Open storage, where permitted, shall be screened per 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. Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
8. Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
9. Two points of access shall be always maintained for the property.
10. Speed bumps/humps are not permitted within a fire lane.
11. Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
12. The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
13. Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot-wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
14. The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
15. The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
16. Dead-end fire lanes are only permitted with approved hammerheads.
17. Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
18. As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3. R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant -to-hydrant, not as the "crow flies." Amendment 507.5.1
19. Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
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 507.5.1
21. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
22. A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
23. The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
24. One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
25. 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.
26. All signage is subject to Building Official approval.
27. All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
28. All exterior building materials are subject to Building Official approval and shall conform to the approved façade plan.
29. 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.
30. Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
31. Site Plan Approval is required before the grading release.
32. All new electrical lines shall be installed and/or relocated underground.
33. All mechanical equipment shall be screened from public view per the Zoning Ordinance.
34. All landscape easements must be exclusive of any other type of easement.
35. Impact fees will be assessed per 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.
36. The approval of a Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the 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.
37. The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.



LOCATION MAP
(NOT TO SCALE)
PARCEL# 960865

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

FLOODPLAIN NOTE:

NO 100-YEAR FLOODPLAIN EXISTS ON SITE.

TOWN OF PROSPER SUBMITTAL INFORMATION

PROJECT NO. DEVAPP-23-0055 SUBMITTAL DATE: 2023-06-12

BENCHMARK DATA:

TBM-1 = "X" CUT AT EDGE OF SIDEWALK NEAR NORTHWEST.
ELEV.: 661.22'

TBM-2 = "X" CUT IN CONCRETE ACROSS ALLEY FROM SOUTHWEST PROPERTY CORNER.
ELEV.: 660.68'

REVISION | DATE | NO.

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-2252
TEL: 214.396.2339
www.urbanstrategy.us

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF
DOUGLAS E. BARRILLEAUX
P.E.# 97518
ON
6/12/2023

205 W BROADWAY
205 W. BROADWAY ST.
BRYANTS FIRST ADDITION, LOT 10 & 11A, BLOCK 3
PROSPER, COLLIN, TEXAS

SITE PLAN

PROJECT:

SHEET TITLE:

CLIENT: MCL CONSTRUCTION
DRAWN BY: VA
DESIGNER: MAP
REVIEWER: MAP
U.S. PROJECT: 231003

SHEET
C05

FILE NAME: C-SITE.DWG
LOCATION: C:\Users\...\Revit Folder\Projects\2023\231003 205 W Broadway in Prosper\ACAD\Working Files\C-SITE.dwg
LAST MODIFIED BY: MICHAEL PONCE
LAST MODIFIED ON: 6/9/2023 3:48 PM
PLOTTED ON: 6/12/2023 10:08 AM