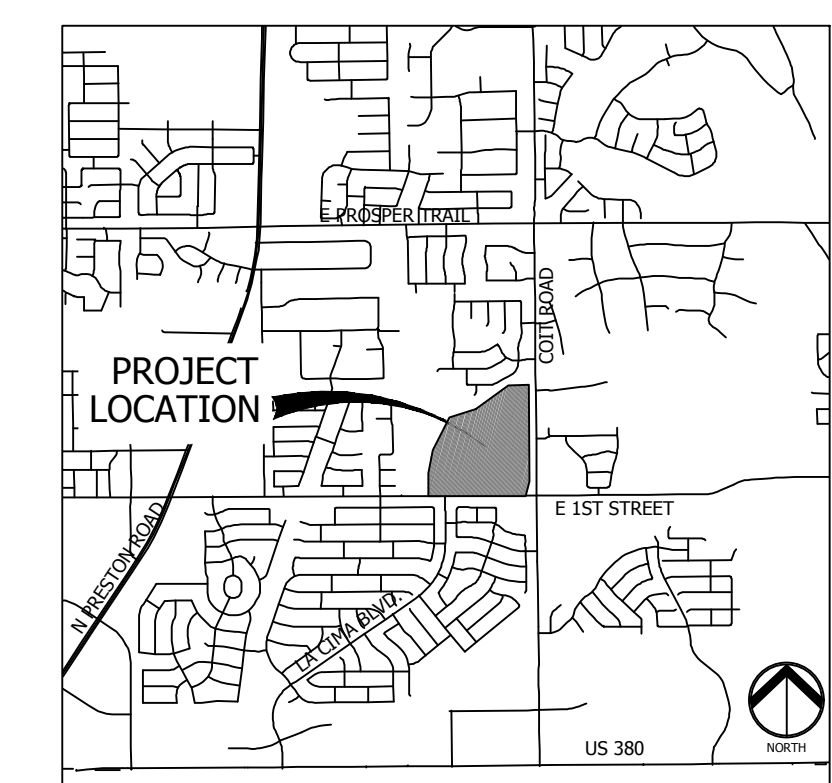


SITE DATA SUMMARY TABLE	
ITEM	
<b>GENERAL SITE DATA</b>	
ZONING (FROM ZONING MAP)	Single Family - 15
PROPOSED USE	Town Park
LOT AREA (SQUARE FEET & ACRES)	3,027,220 SF (69.49 acres)
<b>BUILDING AREA</b>	
BUILDING AREA (SQUARE FEET)	
BUILDING HEIGHT (FEET / NUMBER OF STORIES)	
LOT COVERAGE (SQUARE FEET)	
FLOOR AREA RATIO	
<b>PARKING</b>	
REQUIRED PARKING (# SPACES)	N/A
PROVIDED PARKING (# SPACES)	371
ACCESSIBLE PARKING REQUIRED (# SPACES)	8
ACCESSIBLE PARKING PROVIDED (# SPACES)	14
<b>IMPERVIOUS AREA</b>	
INTERIOR LANDSCAPING REQUIRED	5,565
INTERIOR LANDSCAPING PROVIDED	23,250
TOTAL IMPERVIOUS AREA (SQUARE FEET)	311,559
<b>OPEN SPACE</b>	
OPEN SPACE REQUIRED	N/A

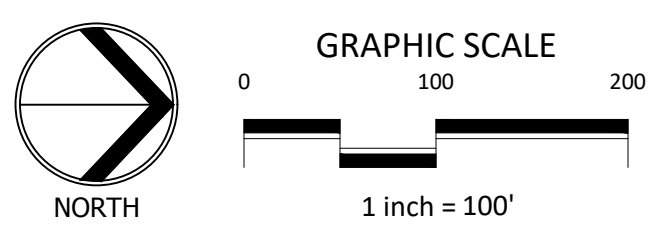
**LOCATION MAP**



**LEGEND**

- PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- TEMPORARY BENCHMARK LOCATION (TBM)
- LIGHT POLES (SPORTS, PARKING, PEDESTRIAN)
- FIRE LANE PAVING

- SITE PLAN NOTES:**
- All development standards shall follow Town Standards.
  - Landscape shall conform to landscape plans approved by the Town of Prosper.
  - All development standards shall follow Fire Requirements per the Town of Prosper.
  - 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.
  - All signage is subject to Building Official approval.
  - 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.
  - The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
  - 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.
  - Pond waiver by means of this Site Plan. Ponds to be constructed per Town Engineering Approved Plans.



**SITE PLAN**  
DEVAPP-23-0205  
**Raymond Community Park**  
BLOCK 1, LOT 1  
(69.49 Acres or 3,027,220 Square Feet)

Being a Tract of Land  
Described in the Deed Recorded in  
Document Number: 20121030001383440  
Official Public Records of Collin County, Texas  
Situated in the  
William Butler Survey, Abstract No. 112  
Town of Prosper, Collin County, Texas  
for  
**The Town of Prosper**  
Project No. 2122-PK  
by  
**Dunaway Associates**  
This Site Plan was prepared in February 2024

**OWNER / DEVELOPER:**  
TOWN OF PROSPER, TEXAS  
250 W FIRST STREET  
PROSPER, TX 75078  
(972)-346-3502

**ENGINEER / SURVEYOR:**  
DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
817-335-1121

NO.	DATE	DESCRIPTION

**SITE PLAN**

**RAYMOND COMMUNITY PARK**  
BLOCK 1, LOT 1  
WILLIAM BUTLER SURVEY, ABSTRACT NO. 112  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
TOWN PROJECT # 2122-PK

PRELIMINARY FOR REVIEW ONLY  
These documents are for Bidding Purposes only and not intended for Construction or Permit Purposes. They were prepared by, or under the supervision of:  
Arron F. Law  
L.A.#3367  
02/02/2024

JOB NO.	7691.001
DESIGNED BY:	APL
DRAWN BY:	AAL
CHECKED BY:	KLS
DATE:	FEBRUARY 02, 2024
SHEET:	SP

FULL PATH: T:\Production Files\189181\189181\DWG\SPM\Sheets\9915\_Site\_Plan.dwg  
 FILENAME: 9915\_Site\_Plan.dwg  
 PLOTTED ON: Friday, February 02, 2024