

PRINTED: 4/4/2023 3TB FILE: WIER-PAVING-STB LAST SAVED: 4/4/2023 11:49 AM SAVED BY: CHRISTIET FILE: C201 CITY SITE PLAN.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

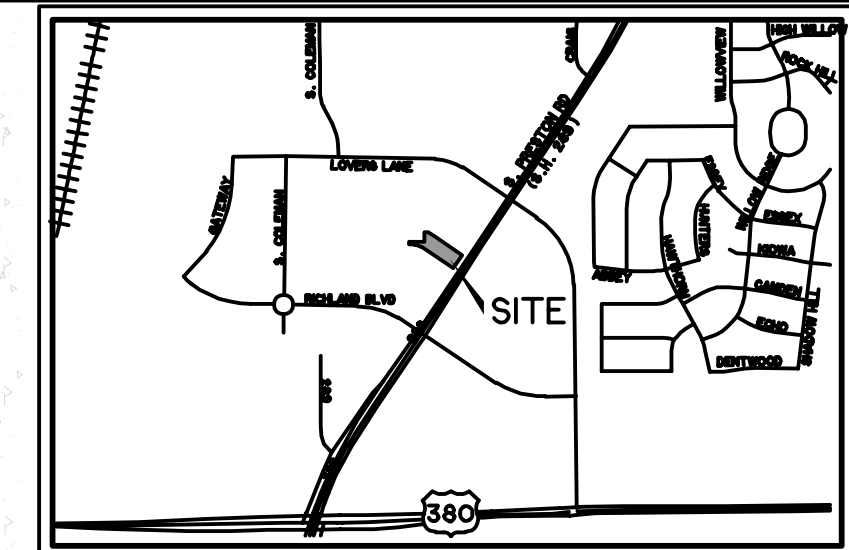
GOP #2 LLC
INST. NO. 20190605000641620
O.P.R.C.C.T.
LOT 4, BLOCK A
GATES OF PROSPER, PHASE 2
VOL. 2020, PG. 560
P.R.C.C.T.
ZONING: PD-67

LOT 13, BLOCK A
GATES OF PROSPER, PHASE 2
VOL. 2020, PG. 560
P.R.C.C.T.
GOP #2 LLC
INST. NO. 20190605000641620
O.P.R.C.C.T.
ZONING: PD-67

LOT 1, BLOCK A
GATES OF PROSPER, PHASE 2
VOL. 2020, PG. 560
P.R.C.C.T.
ZONING: PD-67

GOP #2 LLC
INST. NO. 20190605000641620
O.P.R.C.C.T.
LOT 5, BLOCK A
GATES OF PROSPER, PHASE 2
VOL. 2020, PG. 560
P.R.C.C.T.
ZONING: PD-67

GOP #2 LLC
INST. NO. 20190605000641620
O.P.R.C.C.T.
LOT 6, BLOCK A
GATES OF PROSPER, PHASE 2
VOL. 2020, PG. 560
P.R.C.C.T.
ZONING: PD-67



BENCHMARKS
BM A - AN "X" CUT ON THE WESTERLY NORTH CORNER OF A CURB INLET ON THE NORTHWEST SIDE OF PRESTON RD +/- 785 FEET SOUTHWEST OF THE CENTERLINE OF LOVERS LN.
ELEVATION = 711.51 FT.
BM B - AN "X" CUT ON THE SOUTHEAST CORNER OF A CURB INLET +/- 450 FEET NORTHWEST OF THE CENTERLINE OF PRESTON RD AND +/- 850 FEET SOUTHWEST OF THE CENTERLINE OF LOVERS LN.
ELEVATION = 695.34 FT.

- CI CURB INLET
- CM CONTROLLING MONUMENT
- CONC. CONCRETE
- DI DRAINAGE INLET
- EB ELECTRIC BOX
- EVLT ELECTRIC VAULT
- FH FIRE HYDRANT
- GV GAS VALVE
- RF IRON ROD FOUND
- LP LIGHT POLE
- RCP CONCRETE STORM DRAIN PIPE
- SDM STORM DRAIN MANHOLE
- SW UNDERGROUND FIBER OPTIC MARKER
- SWM SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TRANS TRANSFORMER PAD
- WM WATER METER
- WV WATER VALVE
- WLT WATER VAULT
- XF "X" CUT FOUND

- BFR BARRIER FREE RAMP
- PROP. SIDEWALK
- PROP. ELECTRIC VEHICLE CHARGING STALLS
- PROP. FIRE LANE
- CONCRETE PAVEMENT TO REMAIN
- 9'x20' STACKING SPACE

SITE DATA SUMMARY TABLE	
ZONING	PD-67
PROPOSED USE	BANK/FINANCIAL INSTITUTION
LOT AREA	61,547 S.F. (1.413 AC)
TOTAL BUILDING AREA	4,400 S.F. BLDG + 800 S.F. CANOPY = 5,200 S.F.
BUILDING HEIGHT	36.0'
LOT COVERAGE	8.4%
FLOOR AREA RATIO	0.084:1
TOTAL PARKING REQUIRED	1 SPACE/350 S.F. = 15
TOTAL PARKING PROVIDED	38
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
INTERIOR LANDSCAPING REQUIRED	570 S.F.
INTERIOR LANDSCAPING PROVIDED	2,118.73 S.F.
IMPERVIOUS SURFACE	47,791 S.F.
OPEN SPACE REQUIRED	6,154.70 S.F.
OPEN SPACE PROVIDED	11,994.08 S.F.

- NOTES:**
- ALL DIMENSIONS ARE B/C TO B/C UNLESS OTHERWISE NOTED.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - PROP. DUMPSTER ENCLOSURE SHALL COMPLY WITH TOWN ORDINANCE CHAPTER 4, SECTION 5.2.E.
 - NO EXISTING TREES ON SITE.
 - BUILDING SHALL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM.

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS AMENDMENT 503.1.1.
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE 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 D103
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2

- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
- 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
- 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
- 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
- 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
- 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
- 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 503.1.1.5
- ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 15D OR NFPA 15R 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

- 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.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THROUGHFARES 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.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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.
- 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.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PREPARED BY:

DEVELOPER
FROST BANK
ROSS WOOD
3838 ROGERS RD.
SAN ANTONIO, TX 78251
210-220-5842
ROSS.WOOD@FROSTBANK.COM
OWNER
GOP #2 LLC
TOM WALKER
1 COWBOYS WAY
FRISCO, TX 75034
972-497-4394
TWALKER@DALLASCOWBOYS.NET
ENGINEER
WIER & ASSOCIATES, Inc.
PRIYA ACHARYA, P.E.
2201 E. LAMAR BLVD. STE. 200E
ARLINGTON, TX 76006
817-467-7700
PRIYAA@WIERASSOCIATES.COM

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Priya Acharya, PE
Texas Registration No. 110146 On Date Shown Below.

CASE # DEVAPP-23-0042
SITE PLAN
LOT 5R, BLOCK A
GATES OF PROSPER, PHASE 2
860 S. PRESTON RD.
PROSPER, TEXAS 75078
BEING 1.413 ACRES OF LAND LOCATED IN THE BENJAMIN RENISON SURVEY, ABSTRACT No. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.
SUBMITTAL DATE: 03/21/2023
DATE: 4/4/2023
W.A. No. 22100
SHEET 1 OF 1