

- (1) ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- (2) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- (3) ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- (4) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADAPTED BUILDING CODE.
- (5) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICE APPROVAL.
- (6) 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 COORDINATION WITH THE TOWN OF PROSPER WILL BE REQUIRED TO MEET LAND USE AND/OR PARKING REQUIREMENTS.
- (7) 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 YET RECEIVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN SHALL BE 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.
- (8) OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT, OPEN SPACE SHALL NOT BE DEVELOPED, REQUIRED PARKING LOT LANDSCAPING, LANDSCAPING, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS



LOT SITE DATA TABLE

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| <u>CONTACT INFORMATION:</u> | |
| OWNER: | SURVEYOR: |
| CATHOLIC DIOCESE OF FORT WORTH | MANHARD CONSULTING |
| 800 WEST LOOP 820 SOUTH | 505 PECAN STREET, SUITE 201 |
| FORTH WORTH, TEXAS 76108 | FORTH WORTH, TEXAS 76102 |
| 817.945.9311 | 817.865.5344 |
| MICHAEL OLSON, S.T.D. | JEREMY DEAL, R.P.L.S., P.E. |

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| APPLICANT: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.995.3867 AUSTIN CARR, P.E. | CONTRACTOR: FPI BUILDERS 216 WENNECA AVE. FORT WORTH, TX 76102 817.336.1161 STERLING BARNETT |
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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS CONSTRUCTION CODE, THE PRECIPITATION ACT, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, EXTERIOR FACE OF WALL, OR EXTERIOR FACE OF CURB OF BUILDING/FOUNDATION SET BACK FROM ARCHITECTURAL PLANS (NOT SITE PLANNED).
3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "NO PARKING" SHALL BE PLACED AT THE HEAD OF EACH SPACE. THE BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE 6" MINIMUM CLEARANCE FROM CURB TO SIGN. ALL SIGNS SHALL HAVE FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF A 2" MINIMUM RAMPED SURFACE OF 1" PER FOOT. ALL SIGNS SHALL BE PAINTED WITH THE CONCRETE. CONFORM TYPE OF APPROVED DETECTABLE WARNING MATERIAL. PROVIDE DETECTABLE WARNING MATERIAL WITH A MINIMUM INTEGRAL COLOR - "BRICK RED," BY USE OF A COLOR ADJUSTER APPLIED DURING THE FINISHING PROCESS.
4. SLOPE OF HANDICAP PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMALWORK, BUT BEFORE CONSTRUCTION OF THE CURB AND PAVEMENT, SLOPE SHALL BE 1.0% IN ALL DIRECTIONS ON HANDICAPPED PARKING SPACES. SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS SLOPES ON SUBGRADE AND FORMALWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
5. EXISTING UTILITIES ARE SHOW FROM BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES, NOTIFY A/E IF DISCREPANCY OR IF NOT SHOWN ON THE CONSTRUCTION EXISTENCE.
6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
7. ACCORDING TO PROSPECT'S ZONING ORDINANCE, WHEN A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED RESIDENTIAL, THE USES OF THE PROPERTY SHALL BE LIMITED TO SINGLE-FAMILY RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE STRIP.

Manhard
CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph:817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Professional Engineers & Land Surveyors (Reg. No. F-10184724, (Surv.), F-21732, (Eng))
Texas Board of Professional Engineers & Land Surveyors

ST. MARTIN DE PORRES ADDITION, BLOCK A

LOT 2

DEVELOPMENT SITE PLAN (DEVAPP-23-0170)

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| PROJ. MGR.: | <u>JH</u> |
| PROJ. ASSOC.: | <u>KH</u> |
| DRAWN BY: | <u>JO</u> |
| DATE: | <u>11/01/23</u> |
| SHEET | |
| EX | |
| 616.157.001 | |

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