

TOWN GENERAL NOTES - DEV APP SITE PLAN

- A. TO COMPLY WITH ALL TOWN STANDARDS AND REGULATIONS
- B. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- C. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- D. 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.
- E. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- F. 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.
- F. 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.
- G. 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

SITE PLAN GENERAL NOTES:

- A. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND AREA OF WORK PRIOR TO BEGINNING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING, PROTECTING AND SAFE KEEPING OF EXISTING WORK INCLUDING UNDERGROUND UTILITIES AS WELL AS ALL ITEMS DENOTED ON THE PLANS AS "EXISTING." REF: AD100
- C. ALL AREAS AND SURFACES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE PATCHED, FINISHED, OR REPLACED TO MATCH ADJACENT SURFACES. ANY EXISTING UTILITIES OR EQUIPMENT DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
- D. THE SITE WORK MAY INCLUDE REMOVAL OF ALL NON-STRUCTURAL ITEMS NOT SPECIFICALLY MENTIONED BUT THAT WILL INTERFERE WITH THE NEW CONSTRUCTION INCLUDING UNDERGROUND ITEMS, PAVING OR BASE MATERIAL, TREE ROOTS / STUMPS, ETC.
- E. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING % FOR 5 FEET IN EACH DIRECTION
- F. ALL WALKS SHALL BE SLOPED 5% MAXIMUM IN THE DIRECTION OF TRAVEL AND 2% ON CROSS SLOPES. NO STEP GREATER THAN 1/4" ALONG THE ACCESSIBLE ROUTE.
- G. GC TO COORDINATE ALL CONTROL JOINTS/PAVING AT DOOR STOOPS
- H. REFER TO CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED WORK
- I. COORDINATE ALL PAVING, CURBS, GRADES, DIMENSIONS, ETC. WITH CIVIL DRAWINGS.
- J. WHERE CONCRETE ABUTS STRUCTURES, FOOTINGS, FOUNDATIONS, ETC., PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT (TYP.)



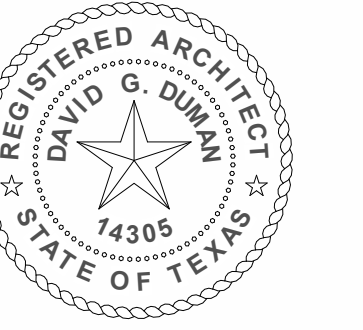
VICINITY MAP

PROJECT LOCATION

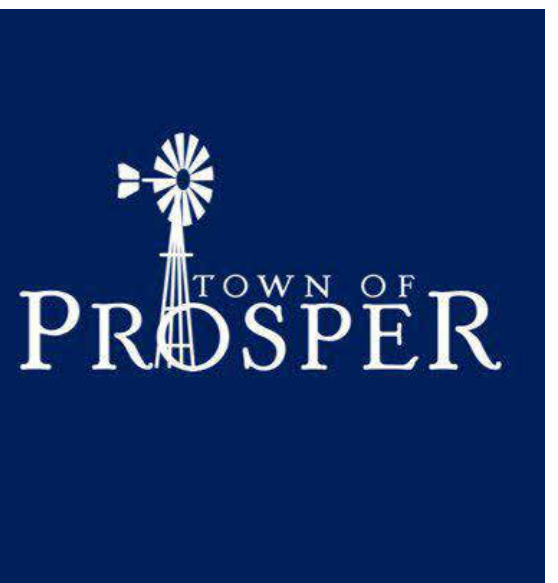


SITE MAP

PROJECT LOCATION



D. Duman David Duman
2026.02.09 09:31:04-06707



**PUBLIC WORKS AND PARKS
FACILITY ADDITION, BLOCK A,
LOT 1**

ISSUE FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: DEVAPP-25-0097

FILE: Autodesk_Docs\240119 Prosper Public Works & Parks\250726_T02_PWS_PWA_Park_Arch.dwg

DATE: January 5th 2026

DRAWN BY: Author

SCALE: AS NOTED

SHEET TITLE:
DEV APP COVER SHEET

AS100A

