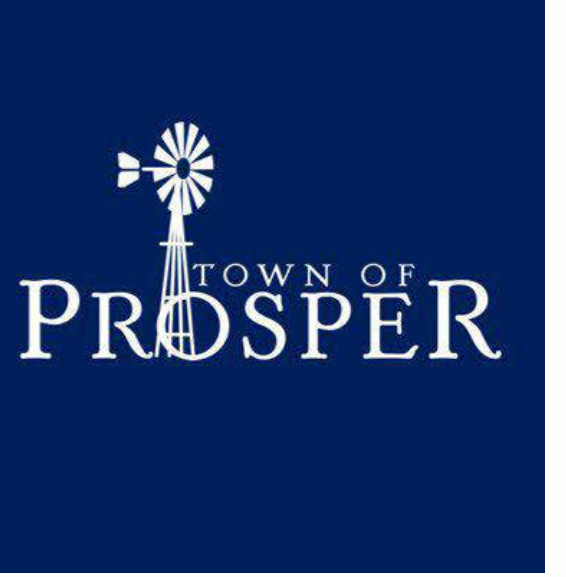


David Duman
2026.04.15 10:37:15-0500



**PUBLIC WORKS AND PARKS
OPERATIONS COMPLEX**

ISSUE FOR CONSTRUCTION

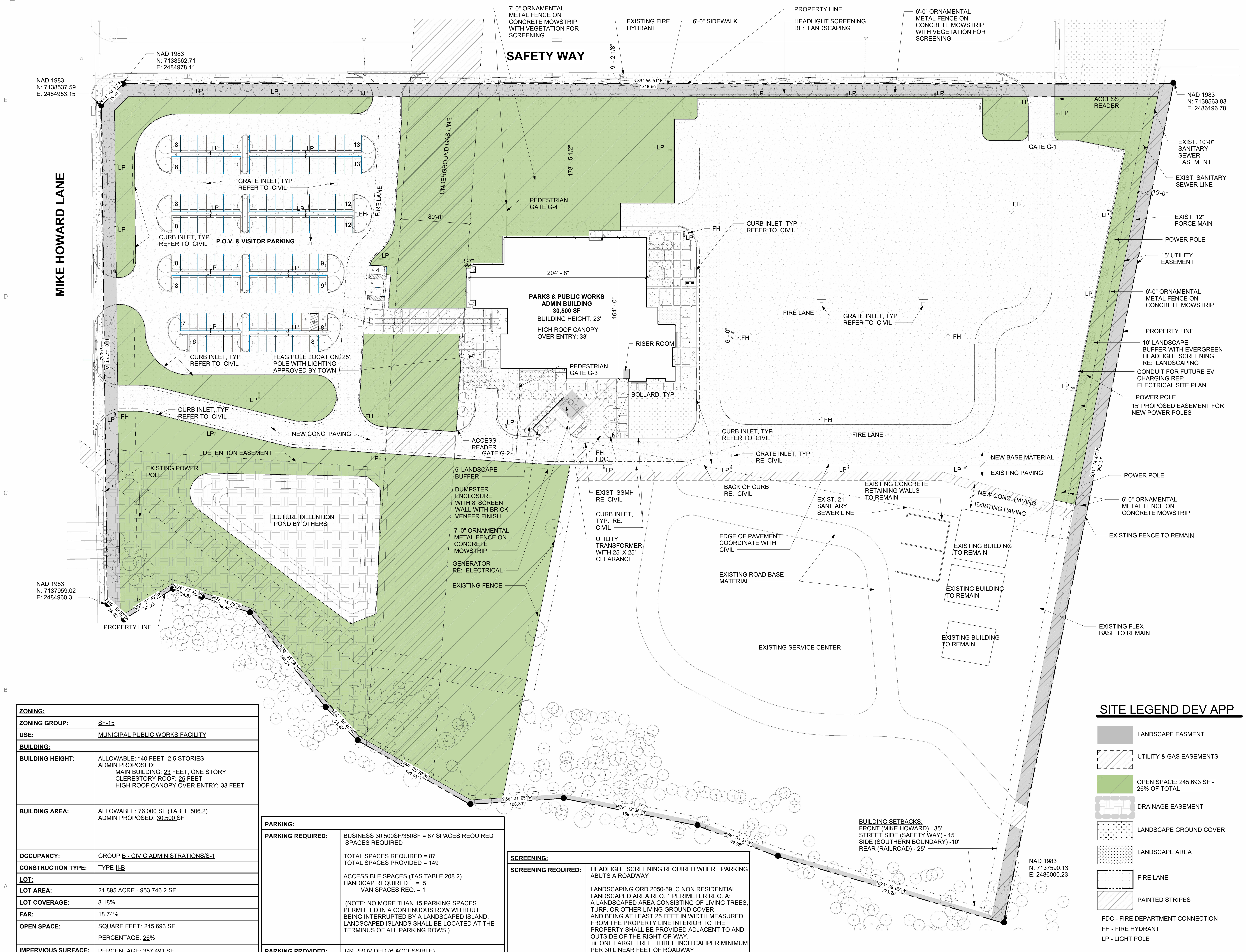
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 24019
FILE: Autodesk Docs\24019 Prosper Public Works & Parks\AS100C_ISSUE_FOR_CONSTRUCTION_Building_APP.dwg
DATE: January 5th 2026
DRAWN BY: Author
SCALE: AS NOTED

SHEET TITLE:
OPEN SPACE PLAN DEV APP

AS100C



ZONING:	
ZONING GROUP:	SF-15
USE:	MUNICIPAL PUBLIC WORKS FACILITY
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: *40 FEET, 2.5 STORIES ADMIN PROPOSED: MAIN BUILDING: 23 FEET, ONE STORY CLERESTORY ROOF: 25 FEET HIGH ROOF CANOPY OVER ENTRY: 33 FEET
BUILDING AREA:	ALLOWABLE: 76,000 SF (TABLE 506.2) ADMIN PROPOSED: 30,500 SF
OCCUPANCY:	GROUP B - CIVIC ADMINISTRATIONS/S-1
CONSTRUCTION TYPE:	TYPE II-B
LOT:	
LOT AREA:	21.895 ACRE - 953,746.2 SF
LOT COVERAGE:	8.18%
FAR:	18.74%
OPEN SPACE:	SQUARE FEET: 245,693 SF PERCENTAGE: 26%
IMPERVIOUS SURFACE:	PERCENTAGE: 357,491 SF

PARKING:	
PARKING REQUIRED:	BUSINESS 30,500SF/350SF = 87 SPACES REQUIRED SPACES REQUIRED
	TOTAL SPACES REQUIRED = 87 TOTAL SPACES PROVIDED = 149
	ACCESSIBLE SPACES (TAS TABLE 208.2) HANDICAP REQUIRED = 5 VAN SPACES REQ. = 1
	(NOTE: NO MORE THAN 15 PARKING SPACES PERMITTED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED BY A LANDSCAPED ISLAND. LANDSCAPED ISLANDS SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS.)
PARKING PROVIDED:	149 PROVIDED (6 ACCESSIBLE)

SCREENING:	
SCREENING REQUIRED:	HEADLIGHT SCREENING REQUIRED WHERE PARKING ABUTS A ROADWAY
	LANDSCAPING ORD 2050-59. C NON RESIDENTIAL LANDSCAPED AREA REQ. 1 PERIMETER REQ. A: A LANDSCAPED AREA CONSISTING OF LIVING TREES, TURF, OR OTHER LIVING GROUND COVER AND BEING AT LEAST 25 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE INTERIOR TO THE PROPERTY SHALL BE PROVIDED ADJACENT TO AND OUTSIDE OF THE RIGHT-OF-WAY.
	iii. ONE LARGE TREE, THREE INCH CALIPER MINIMUM PER 30 LINEAR FEET OF ROADWAY

SITE LEGEND DEV APP

[Symbol]	LANDSCAPE EASMENT
[Symbol]	UTILITY & GAS EASEMENTS
[Symbol]	OPEN SPACE: 245,693 SF - 26% OF TOTAL
[Symbol]	DRAINAGE EASEMENT
[Symbol]	LANDSCAPE GROUND COVER
[Symbol]	LANDSCAPE AREA
[Symbol]	FIRE LANE
[Symbol]	PAINTED STRIPES
[Symbol]	FDC - FIRE DEPARTMENT CONNECTION
[Symbol]	FH - FIRE HYDRANT
[Symbol]	LP - LIGHT POLE

1 DEV APP OPEN SPACE PLAN
AS100C SCALE: 1" = 40'-0"