AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 18, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:
https://prospertx.new.swagit.com/views/378/

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or staff.

3a. Consider and act upon the minutes from the June 20, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon a request for a Site Plan for Medical Offices, on 4.2± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (D19-0077)

3c. Consider and act upon a request for a Revised Site Plan for a Public School, on 14.4± acres, located on the southeast corner of Star Meadow Drive and North Legacy Drive. The property is zoned Planned Development-66 (PD-66). (D21-0025)

3d. Consider and act upon a request for a Final Plat for Park Place, on 98.2± acres, located south of West Prosper Trail and east of North Teel Parkway. The property is zoned Specific Use Permit-16 (S-16) Park Place. (D22-0058)

3e. Consider and act upon a request for a Conveyance Plat for Prosper Hills, Block A, Lot 1, on 72.4± acres, located on the southeast corner of West Prosper Trail and North Teel Parkway. The property is zoned Agriculture (A). (DEVAPP-23-0092)

3f. Consider and act upon a request for a Site Plan and Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0007 & DEVAPP-23-0011)

3g. Consider and act upon a request for a Final Plat for Gates of Prosper, Block E, Lots 3 and 4, on 4.2± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0015)

3h. Consider and act upon a request for an Amending Plat for Prosper-Broadway Addition, Block 3, Lot 2A, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0057)

3i. Consider and act upon a request for a Site Plan for a Public School, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0070)

3j. Consider and act upon a request for a Final Plat for Prosper Middle School No. 6, Block A, Lot 1, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0071)

3k. Consider and act upon a request for a Final Plat for Prosper Operations Center, Block 1, Lots A, B, and C, on 22.0± acres, located on the southeast corner of Safety Way and Cook Lane. The property is zoned Single Family-15 (SF-15). (DEVAPP-23-0085)

3l. Consider and act upon a request for a Final Plat for Teel 380 Addition, Block A, Lot 3, 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0086)

3m. Consider and act upon a request for a Site Plan for a Restaurant and Retail Store, on 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0088)

3n. Consider and act upon a request for a Site Plan and Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0104 & DEVAPP-23-0105)

3o. Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 11R and 12R, on 4.5± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0140)

3p. Consider and act upon a request for a Site Plan for a House of Worship, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0109)

3q. Consider and act upon a request for a Replat for Prosper Center, Block D, Lot 3R, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0110)

3r. Consider and act upon a request for a Final Plat for St. Martin de Porres Addition, Block A, Lot 3, 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0119)

3s. Consider and act upon a request for a Site Plan for a Private School, on 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0120)

3t. Consider and act upon a request for a Site Plan for a Private School, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road. The property is zoned Planned Development-6 (PD-6) La Cima and Specific Use Permit-10 (S-10) St. Paul's Episcopal School. (DEVAPP-23-0125)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

4. Consider and act upon a Site Plan for a Restaurant, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0055)

5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

6. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, July 14, 2023, and remained so posted at least 72 hours before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.

MINUTES

Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 6, 2023, 6:00 p.m.

TOWN OF PROSPER
A Place Where Everyone Matters

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Michael Pettis, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; David Soto, Planning Manager; Doug Braches, Planner; Dakari Hill, Senior Planner; Talia Stevenson, Senior Administrative Assistant; Mara Matthews, Planning Intern

2. Recitation of the Pledge of Allegiance.

3. <u>CONSENT AGENDA</u>

3a. Consider and act upon the minutes from the June 6, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon a request for a Revised Site Plan for a Public School, on 73.8± acres, located south of East Prosper Trail and east of North Coleman Street. The property is zoned Single Family-15 (SF-15). (D14-0003)

3c. Consider and act upon a request for a Revised Site Plan for a Public School, on 19.6± acres, located south of East First Street and west of South Craig Road. The property is zoned Single Family-15 (SF-15). (D14-0004)

3d. Consider and act upon a request for a Revised Site Plan for a Public School, on 10.0± acres, located north of Richland Boulevard and west of South Coit Road. The property is zoned Planned Development-6 (PD-6). (D14-0005)

3e. Consider and act upon a request for a Revised Site Plan for a Public School, on 10.8± acres, located south of West First Street and west of South Legacy Drive. The property is zoned Planned Development-14 (PD-14) Legacy Pointe. (D20-0067)

Commissioner Blanscet has requested Item 3b to be pulled for discussion. Commissioner Carson has requested item 3d to be pulled for discussion. Motion by Commissioner Blanscet to approve 3a, 3c and 3e and pull 3b and 3d for consideration, seconded by Reeves to approve remaining items, subject to Town staff recommendations. Motion carried 7:0.

David Soto (*Staff*): presents info on 3b.

Commissioner Blanscet questions about the current number of portables at the location.

Applicant Bradley answers Commissioner Blanscet's questions.

Commissioner Blanscet requests the site plan containing the locations for all the portables.

Commissioner Jackson questions when the portables were first put in the location.

Applicant Bradley answers the Commissioner's questions.

Soto says the portables have been renewed already.

Commissioners questioned the life span of portables.

Applicant Bradley responds to Commissioners questions.

Commissioner Blanscet motions to approve 3b subject to a revised site plan. Seconded by Carson. Motion passes 7 to 0.

Soto presents info on 3d.

Commissioner Carson asks about the number of portables.

Applicant Bradley clarified the number of portables that are needed are less than what the site plan showed.

Commissioner Carson motions to approve 3d subject to a revised site plan with only one building. Seconded by Jackson. Motion passes 7 to 0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)

David Soto (*Staff*): Presented information regarding Item 4.

Commissioner Jackson questions the amount of parking spaces per condominium.

David Soto *(Staff):* Answers questions of Commissioner Jackson.

Andrew Bennett (*Developer*): Presented information on Item 4.

Commissioner Carson questions the parking pertaining to the office.

Andrew Bennett (Developer): Answers Commissioner Carson's questions.

Commissioner Blanscet questions borrowing the parking for each area of the plan.

Andrew Bennett (Developer): Responds to Commissioner Blanscet's question.

Commissioner Blanscet questions the amount of greenspace available.

Nolan Bradshaw (Developer): Answers Commissioner Blanscet's question.

Commissioner Blanscet questions about the lighting.

Nolan Bradshaw (Developer): Responds that there would be lighting on the streets.

Commissioners question the ratio of multifamily units, amenities, triggers for the townhouses and the public comments available.

Andrew Bennett (Developer): Answers Commissioner's questions.

Chair Brandon Daniel Opened Public Hearing.

Barbra Newton stated concern about the density of multifamily units per acre and the office spaces.

Chair Brandon Daniel Closed Public Hearing.

Commissioners expressed general support for Item 4.

Commissioner Harris Motions to approve Item 4. Motion seconded by Carson. Motion to approve item 4 approved 7:0.

5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Dakari Hill (Staff): Presents information regarding Item 5.

Commissioner Pettis asks about the length of time the temporary building would be at the site.

Dakari Hill (Staff) responds to Commissioner Pettis's question.

Commissioner Blanscet asks about the timing of Site Plan versus the Specific Use Permit timing.

David Soto (Staff): Answers Commissioner Blanscet's questions.

Austin Car (Developer): Presents information regarding Item 5.

Tom Ross (Applicant): Explains the anticipated timeline for the temporary buildings.

Chair Brandon Daniel Opened Public Hearing.

Chair Brandon Daniel Closed Public Hearing.

Commissioner Blanscet motions to approve Item 5 subject to two temporary buildings instead of one, seconded by Harris. Motion approved 7:0.

6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

David Soto (Staff): Presented information regarding the Frisco Multi-Family Tour, Town Council action and upcoming cases for Planning and Zoning Commission action.

EXECUTIVE SESSION:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

Section 551.076 – To deliberate the deployment or specific occasions for implementation of security personnel or devices at Town Hall.

The time is now 8:11pm.

Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

The time is now 9:29 and the Planning & Zoning Commission has reconvened back into regular session. There are no actions as a result of the Closed Session.

9. Adjourn.

Motioned by Commissioner Harris, seconded by Commissioner Jackson to adjourn. Motion approved 7-0 at 9:30 p.m.

_____ _____

Doug Braches, Planner Michael Pettis, Secretary

PLANNING

To: **Planning & Zoning Commission** **Item No. 3b**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

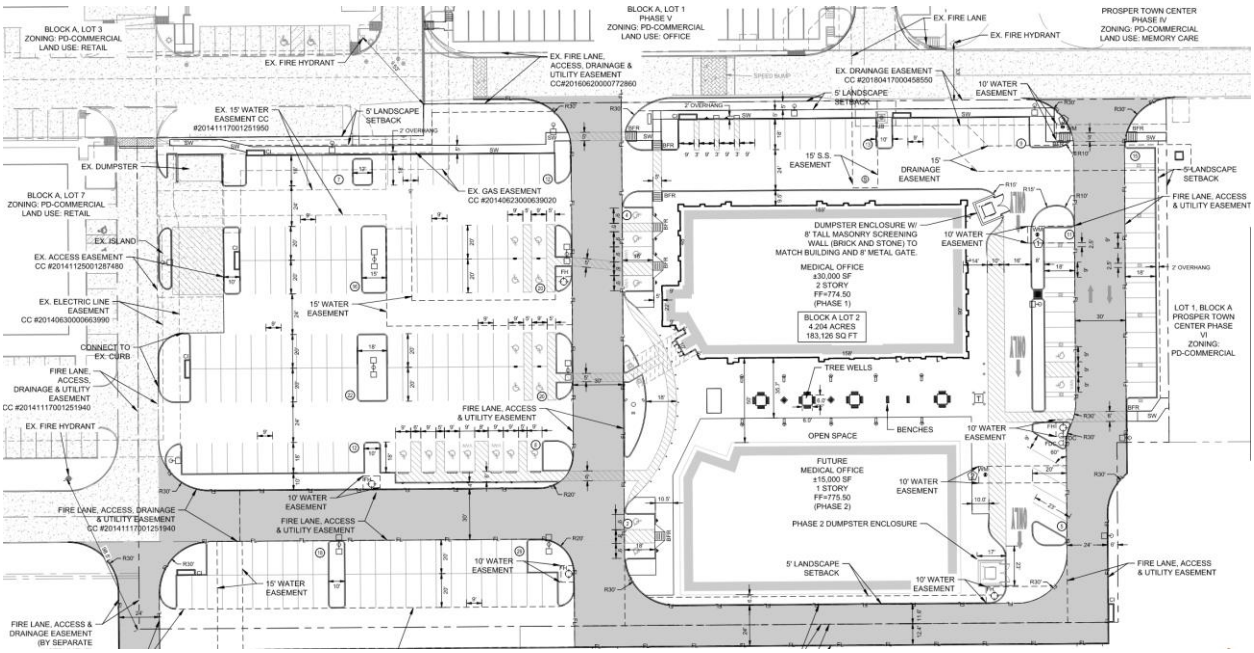
Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:

Consider and act upon a request for a Site Plan for Medical Offices, on 4.2± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (D19-0077)

Description of Agenda Item:

The Site Plan shows a 2-story, 30,000 square foot building for a medical office and a 1-story, 15,000 square foot building for a medical office as shown below:



Access will be provided from an access easement that connects to Preston Road and Hays Road. The Site Plan (D19-0077) conforms to the Planned Development-7 (PD-7) development standards. The site plan was originally approved on September 3, 2019 and it expired on September 3, 2022.

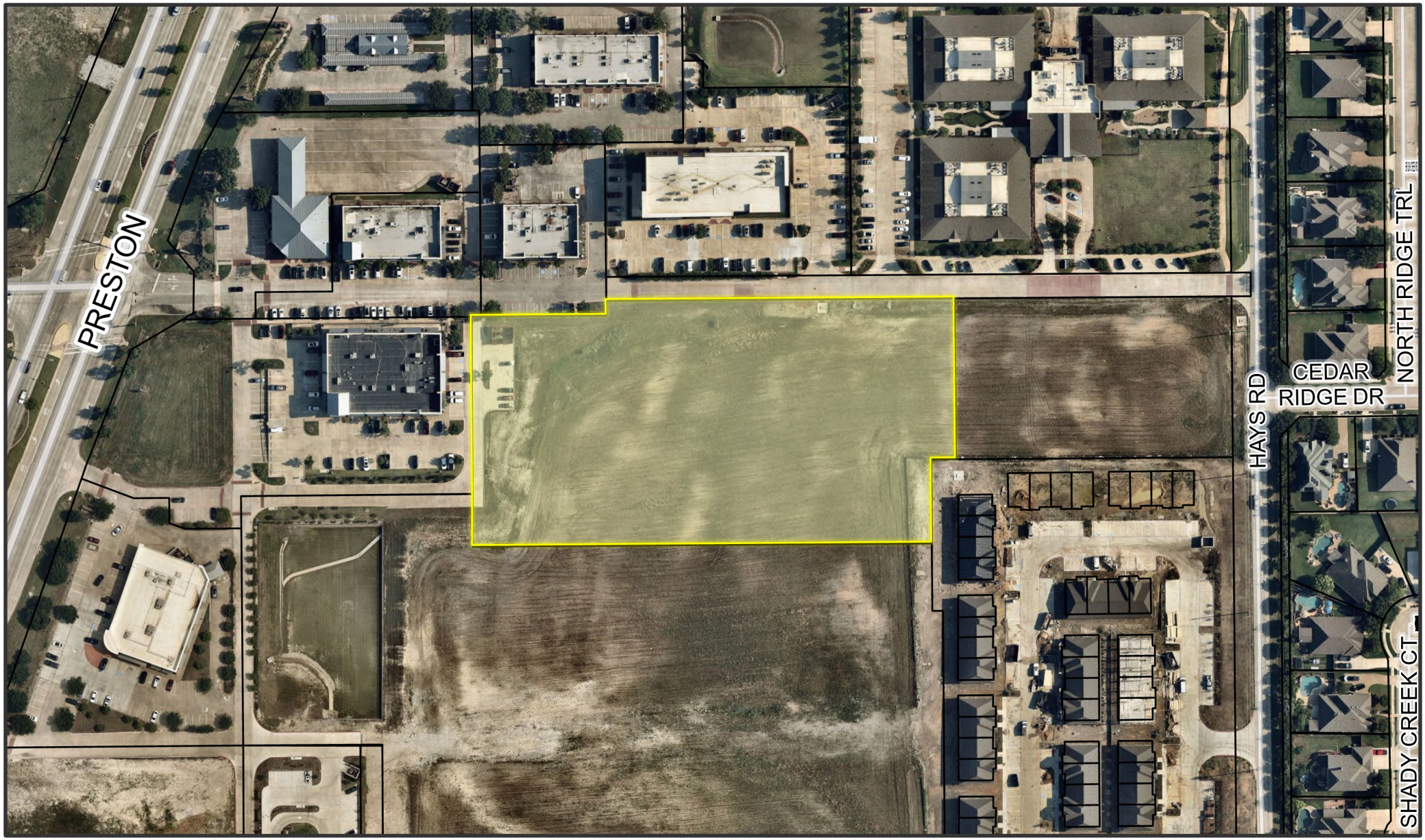
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

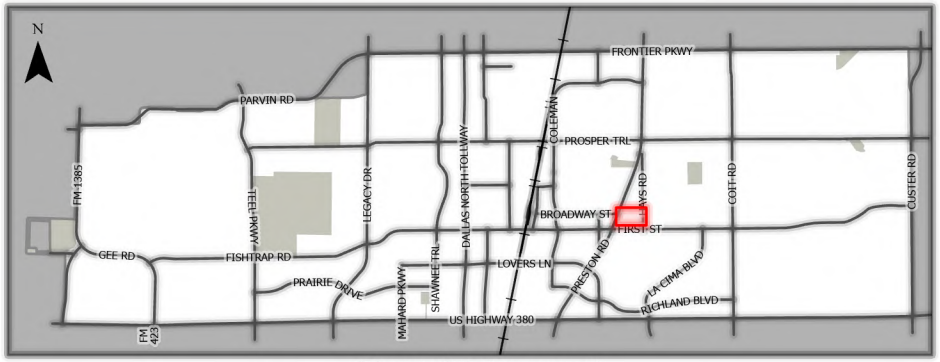
Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



TOWN OF PROSPER

0 100 200 400 Feet

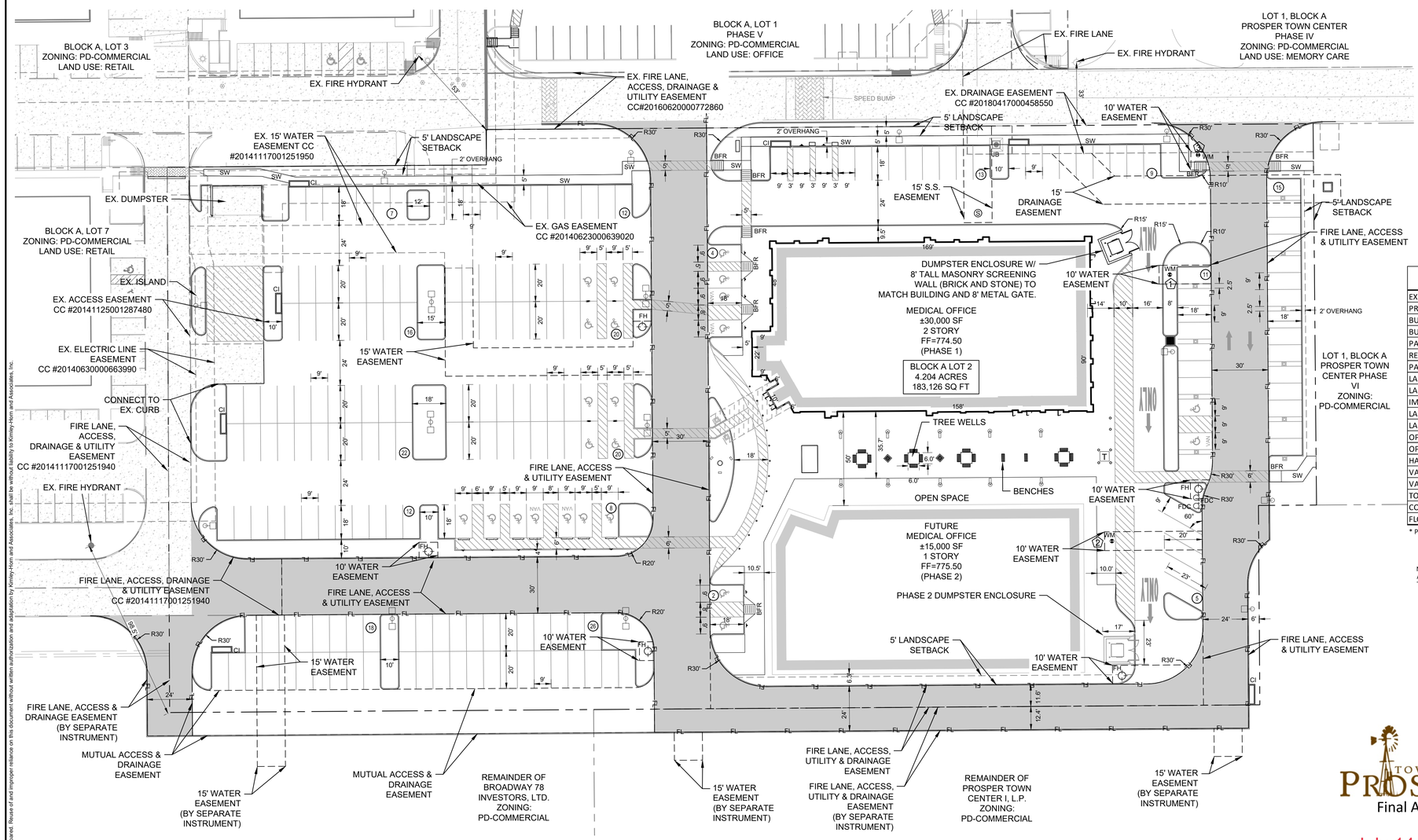


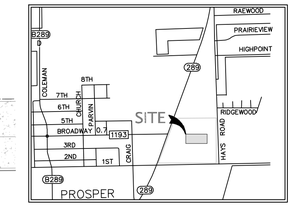
This map for illustration purposes only

D19-0077

Prosper Town Center, Phase IV, BLock A, Lot 2R

Site Plan





VICINITY MAP

N.T.S.

N
W E
S

0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PAVILION / COVERED PARKING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- T — TRANSFORMER PAD
- SITE LIGHTING
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING

SITE DATA TABLE	
LOT 1A	
EXISTING ZONING	PD - COMMERCIAL
PROPOSED USE	MEDICAL OFFICE
BUILDING HEIGHT	2 STORY / 1 STORY
BUILDING AREA	30,000 /15,000 SF
PARKING REQUIRED	180 SPACES
REQUIRED PARKING RATIO	1/250
PARKING PROVIDED	220 SPACES
LAND AREA AC	4.204 ACRES
LAND AREA SF	183,126 SF
IMPERVIOUS AREA	166,522 SF
LANDSCAPE REQUIRED	3,465 SF
LANDSCAPE PROVIDED	11,430 SF
OPEN SPACE REQUIRED	12,680 SF
OPEN SPACE PROVIDED	15,728 SF
HANDICAP REQUIRED	9 SPACES
VAN HANDICAP REQUIRED	2 SPACES
VAN HANDICAP PROVIDED	4 SPACES
TOTAL HANDICAP PROVIDED	21 SPACES
COVERAGE	16.38%
FLOOR AREA RATIO	0.25

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB

METER SCHEDULE

ID	BLOCK	LOT	TYPE	SIZE
1	A	2	DOMESTIC	2"
2	A	2	DOMESTIC	2"
3	A	2	IRRIGATION	1"

TOWN OF PROSPER
Final Approval
July 14, 2021

Know what's below. Call before you dig.

TOWN SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY ADDITIONAL ENCLOSURES WILL REQUIRE REAPPROVAL BY TOWN STAFF.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. 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.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES 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.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. 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.
21. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 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 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.

SITE PLAN
PROSPER TOWN CENTER
D19–0076
Being 4.204 Acres Out Of The
COLLIN COUNTY SCHOOL LAND #12 SURVEY
Abstract No. 147
Block A, Lot 2, Prosper Town Center, Phase VI
Town of Prosper, Collin County, Texas
Submitted: AUGUST 5, 2019

Owner:
OTX Prosper Land LLC
14881 Quorum Drive Suit 190
Dallas, Texas 75254
Contact: Mike Wells
Phone: (972)-458-2588

Engineer/Surveyor
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Michael Doggett, P.E.
Phone: (469)-301-2580

No.	REVISIONS	DATE	BY
7	RESUBMITTAL	04/29/2021	MTD
6	TAS COMMENT REVISIONS	03/18/2020	MTD
5	TOWN COMMENTS	01/24/20	MTD
4	RESUBMITTAL	01/09/20	MTD
3	FOR CONSTRUCTION	09/10/19	MTD
2	SITE PLAN RESUBMITTAL	08/27/19	MTD
1	SITE PLAN RESUBMITTAL	08/21/19	MTD

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
4/29/2021

KHA PROJECT 064543101

DATE	APRIL 2021
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

PROSPER TOWN CENTER
NEC 1ST ST & PRESTON RD
PROSPER, TEXAS

TOWN OF PROSPER

SITE PLAN

SHEET NUMBER
C-3.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED:
XREFS: item tags
plan: SITE PLAN - xref: dfrp - xSite: xMch
LAST SAVED: 4/29/2021 4:51 PM
PLOT DATE: 4/29/2021 3:28 PM
DWG NAME: K:\MKN_CVN\064543101-PROJ-MED SURGICAL CENTER\CAD\PLANSHEETS
PLOTTED BY: MICHAEL.DOGGETT@KIMLEY-HORN.COM

PLANNING

To: **Planning & Zoning Commission** **Item No. 3c**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

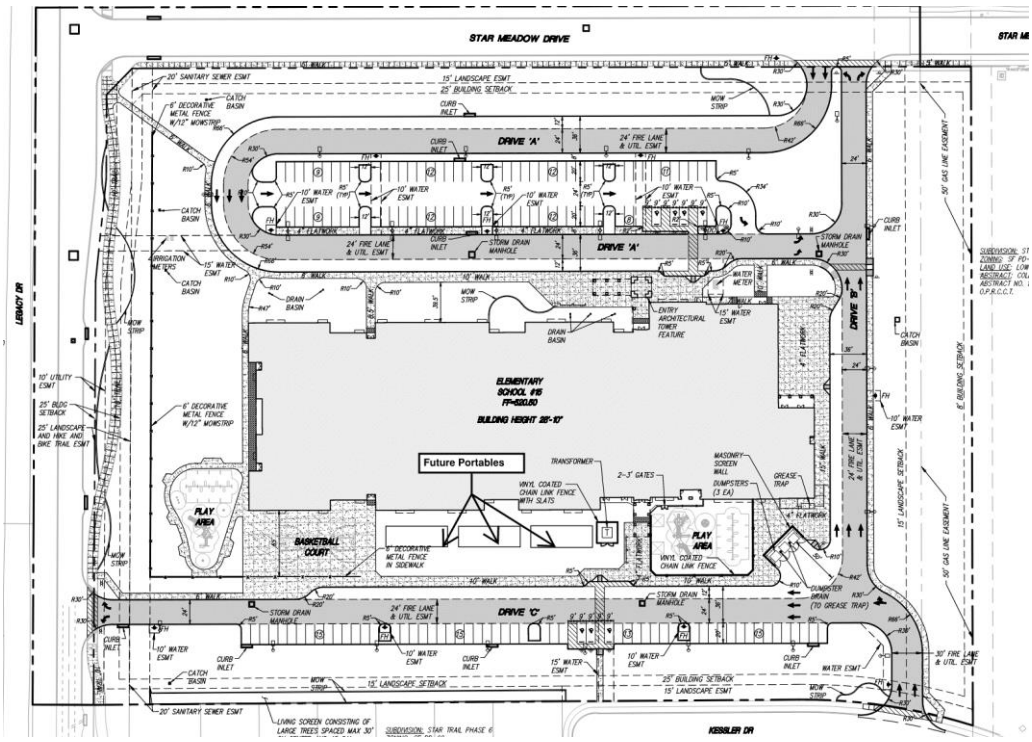
Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:

Consider and act upon a request for a Revised Site Plan for a Public School, on 14.4± acres, located on the southeast corner of Star Meadow Drive and North Legacy Drive. The property is zoned Planned Development-66 (PD-66). (D21-0025)

Description of Agenda Item:

The Revised Site Plan shows a 1,536 square foot temporary building (left) for an existing middle school with 2 existing temporary buildings (middle and right) as shown below:



Per the zoning ordinance, temporary buildings (portable buildings) are permitted by right for public schools. The applicant shall submit a site plan and a letter of intent explaining the reasons for the temporary buildings (portable buildings). Temporary buildings shall be allowed for a three-year period from when the site plan has been approved. After the initial three-year period, a request for a one-year extension of the temporary building permit may be granted by the Planning and Zoning Commission.

Access will be provided from Star Meadow Drive, North Legacy Drive, and Kessler Drive. The Revised Site Plan (D21-0025) conforms to the Planned Development-66 (PD-66) development standards.

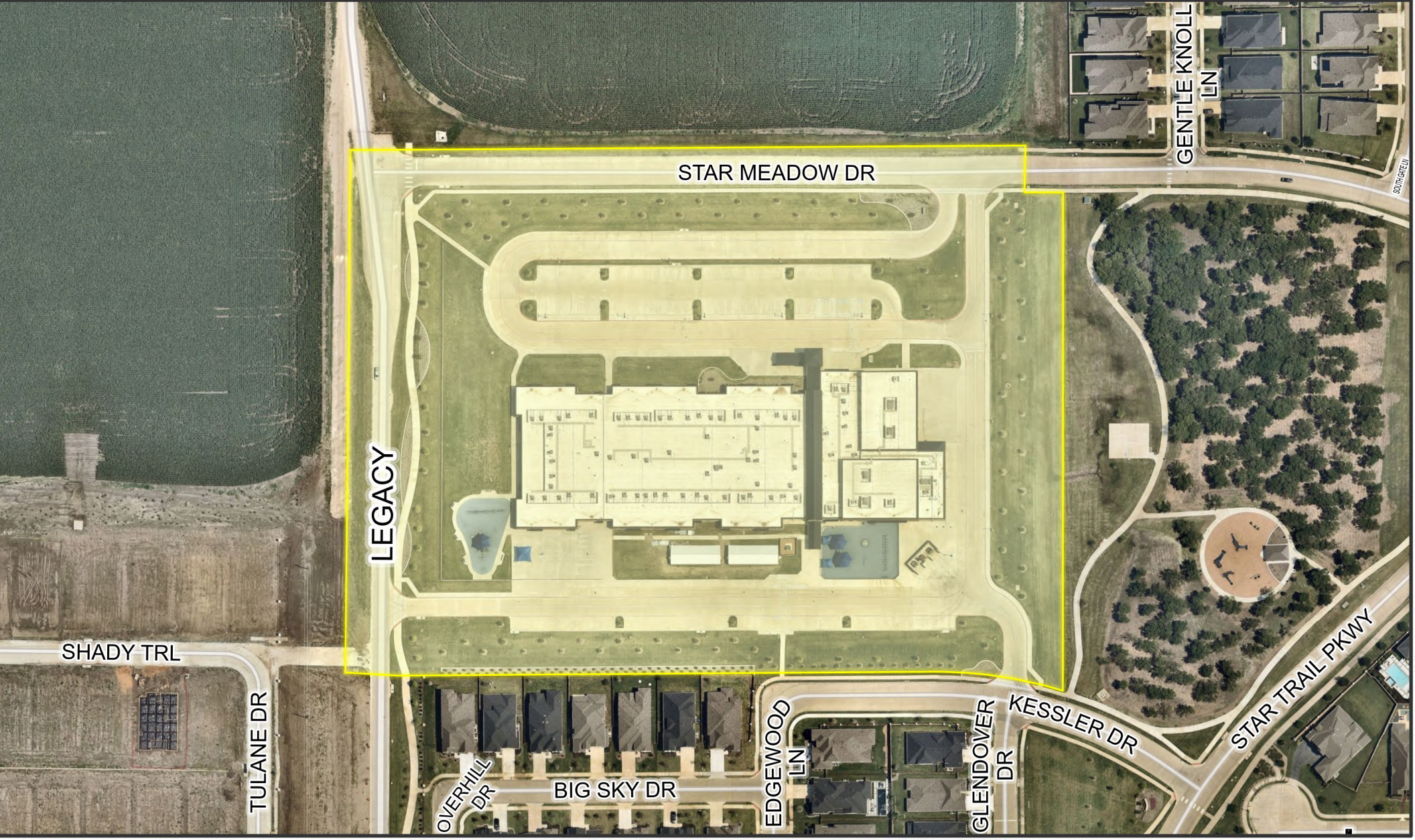
Attached Documents:

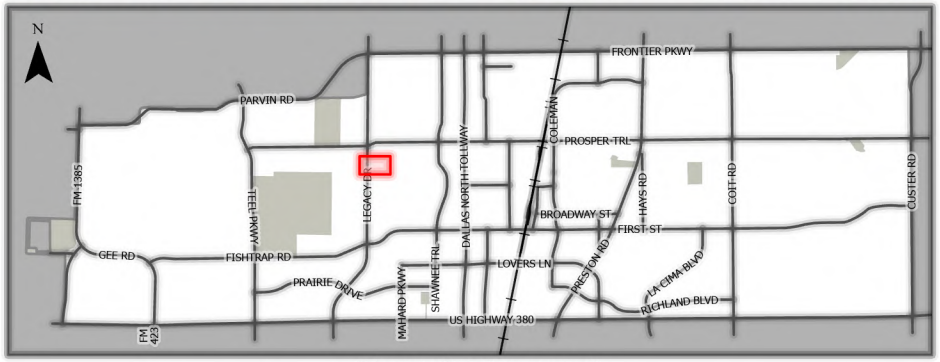
1. Location Map
2. Revised Site Plan
3. Letter of Intent

Town Staff Recommendation:

Town staff recommends approval of the Revised Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





This map for illustration purposes only

TOWN OF PROSPER

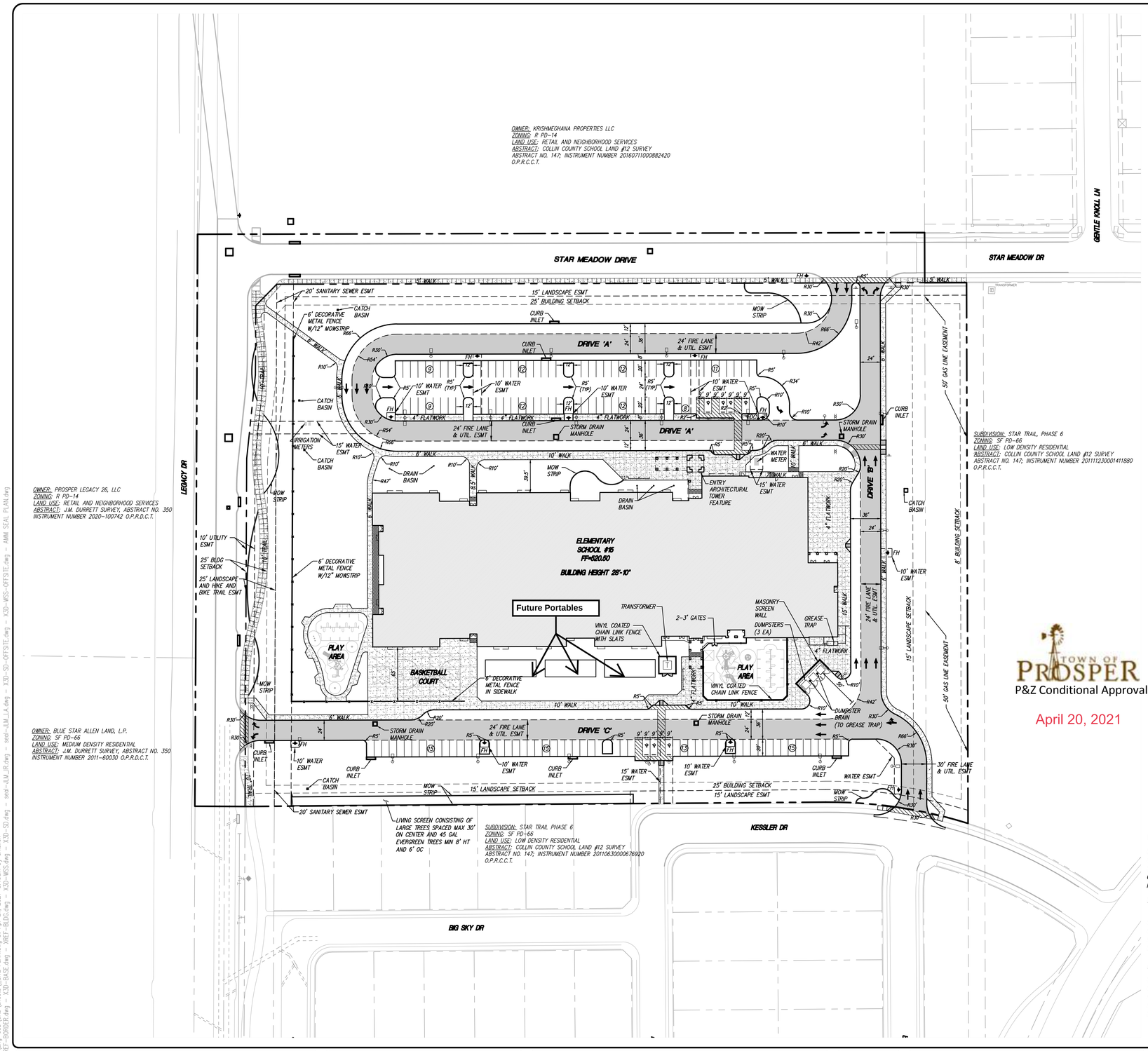
0 100 200 400 Feet

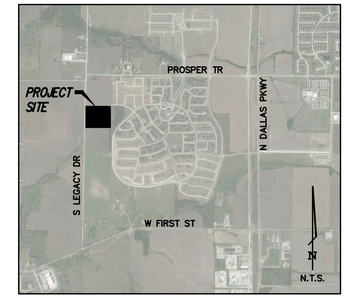
D21-0025

PISD Elementary School No 15

15

Site Plan





LOCATION MAP
NOT TO SCALE

tnp

GRAPHIC SCALE

60 0 30 60 120

GRAPHIC SCALE: 1" = 60'

LEGEND

- FIRE LANE & UTILITY EASEMENT
- FLATWORK
- FIRE HYDRANT
- (12) PARKING COUNT

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. 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.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES 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.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 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 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.

SITE DATA SUMMARY

EXISTING ZONING:	SF PD 66
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	14.405 ACRES (627,490 SF)
NET LOT AREA:	12.307 ACRES (536,088 SF)
BUILDING AREA:	96,113 SF
HEIGHT:	28' 10" – ONE STORY
LOT COVERAGE RATIO:	17.9%
FLOOR AREA RATIO:	17.9%
TOTAL IMPERVIOUS AREA:	308,040 SF (7.07 AC)
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES	69 SPACES
TOTAL PROVIDED PARKING:	143 SPACES
REQUIRED HANDICAP SPACES:	5 SPACES
STANDARD SPACES: (9'x20')	136 SPACES
HANDICAP SPACES:	7 SPACES
OPEN SPACE REQUIRED (%):	10% (53,609 SF)
OPEN SPACE PROVIDED (%):	29% (154,941 SF)

BUILDING AREA SUMMARY

BUILDING AREA:	
ELEMENTARY SCHOOL:	96,113 SF
TOTAL BUILDING AREA:	96,113 SF

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 11, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

WATER METER TABLE

LOCATION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
LANDSCAPE	IRRIGATION	2"	2

TOWN OF PROSPER
P&Z Conditional Approval
April 20, 2021

OWNER:
PROSPER I.S.D.
CONTACT: DR. GREGORY BRADLEY
PH: 469.219.2000
605 E. SEVENTH STREET
PROSPER, TEXAS 75078

ENGINEER:
TEAGUE NALL & PERKINS
CONTACT: AMANDA M. MULLEN, P.E.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

ARCHITECT:
HUCKABEE, INC.
CONTACT: JOE TREMBLAY, AIA
972.292.7670 PH 214.785.2965 FX
5830 GRANITE PARKWAY, SUITE 750
PLANO, TEXAS 75024

SURVEYOR:
TEAGUE NALL & PERKINS
CONTACT: BRIAN J. MADDOX II
214.461.9867 PH 214.461.9864 FX
825 WATTERS CREEK BLVD SUITE M300
ALLEN, TEXAS 75013

LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS
CONTACT: WILLIAM H. SMITH, R.L.A.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

SITE PLAN FOR PROSPER ELEMENTARY SCHOOL No. 15
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

DATE PREPARED: APRIL 2021
TOWN CASE # D21-0025

no.	revision	by	date
1	ADDENDUM #1		XX/XX/XX

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

Prosper Independent School District

scale
horiz 1"=60'
vert N/A
date APRIL 2021

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: APRIL 2021

Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
New Elementary #15
SITE PLAN

tnp project HUC21051
sheet

Drawing: T:\Projects\HUC21051\Eng-C3D\CAD\sheets_SITE PLAN.dwg at Apr 21, 2021-8:13am by amullen
Layout: SITE PLAN Xrefs: XREF-BORDER.dwg - XJD-BASE.dwg - XJD-WSS.dwg - XJD-SD.dwg - sed-ALM_JR.dwg - sed-ALM_LA.dwg - XJD-SD-OFFSITE.dwg - XJD-WSS-OFFSITE.dwg - AMM SEAL PLAN.dwg

Prosper Independent School District
605 East 7th Street
Prosper, Texas 75078
(469) 219-2000

Dr. Holly Ferguson
Superintendent

Dr. Greg Bradley
Deputy Superintendent

Dr. Kyle Penn
Deputy Superintendent

Mr. Jeff Crownover
Deputy Superintendent

July 11, 2023

Town of Prosper

Re: Portable Classrooms

Prosper ISD will need to place portable classrooms at the following campuses for the 2023-24 school year:

Folsom Elementary Capacity 800 (Anticipated Enrollment 700 plus Special Education Programs)
Reynolds MS Capacity 1100 (Anticipated Enrollment 1500)
Rucker Elementary Capacity 650 (Anticipated Enrollment 690)
Stuber Elementary Capacity 800 (Anticipated Enrollment 850)
Hall Elementary Capacity 800 (Anticipated Enrollment 900)

It is likely that all of these campuses will exceed their anticipated enrollment due to the extreme growth of Propser ISD, thus the need for additional portables.

Respectfully,

Greg Bradley

PLANNING

To: **Planning & Zoning Commission** **Item No. 3d**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Final Plat for Park Place, on 98.2± acres, located south of West Prosper Trail and east of North Teel Parkway. The property is zoned Specific Use Permit-16 (S-16) Park Place. (D22-0058)

Description of Agenda Item:
The purpose of this Final Plat is to create 206 residential lots and 19 common area lots. The Final Plat conforms to the Specific Use Permit-16 (S-16) development standards and the Subdivision Ordinance regulations regarding private streets.

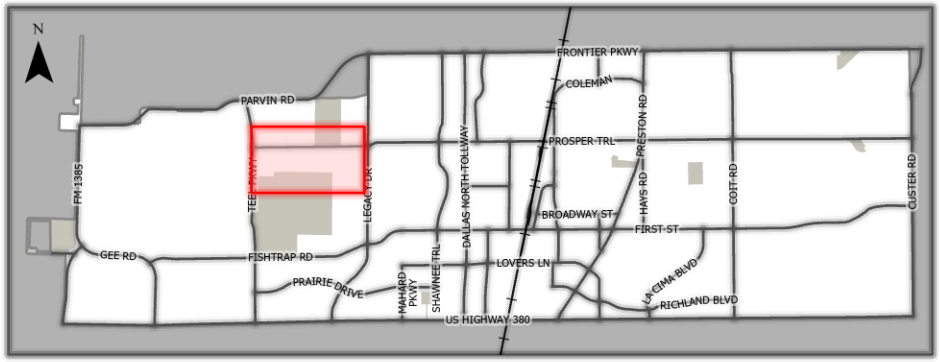
As a companion item, the Conveyance Plat (DEVAPP-23-0092) for a residential subdivision is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

TOWN OF PROSPER

0 380 760 1,520 Feet

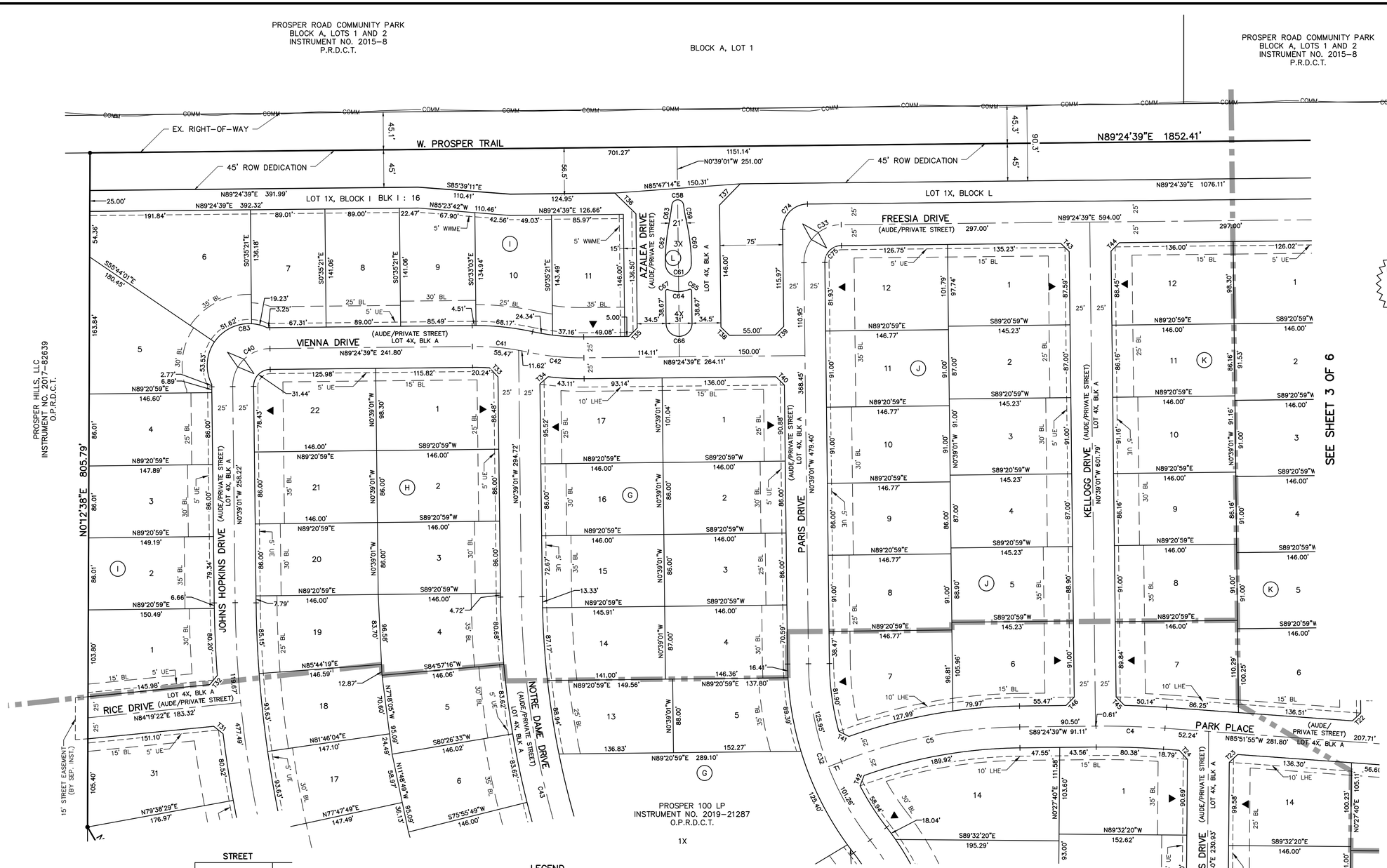


This map for illustration purposes only

D22-0058

Park Place

Final Plat



GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

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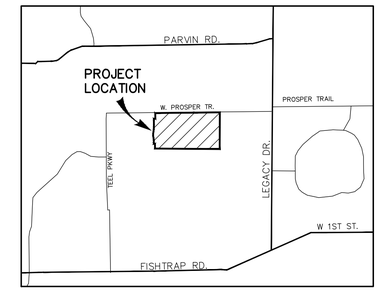

LOCATION MAP
NOT TO SCALE

206 RESIDENTIAL LOTS
19 COMMON AREA LOTS
98.241 ACRES
206 TYPE "B" LOTS OF 12,500 SF MIN.
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D22-0058

FINAL PLAT

PARK PLACE

AN ADDITION TO THE TOWN OF PROSPER
A 98.241 ACRE TRACT OF LAND IN THE
L. NEATHERLY SURVEY, ABSTRACT NO. 962
S. DURRETT SURVEY, ABSTRACT NO. 350,
A. ROBERTS SURVEY, ABSTRACT NO. 1115,
IN THE
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP
826 MANGO CT.
COPPELL, TEXAS 75019
CONTACT: VIJAY BORRA
PH: 972-304-0506

PLANNER/ENGINEER
PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

STREET

SIDE STREET

30' FRONT YARD (MIN)

15' SIDE YARD (MIN.)

8' SIDE YARD (MIN.)

25' REAR YARD (MIN)

LOT DETAIL
FOR SINGLE FAMILY 12.5 DISTRICT

SUBJECT TO ORDINANCE 16-34 AND ORDINANCE 16-35 (5-16).
SUBJECT TO TOWN OF PROSPER ZONING ORDINANCE CHAPTER 4, SECTION 9.3.F.

LEGEND

BL = BUILDING LINE
R.O.W.= RIGHT-OF-WAY
DOC. NO. = DOCUMENT NUMBER
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AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
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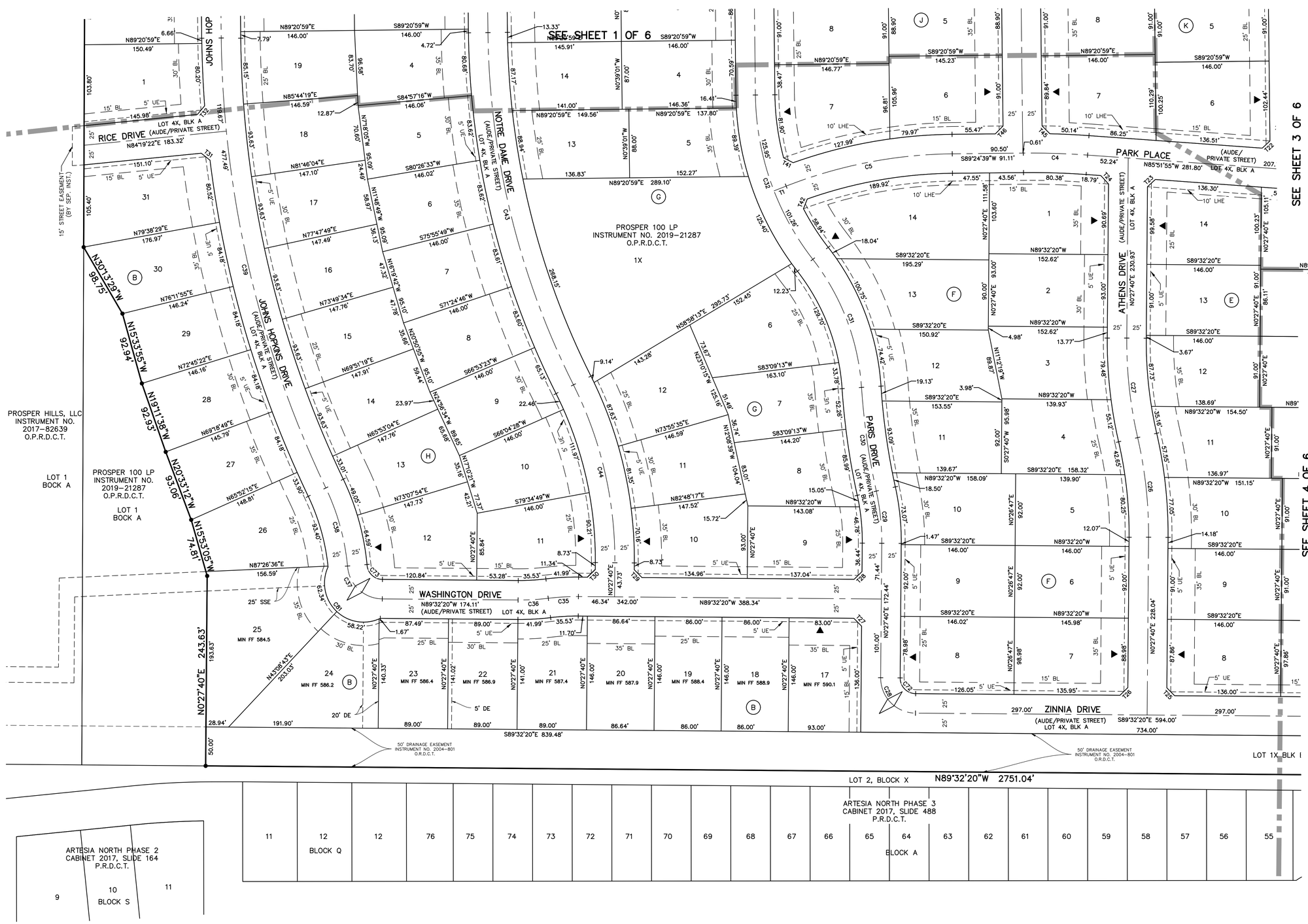
LHE = LANDSCAPE & HARDSCAPE EASEMENT
<CM> = CONTROL MONUMENT
O.R.C.C.T. = OFFICAL RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

⊠ = 10'x10' UTILITY EASEMENT
◉ = 5/8" IRON ROD FOUND W/YELLOW CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
● = 5/8" IRON ROD SET W/YELLOW CAP STAMPED "RPLS 5674" UNLESS OTHERWISE NOTED
◊ = DENOTES STREET NAME CHANGE
▼ = DENOTES FRONT OF LOT
✳ = KEY LOT

NOTES

1. DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
2. ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
3. LOTS 1X, 2X, 3X AND 4X, BLOCK A, LOT 1X, BLOCK B, LOT 1X, BLOCK C, LOT 1X, BLOCK D, LOT 1X, BLOCK E, LOT 1X, BLOCK F, LOTS 1X AND 2X, BLOCK G, LOT 1X, BLOCK I, LOT 1X, BLOCK J, LOT IX, BLOCK K, LOTS 1X, 2X, 3X AND 4X, BLOCK L AND LOT 1X, BLOCK M TO BE OWNED AND MAINTAINED BY THE HOA.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
8. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674", UNLESS OTHERWISE NOTED.
9. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
10. ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
11. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
12. THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
13. LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
14. EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.
15. DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

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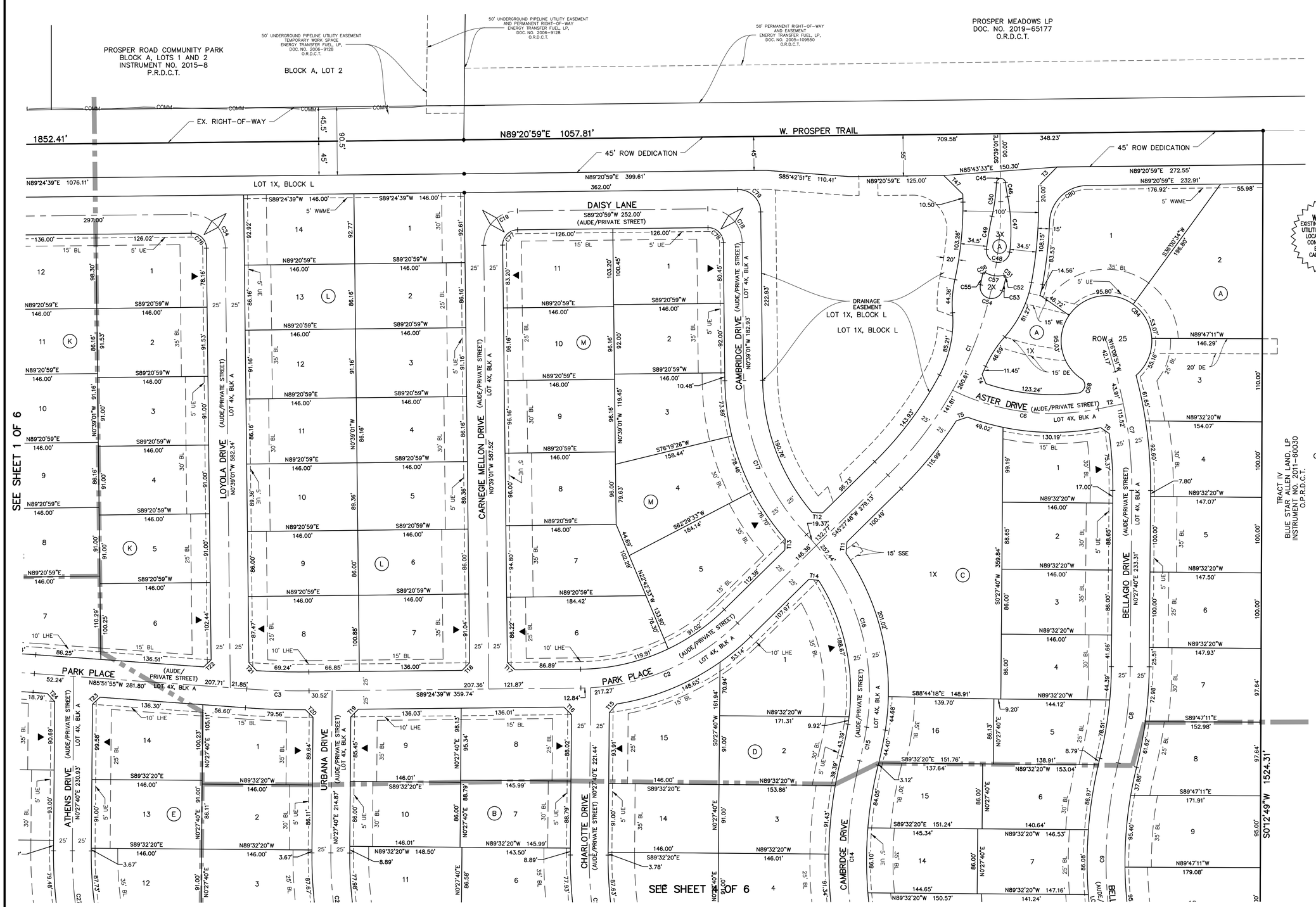

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Texas811
Know what's below.
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TRACT IV
BLUE STAR ALLEN LAND, LP
INSTRUMENT NO. 2011-60030
O.P.R.C.C.T.

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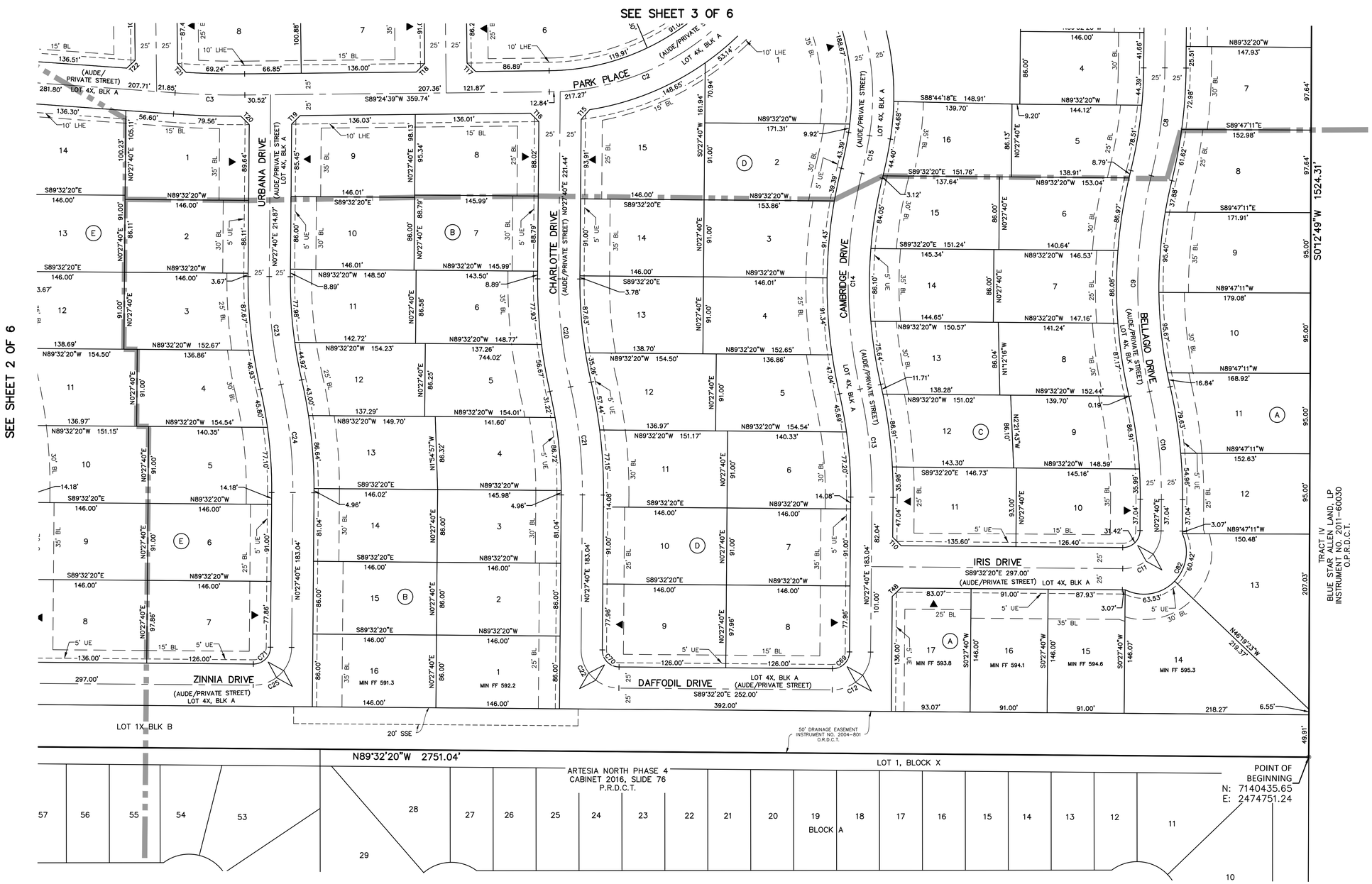
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390



GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

WARNING!!!
EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION!!!
CALL: TEXAS 811

Texas811
Know what's below.
Call before you dig.

LEGEND

BL = BUILDING LINE
R.O.W.= RIGHT-OF-WAY
DOC. NO. = DOCUMENT NUMBER
MIN FF= MINIMUM FINISHED FLOOR
AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SWE = SIDEWALK EASEMENT
HOA = HOME OWNERS ASSOCIATION
EX = EXISTING
UE = UTILITY EASEMENT
WWME= WALL & WALL MAINTENANCE EASEMENT
LHE = LANDSCAPE & HARDSCAPE EASEMENT
<CM> = CONTROL MONUMENT
O.R.C.C.T. = OFFICAL RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
⊠ = 10'x10' UTILITY EASEMENT
◉ = 5/8" IRON ROD FOUND W/YELLOW CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
● = 5/8" IRON ROD SET W/YELLOW CAP STAMPED "RPLS 5674" UNLESS OTHERWISE NOTED
◊ = DENOTES STREET NAME CHANGE
▼ = DENOTES FRONT OF LOT
✳ = KEY LOT

206 RESIDENTIAL LOTS
19 COMMON AREA LOTS
98.241 ACRES
80 TYPE "B" LOTS OF 12,500 SF MIN.
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D22-0058

FINAL PLAT

PARK PLACE

AN ADDITION TO THE TOWN OF PROSPER
A 98.241 ACRE TRACT OF LAND IN THE
L. NEATHERLY SURVEY, ABSTRACT NO. 962
S. DURRETT SURVEY, ABSTRACT NO. 350,
A. ROBERTS SURVEY, ABSTRACT NO. 1115,
IN THE
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP
826 MANGO CT.
COPPELL, TEXAS 75019
CONTACT: VIJAY BORRA
PH: 972-304-0506

PLANNER/ENGINEER
PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	26199	0.60
2	A	25084	0.58
3	A	17152	0.39
4	A	14913	0.34
5	A	14728	0.34
6	A	14771	0.34
7	A	14623	0.34
8	A	15815	0.36
9	A	16810	0.39
10	A	16669	0.38
11	A	15166	0.35
12	A	14318	0.33
13	A	20364	0.47
14	A	21499	0.49
15	A	13286	0.31
16	A	13286	0.31
17	A	13538	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	12556	0.29
2	B	12556	0.29
3	B	12556	0.29
4	B	12505	0.29
5	B	12522	0.29
6	B	12561	0.29
7	B	12962	0.30
8	B	14065	0.32
9	B	14082	0.32
10	B	12557	0.29
11	B	12708	0.29
12	B	12580	0.29
13	B	12659	0.29
14	B	12556	0.29
15	B	12556	0.29
16	B	12556	0.29
17	B	13528	0.31
18	B	12556	0.29
19	B	12556	0.29
20	B	12649	0.29
21	B	12795	0.29
22	B	12550	0.29
23	B	12551	0.29
25	B	22942	0.53
26	B	15112	0.35
27	B	13008	0.30
28	B	12885	0.30
29	B	12905	0.30
30	B	14339	0.33
31	B	16356	0.38

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	20613	0.47
1X	C	55466	1.27
14	F	22697	0.52
2X	G	14690	0.34
1X	G	57566	1.32
4X	L	1589	0.04

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	13751	0.32
2	C	12943	0.30
3	C	12556	0.29
4	C	12528	0.29
5	C	12667	0.29
6	C	12533	0.29
7	C	12537	0.29
8	C	12532	0.29
9	C	12501	0.29
10	C	13514	0.31
11	C	13505	0.31
12	C	12561	0.29
13	C	12517	0.29
14	C	12571	0.29
15	C	12526	0.29
16	C	12558	0.29

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	22534	0.52
2	D	14832	0.34
3	D	13534	0.31
4	D	13479	0.31
5	D	13261	0.30
6	D	13141	0.30
7	D	13286	0.31
8	D	14217	0.33
9	D	14217	0.33
10	D	13286	0.31
11	D	13418	0.31
12	D	13225	0.30
13	D	13074	0.30
14	D	13286	0.31
15	D	18353	0.42

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	14729	0.34
2	E	12572	0.29
3	E	13480	0.31
4	E	13262	0.30
5	E	13142	0.30
6	E	13286	0.31
7	E	14202	0.33
8	E	14238	0.33
9	E	13286	0.31
10	E	13418	0.31
11	E	13224	0.30
12	E	13074	0.30
13	E	13286	0.31
14	E	15267	0.35

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	15756	0.36
2	F	14194	0.33
3	F	13538	0.31
4	F	14293	0.33
5	F	13270	0.30
6	F	13431	0.31
7	F	14397	0.33
8	F	14368	0.33
9	F	13433	0.31
10	F	13811	0.32
11	F	13565	0.31
12	F	13864	0.32
13	F	15319	0.35
14	F	22697	0.52

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	14690	0.34
2	G	12556	0.29
3	G	12556	0.29
4	G	12704	0.29
5	G	12605	0.29
6	G	17245	0.40
7	G	13061	0.30
8	G	12998	0.30
9	G	13564	0.31
10	G	14392	0.33
11	G	13499	0.31
12	G	15169	0.35
13	G	12659	0.29
14	G	12536	0.29
15	G	12556	0.29
16	G	12556	0.29
17	G	14790	0.34

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	14273	0.33
2	H	12556	0.29
3	H	12556	0.29
4	H	13227	0.30
5	H	12992	0.30
6	H	12990	0.30
7	H	12988	0.30
8	H	12987	0.30
9	H	12908	0.30
10	H	13953	0.32
11	H	14642	0.34
12	H	15220	0.35
13	H	13532	0.31
14	H	13074	0.30
15	H	13058	0.30
16	H	13040	0.30
17	H	13023	0.30
18	H	13006	0.30
19	H	12962	0.30
20	H	12556	0.29
21	H	12556	0.29
22	H	14277	0.33

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	14741	0.34
2	I	12886	0.30
3	I	12774	0.29
4	I	12663	0.29
5	I	16426	0.38
6	I	21984	0.50
7	I	12500	0.29
8	I	12554	0.29
10	I	12512	0.29
11	I	12532	0.29

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	J	14134	0.32
2	J	12635	0.29
3	J	13216	0.30
4	J	12635	0.29
5	J	12911	0.30
6	J	14743	0.34
7	J	16006	0.37
8	J	13356	0.31
9	J	12622	0.29
10	J	13356	0.31
11	J	13356	0.31
12	J	14866	0.34

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	K	14254	0.33
2	K	13363	0.31
3	K	13286	0.31
4	K	13286	0.31
5	K	13286	0.31
6	K	15479	0.36
7	K	15196	0.35
8	K	13286	0.31
9	K	12580	0.29
10	K	13310	0.31
11	K	12580	0.29
12	K	14313	0.33

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	L	13532	0.31
2	L	12580	0.29
3	L	13310	0.31
4	L	12580	0.29
5	L	13047	0.30
6	L	12556	0.29
7	L	14689	0.34
8	L	14582	0.33
9	L	12556	0.29
10	L	13047	0.30
11	L	12580	0.29
12	L	13310	0.31
13	L	12580	0.29
14	L	13555	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	M	14579	0.33
2	M	13432	0.31
3	M	15185	0.35
4	M	17341	0.40
5	M	22345	0.51
6	M	18485	0.42
7	M	15662	0.36
8	M	14016	0.32
9	M	14040	0.32
10	M	14040	0.32
11	M	14982	0.34

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S68°34'55"W	16.79'
T2	N78°25'37"E	33.96'

LOT LINE TABLE

LINE	BEARING	LENGTH
T3	N44°20'59"E	35.36'
T4	N22°17'06"W	13.40'
T5	N71°43'26"E	15.44'
T6	S55°14'18"E	13.66'
T10	N44°32'20"W	14.14'
T11	N5°12'08"E	15.26'
T12	N87°57'52"W	13.75'
T13	S1°44'49"W	14.47'
T14	S83°14'34"E	12.81'
T15	N40°58'31"E	15.22'
T16	S45°03'33"E	14.01'
T17	N45°37'11"W	14.15'
T18	S44°24'39"W	14.13'
T19	N44°55'53"E	14.27'
T20	S45°01'30"E	14.02'
T21	N43°20'50"W	14.70'
T22	S46°38'01"W	13.56'
T23	N47°14'06"E	13.70'
T24	S42°38'49"E	14.60'
T25	N44°32'20"W	14.14'
T26	S45°27'40"W	14.14'
T27	S44°32'20"E	14.14'
T28	S45°27'40"W	14.14'
T29	N44°32'20"W	14.14'
T30	S45°27'40"W	14.14'
T31	S51°16'09"E	14.29'
T32	S39°57'28"W	14.30'
T33	S42°59'25"E	14.78'
T34	N48°37'15"E	13.05'
T35	S44°22'49"W	14.13'

LOT LINE TABLE

LINE	BEARING	LENGTH
T36	S45°38'43"E	35.39'
T37	N44°22'49"E	35.34'
T38	N45°37'11"W	14.15'
T39	S44°22'49"W	14.13'
T40	S45°37'11"E	14.15'
T41	N62°56'41"W	13.64'
T42	N21°31'38"E	13.35'
T43	S45°37'11"E	14.15'
T44	N44°22'49"E	14.13'
T45	N44°47'26"W	14.35'
T46	S44°22'49"W	14.13'
T47	S45°39'01"E	35.36'
T48	N45°27'40"E	14.14'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°06'49"	500.00'	212.82'	402.42'	S22°24'24"W 391.64'
C2	43°56'51"	300.00'	121.05'	230.11'	S67°26'14"W 224.51'
C3	4°43'26"	1000.00'	41.25'	82.45'	N88°13'38"W 82.42'
C4	4°43'26"	1000.00'	41.25'	82.45'	N88°13'38"W 82.42'
C5	20°49'44"	600.00'	110.28'	218.12'	S78°59'47"W 216.92'
C6	37°44'46"	300.00'	102.56'	197.64'	S82°42'00"E 194.08'
C7	16°36'31"	550.00'	80.28'	159.43'	N07°50'36"W 158.87'
C8	13°24'43"	550.00'	64.67'	128.75'	N07°10'02"E 128.45'
C9	26°49'26"	550.00'	131.15'	257.49'	N00°27'40"E 255.15'
C10	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C11	90°00'00"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C12	90°00'01"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C13	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C14	26°49'26"	550.00'	131.15'	257.49'	N00°27'40"E 255.15'
C15	4°44'06"	550.00'	22.74'	45.45'	N11°30'20"E 45.44'
C16	52°52'01"	300.00'	149.14'	276.81'	N17°17'44"W 267.09'
C17	43°04'43"	300.00'	118.41'	225.56'	N22°11'22"W 220.28'
C18	90°00'00"	45.00'	45.00'	70.69'	N45°39'01"W 63.64'
C19	90°00'00"	45.00'	45.00'	70.69'	S44°20'59"W 63.64'
C20	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C21	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C22	90°00'00"	45.00'	45.00'	70.69'	S44°32'20"E 63.64'
C23	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C24	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C25	90°00'00"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C26	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C27	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C28	90°00'00"	45.00'	45.00'	70.69'	S44°32'20"E 63.64'
C29	12°52'54"	300.00'	33.87'	67.45'	N05°58'47"W 67.31'
C30	8°38'18"	892.00'	67.37'	134.48'	N08°06'05"W 134.36'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	34°03'42"	300.00'	91.90'	178.35'	N20°48'48"W 175.73'
C32	37°11'38"	350.00'	117.77'	227.20'	N19°14'50"W 223.24'
C33	90°03'40"	45.00'	45.05'	70.73'	N44°22'49"E 63.67'
C34	89°56'20"	45.00'	44.95'	70.64'	S45°37'11"E 63.61'
C35	7°24'07"	300.00'	19.41'	38.76'	S86°45'36"W 38.73'
C36	7°24'07"	300.00'	19.41'	38.76'	S86°45'36"W 38.73'
C37	85°54'41"	45.00'	41.90'	67.47'	N46°34'59"W 61.33'
C38	19°56'33"	300.00'	52.74'	104.42'	N15°32'39"W 103.89'
C39	24°51'55"	1376.00'	303.36'	597.16'	N13°04'58"W 592.49'
C40	90°03'40"	45.00'	45.05'	70.73'	N44°22'49"E 63.67'
C41	12°48'46"	300.00'	33.68'	67.09'	S84°10'58"E 66.95'
C42	12°48'46"	300.00'	33.68'	67.09'	S84°10'58"E 66.95'
C43	25°59'02"	1034.00'	238.57'	468.93'	N13°38'32"W 464.92'
C44	27°05'43"	500.00'	120.48'	236.45'	N13°05'11"W 234.25'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C73	86°51'40"	20.00'	18.93'	30.32'	N46°06'30"W 27.50'
C80	87°12'13"	50.00'	47.62'	76.10'	S45°44'53"W 68.96'
C81	140°04'00"	50.00'	137.62'	122.23'	N45°27'10"W 93.99'
C82	142°02'10"	50.00'	145.36'	123.95'	N45°27'40"E 94.56'
C83	142°31'49"	50.00'	147.42'	124.38'	N44°11'07"E 94.70'
C84	285°35'13"	60.00'	45.55'	299.07'	S86°34'33"W 72.56'

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JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP
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COPPELL, TEXAS 75019
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PLANNER/ENGINEER
PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Prosper 100, LP are owners of a tract of land located in the J. DURRETT SURVEY, ABSTRACT NO. 350 and the L. NETHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas, and being part of a tract of land conveyed in Deed to Prosper 100 LP, according to the document of record filed in Instrument No. 2019–21287, Official Public Records, Denton County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found on the west line of a tract of land described in Deed as Tract IV to Blue Star Allen Land, LP, recorded in Instrument No. 2011–60030, O.P.R.C.C.T., at the common southeast corner of said Prosper 100 LP tract and the northeast corner of Lot 1, Block X, ARTESIA NORTH PHASE 4, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat of record filed in Cabinet 2016, Slide 76, Plat Records, Denton County, Texas (P.R.C.C.T.);

THENCE N 89° 32' 20" W, along the south line of said Prosper 100 LP tract, a distance of 2,751.04 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set on the north line of Lot 3, Block X, ARTESIA NORTH PHASE 2, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat of record filed in Cabinet 2017, Slide 164, P.R.C.C.T.;

THENCE Leaving said south line, over and across said Prosper 100 LP tract, the following courses and distances:

N 00° 27' 40" E, a distance of 243.63 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 15° 53' 05" W, a distance of 74.81 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 20° 33' 12" W, a distance of 93.06 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 19° 11' 38" W, a distance of 92.93 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 15° 33' 55" W, a distance of 92.94 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 30° 13' 29" W, a distance of 98.75 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set on the common west line of said Prosper 100 LP tract and the east line of a tract of land conveyed in Deed to Prosper Hills, LLC, according to the document of record filed in Instrument No. 2017–82639, O.P.R.C.C.T.;

THENCE N 00° 12' 38" E, along the common line of said Prosper 100 LP tract and said Prosper Hills LLC tract, passing at a distance of 786.64 feet a 1/2" iron rod found and continuing in all for a total distance of 805.79 feet to a 1/2" iron rod found at the common northwest corner of said Prosper 100 LP tract and the northeast corner of said Prosper Hills LLC tract;

THENCE N 89° 24' 39" E, along the north line of said Prosper 100 LP tract, a distance of 1,852.41 feet to a 1/2" iron rod found at the southeast corner of a tract of land conveyed in Deed to Prosper Meadows LP, according to the document of record filed in Instrument No. 2019–65177, O.P.R.C.C.T.;

THENCE N 89° 20' 59" E, along the common north line of said Prosper 100 LP tract and the south line of said Prosper Meadows LP tract, a distance of 1,057.81 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set at the common northeast corner of said Prosper 100 LP tract and the northwest corner of the above mentioned Tract IV;

THENCE S 00° 12' 49" W, along the common east line of said Prosper 100 LP tract and the west line of said Tract IV, a distance of 1,524.31 feet to the POINT OF BEGINNING, and containing 98.241 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT PROSPER 100, LP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as (Subdivision Name), an addition to the Town of Prosper. The streets and alleys shown on this plat as are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The street and alleys are private streets and alleys and are dedicated to the Town of Prosper. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the 'Association'). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.

7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.

10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

13. For lots adjacent to a Floodplain Only:

a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is
shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called 'Town') subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block_, as shown on the plat is called 'Drainage and Floodway Easement' and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating 'Fire Lane, No Parking'. The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

INDEMNIFICATION LANGUAGE

Whereby the homeowners' or property owners' association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the town, any governmental entity and public utility:

A. For damages to the private street occasioned by the reasonable use of the private street by the town, governmental entity of public utility;

B.For damages and injury (including death) arising from the condition of said private street;

C.For damages and injury (including death) arising out of the use by the town, governmental entity or public utility of any restricted access gate or entrance; and

D.For damages and injury (including death) arising out of any use of the subdivision by the town, governmental entity or public utility. Further, such language shall provide that all lot owners shall release the town, governmental entities and public utilities for such damages and injuries.

THE INDEMNIFICATIONS CONTAINED IN THE ABOVE LANGUAGE APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE TOWN, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the___day of

_, 20_____.

PROSPER 100, LP
a Texas limited partnership

By: Prosper 100, LP.
a Texas corporation
its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE me the undersigned, a Notary Public, on this day personally appeared a Texas corporation, General Partner of Blue Star Land, L.P., a Texas limited partnership known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

_____

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby state that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR
RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: XX/XX/20XX)

_____

Registered Professional Land Surveyor No. _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____
_____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

_____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 20__ by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____

Town Secretary

_____

Development Services Department

_____

Engineering Department

206 RESIDENTIAL LOTS
19 COMMON AREA LOTS
98.241 ACRES
80 TYPE "B" LOTS OF 12,500 SF MIN.
PD–66; SINGLE FAMILY–ZONING ORDINANCE #14–31
D22–0058

FINAL PLAT

PARK PLACE

AN ADDITION TO THE TOWN OF PROSPER
A 98.241 ACRE TRACT OF LAND IN THE
L. NEATHERLY SURVEY, ABSTRACT NO. 962
S. DURRETT SURVEY, ABSTRACT NO. 350,
A. ROBERTS SURVEY, ABSTRACT NO. 1115,
IN THE
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP
826 MANGO CT.
COPPELL, TEXAS 75019
CONTACT: VIJAY BORRA
PH: 972–304–0506

PLANNER/ENGINEER
PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

PLANNING

To: **Planning & Zoning Commission** **Item No. 3e**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Prosper Hills, Block A, Lot 1, on 72.4± acres, located on the southeast corner of West Prosper Trail and North Teel Parkway. The property is zoned Agriculture (A). (DEVAPP-23-0092)

Description of Agenda Item:
The purpose of this Conveyance Plat is to convey right of way to the Town of Prosper and to transfer ownership from two entities into one entity. The Conveyance Plat conforms to the Agriculture (A) development standards.

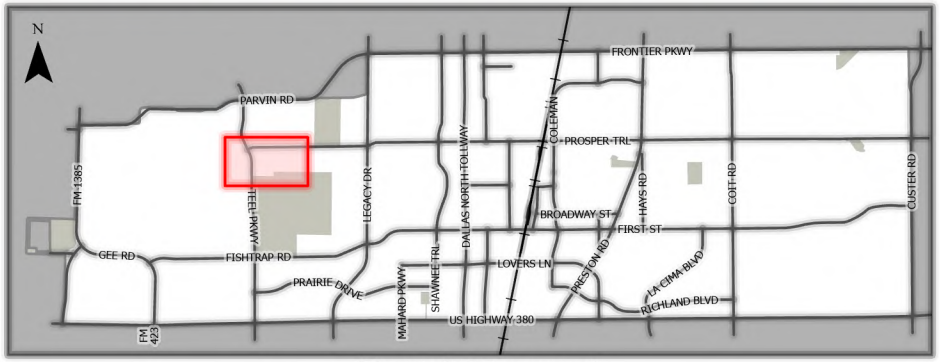
As a companion item, the Final Plat (D22-0058) for a residential subdivision is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Conveyance Plat

Staff Recommendation:
Staff recommends approval of the Conveyance Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.

TOWN OF PROSPER

0 280 560 1,120 Feet



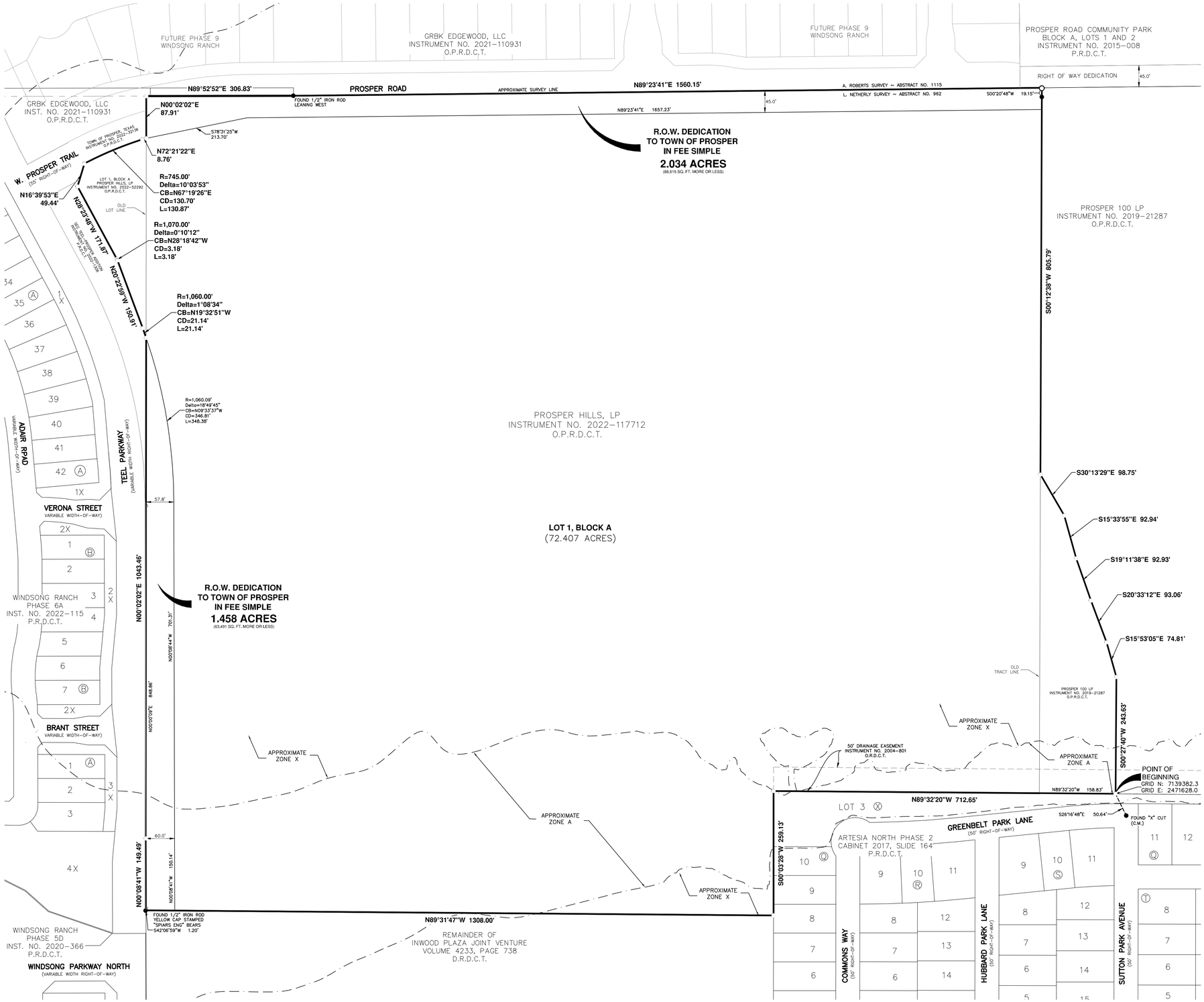
This map for illustration purposes only

DEVAPP-23-0092

Prosper Hills

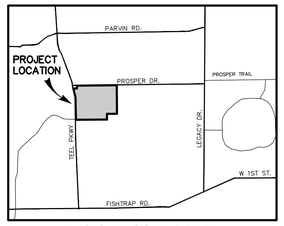
27

Conveyance Plat



SCALE: 1"= 100'

0' 100' 200' 300'



LOCATION MAP

NOT-TO-SCALE

LEGEND

	SURVEY ABSTRACT LINE
	EXISTING FLOODWAY LINE
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON"
(A)	BLOCK LETTER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROL MONUMENT
I.R./I.P.	IRON ROD/IRON PIPE
ROW	RIGHT-OF-WAY

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRELY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND PUBLIC IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
4. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48121C0430G, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS:
   ZONE A, SPECIAL FLOOD HAZARD AREAS
   ZONE X, DEFINED AS: "OTHER AREAS": AREAS OF 0.2% ANNUAL CHANCE FLOOD.

PURPOSE OF THIS PLAT

TO CONVEY R.O.W. TO THE TOWN OF PROSPER AND TO TRANSFER OWNERSHIP FROM TWO ENTITIES INTO ONE ENTITY

OWNER/DEVELOPER:

PROSPER 100, LP
826 MANGO CT
COPPELL, TX
TEL: (972) 304-0506
CONTACT: VIJAY BORRA

OWNER/DEVELOPER:

PROSPER HILLS, LLC.
826 MANGO CT
COPPELL, TX
TEL: (972) 304-0506
CONTACT: VIJAY BORRA

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: MICHAEL DOWDEY
EMAIL: MDOWDEY@PAPE-DAWSON.COM

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390
CONTACT: MARK L. BESHEAR, RPLS

DEVAPP-23-0092

CONVEYANCE PLAT
PROSPER HILLS
BLOCK A

LOT 1, BLOCK A
BEING 72.407 ACRES GROSS/ 68.915 ACRES NET
SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NO. 09,
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.
1 RESIDENTIAL LOT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: JUNE 15, 2023

SHEET 1 OF 2

FINAL PLAT NAME HERE

Civil Job No. XXXX-XX; Survey Job No. XXXX-XX

Date: Jun 15, 2023, 3:57pm User ID: kesher
File: S:\Survey\USA\C-L\Prosper\Prosper Hills\07081-00 Conveyance Plat.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PLANNING

To: **Planning & Zoning Commission** **Item No. 3f**

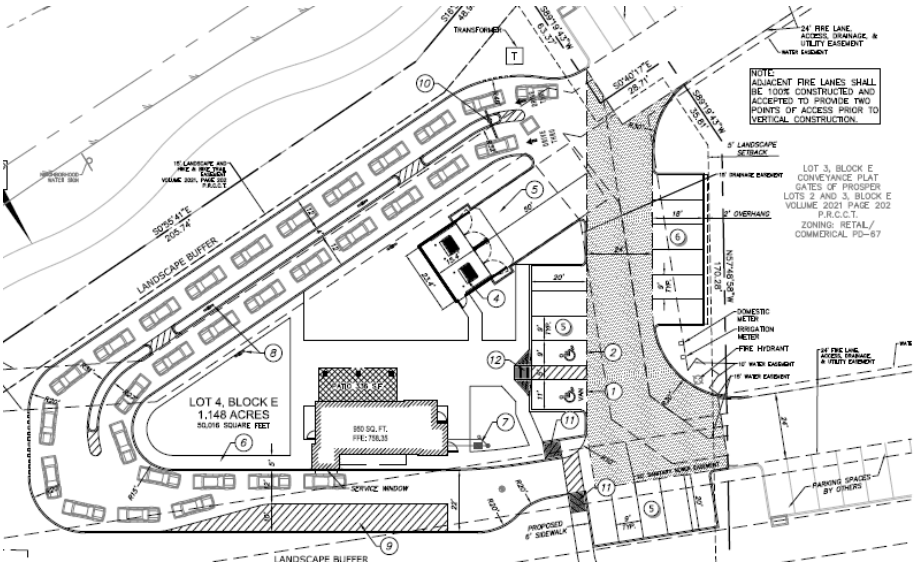
From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

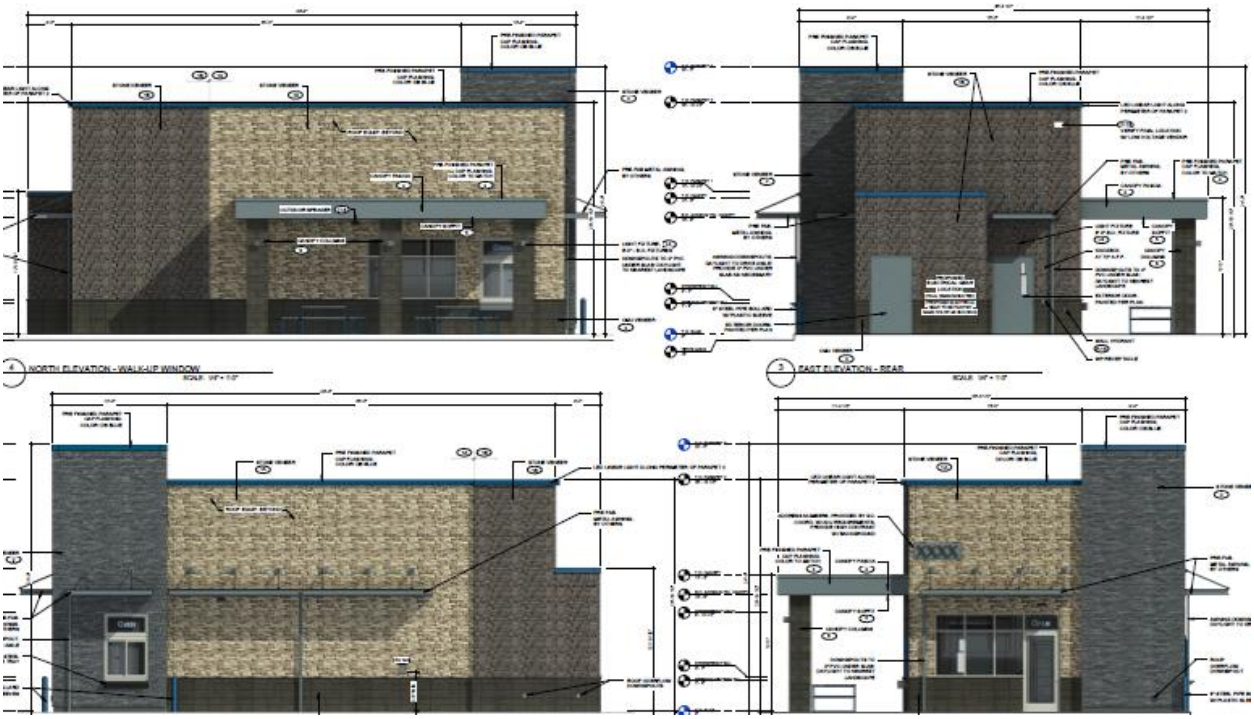
Agenda Item:
Consider and act upon a request for a Site Plan and Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0007 & DEVAPP-23-0011)

Description of Agenda Item:
The Site Plan shows a 950 square foot building with a 336 square foot patio for a drive-through restaurant as shown below:



Access will be provided from South Craig Road and South Preston Road. The Site Plan (DEVAPP-23-0007) conforms to the Planned Development-67 (PD-67) development standards.

Per Planned Development-67 (PD-67), facade plans are required to be approved by Town Council. The Façade Plan shows the finished building elevations as shown below:



As a companion item, the Final Plat (DEVAPP-23-0015) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan
3. Façade Plan

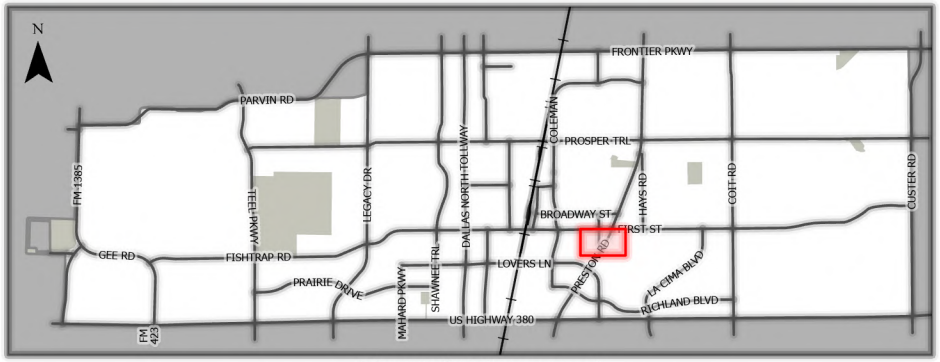
Town Staff Recommendation:

Town staff recommends approval of the Site Plan & Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 150 300 600 Feet

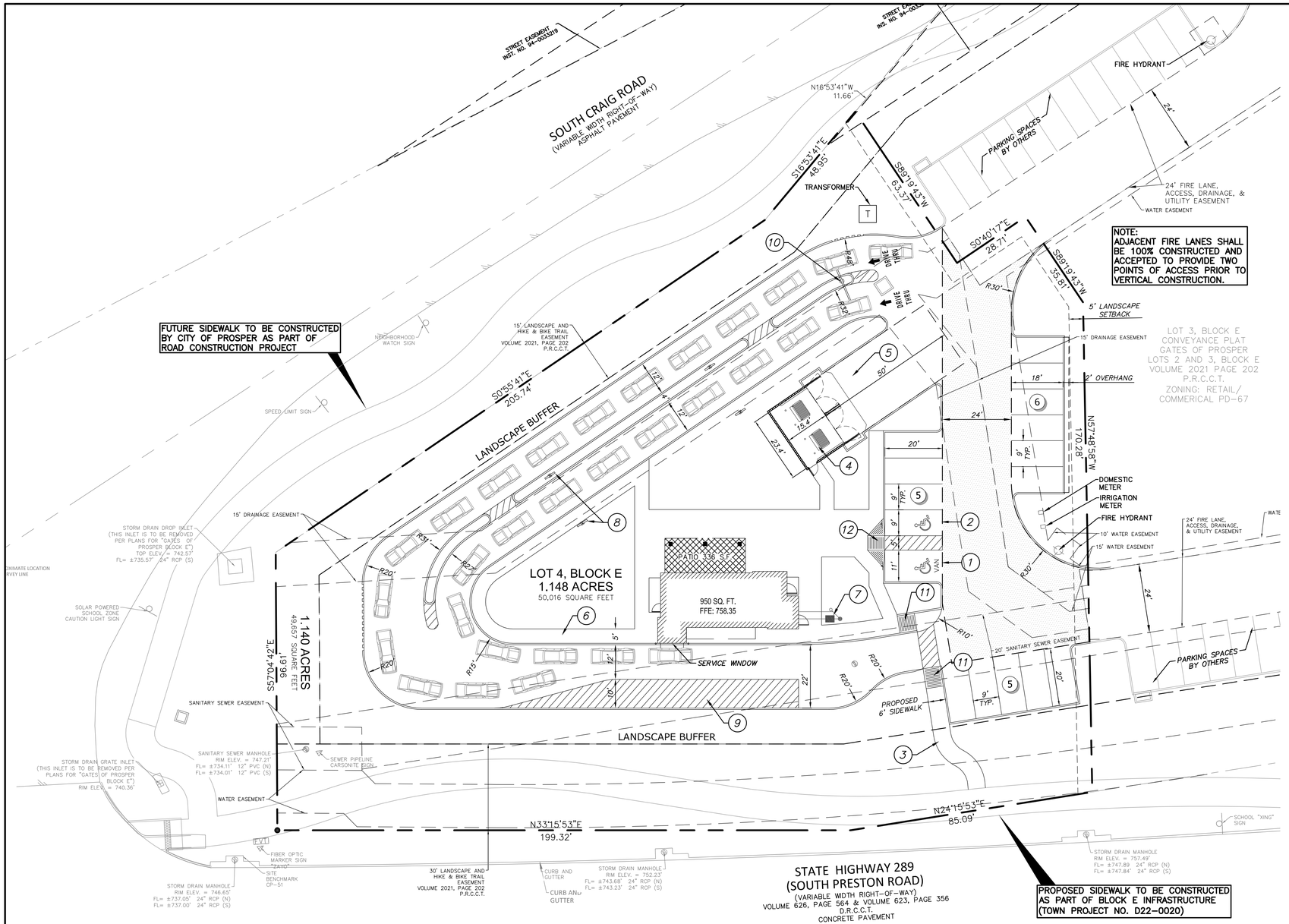


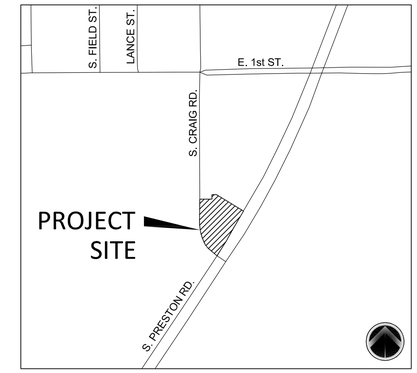
This map for illustration purposes only

DEVAPP-23-0007

Dutch Bros

Site Plan





VICINITY MAP
NOT TO SCALE

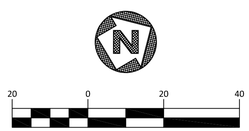
SITE LEGEND

	PROPERTY BOUNDARY	1.5" W 1.5" W	PROPOSED WATER LINE
	ADJOINERS	WW	PROPOSED WASTEWATER LINE
	BUILDING SETBACK	UE UE	PROPOSED UNDERGROUND ELECTRIC LINE
	EASEMENT	EX-W	EXISTING WATER LINE
	PROPOSED CANOPY	EX-WW	EXISTING WASTEWATER LINE
	PROPOSED CURB	EX-GAS	EXISTING GAS LINE
1	PARKING COUNT	EX-UE	EXISTING UNDERGROUND ELECTRIC LINE
	FIRE LANE AND ACCESS EASEMENT	WM	EXISTING WATER METER
			EXISTING FIRE HYDRANT
			EXISTING WATER VALVE
		WW	EXISTING SEWER MANHOLE
			EXISTING STORM DRAIN

SITE DATA SUMMARY TABLE

ZONING	RETAIL/COMMERCIAL PD-67
PROPOSED USE	DRIVE-THRU RESTAURANT
LOT AREA	50,016 S.F./1.148 AC.
TOTAL BUILDING AREA	950 S.F.
PATIO AREA	336 S.F.
BUILDING HEIGHT (FEET/STORIES)	24'-0"/1 STORY
LOT COVERAGE	1.9%
FLOOR AREA RATIO	0.019:1
TOTAL PARKING REQUIRED: 950 + 336 = 1,286/100	13
TOTAL PARKING PROVIDED	16
DRIVE-THRU STACKING PROVIDED	27
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	2 (1 VAN + 1 STANDARD)
INTERIOR LANDSCAPE REQUIRED	N/A (<20 PARKING SPACES, <10,000 SF BLDG)
INTERIOR LANDSCAPE PROVIDED	N/A
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	25,028 SF
OPEN SPACE REQUIRED (7% X NET LOT AREA)	3,410 SF
OPEN SPACE PROVIDED	9,322 SF

NOTE:
1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
2. NO EXISTING TREES ON SITE.



GRAPHIC SCALE IN FEET
1" = 20'

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6) OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8) TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
11) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
12) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
13) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
14) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
15) 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
16) 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
17) 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
18) 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
19) 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
22) 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.
23) 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.
24) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
25) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
26) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
27) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES 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.
28) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
29) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
30) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
31) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
32) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
33) 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.
34) 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.
35) THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

KEYNOTES:

1. ACCESSIBLE VAN PARKING STALL W/ ACCESSIBLE PARKING ONLY SIGN
2. ACCESSIBLE PARKING STALL (9' WIDTH) W/ ACCESSIBLE PARKING ONLY SIGN
3. ACCESSIBLE ROUTE FROM PUBLIC ROW
4. TRASH ENCLOSURE, 15'X 23' MIN. INTERIOR DIMENSIONS W/ LOCKING GATES AND SITE LIGHTING. REF. ARCHITECTURAL PLANS
5. TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER
6. CONC. "RUNNERS" SIDEWALK, MIN. 5' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
7. PREFERRED GREASE INTERCEPTOR LOCATION
8. POLE MOUNTED STATIC BACKLIT LED MENU BOARD,
9. ESCAPE LANE W/ STRIPING,
10. CLEARANCE BAR
11. TXDOT TYPE 10 BARRIER FREE RAMP
12. TYPE 1 BARRIER FREE RAMP

DUTCH BROS COFFEE
LOT 4, BLOCK E, 1.148 ACRES OUT OF THE BRADLEY SURVEY ABSTRACT NO. 86, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJ. NO.:
PEPERATION DATE: January 25, 2023
CASE NO.: DEVAPP-23-0007

DUTCH BROS COFFEE:
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
PHONE: (214) 842-1588

ENGINEER:
DUNAWAY ASSOCIATES, LLC
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
CONTACT: CHRISTOPHER BIGGERS, P.E.
EMAIL: cbiggers@dunaway.com

OWNER:
183 LAND CORPORATION
1 COWBOYS WAY
FRISCO, TX 75034

DUTCH BROS COFFEE

The Nunnally Studio
Architecture | Interiors | Planning
325 N. St. Paul Street, Suite 3100
Dallas, Texas 75201
tel. 214-450-9003
fax. 866.387.7903

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

Project No: TX0605

Dutch Bros Coffee - New Freestanding Store
400 S PRESTON RD
PROSPER, TX

for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
100189
LICENSED
PROFESSIONAL ENGINEER

Drawn By:	RWS
Checked By:	CMB
Date:	February 23, 2023
Project Number:	7321.001

Sheet Name/No.

SITE PLAN

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MATERIAL COMPOSITION

WEST (FRONT) ELEVATION:
*STONE VENEER 1 - 205 S.F./43%
*STONE VENEER 2 - 215 S.F./45%
*MASONRY - 59 S.F./12%
NET SURFACE AREA = 479 S.F.
*GLAZING/DOORS/WINDOWS - 57 S.F./11%
TOTAL SURFACE AREA = 536 S.F.

NORTH ELEVATION:
*STONE VENEER 1 - 725 S.F./73%
*STONE VENEER 2 - 48 S.F./5%
*MASONRY - 216 S.F./22%
NET SURFACE AREA = 989 S.F.
*GLAZING/DOORS/WINDOWS - 24 S.F./3%
TOTAL SURFACE AREA = 1,013 S.F.

SOUTH ELEVATION:
*STONE VENEER 1 - 644 S.F./65%
*STONE VENEER 2 - 214 S.F./22%
*MASONRY - 123 S.F./13%
NET SURFACE AREA = 981 S.F.
*GLAZING/DOORS/WINDOWS - 24 S.F./3%
TOTAL SURFACE AREA = 1,005 S.F.

EAST ELEVATION:
*STONE VENEER 1 - 297 S.F./61%
*STONE VENEER 2 - 127 S.F./26%
*MASONRY - 61 S.F./13%
NET SURFACE AREA = 485 S.F.
*GLAZING/DOORS/WINDOWS - 79 S.F./14%
TOTAL SURFACE AREA = 564 S.F.

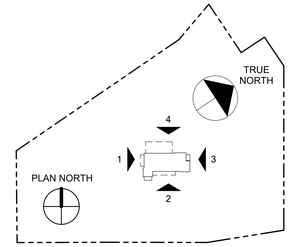
MATERIAL COMPOSITION

MASONRY - WILLAMETTE GRAYSTONE
STONE VENEER 1 - ELDORADO STONE
STONE VENEER 2 - ECHELON STONE
GLAZING FRAMING/GLASS - KAWNEER/VITRO

TOTAL MASONRY: 100%

GENERAL NOTES

- THE FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISIONS.
- WINDONWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.



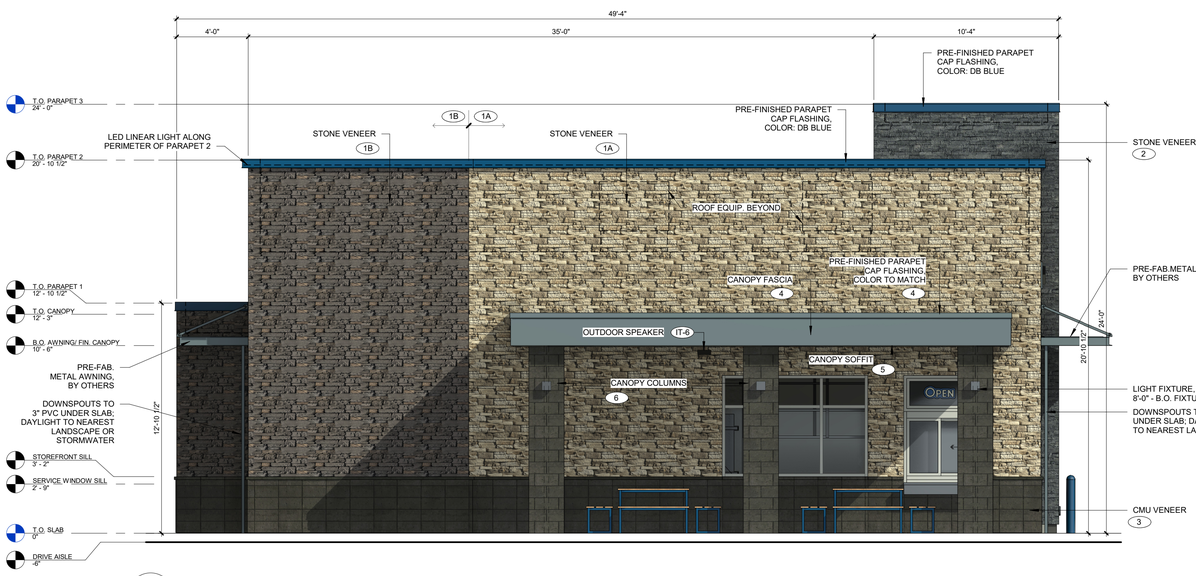
5 BUILDING OUTLINE

NOT TO SCALE

EXTERIOR FINISH SCHEDULE

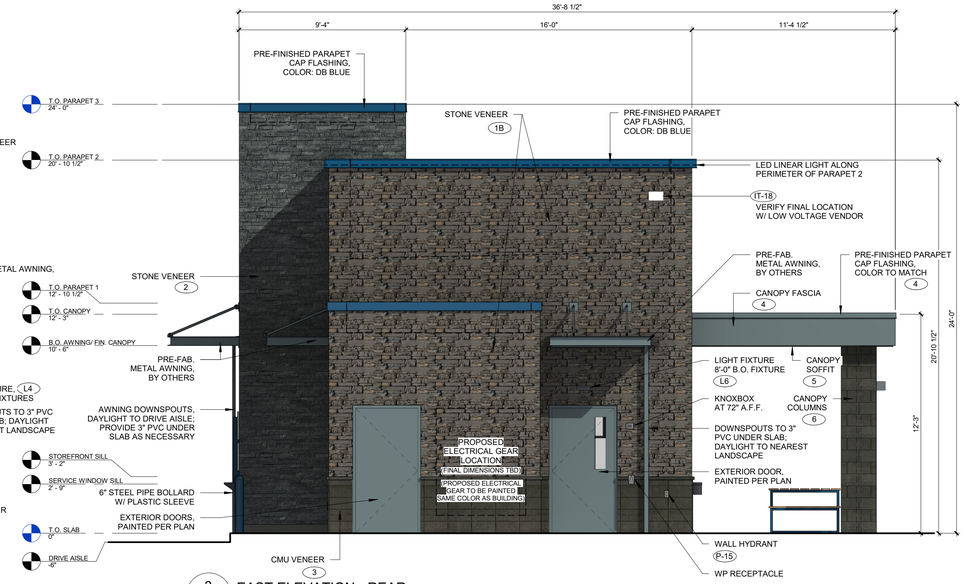
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BOARDWALK	COLOR: PER MFR
1B	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR
ZONE 2 (TOWER)				
2	STONE VENEER	ECHELON STONE	WESTPEAK THIN VENEER	COLOR: ONYX
ZONE 3 (BASE)				
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE, 3-SIDES	COLOR: CHARCOAL
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, RANDOM LENGTH, SEALED
6	COLUMNS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE, 3-SIDES	COLOR: CHARCOAL

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



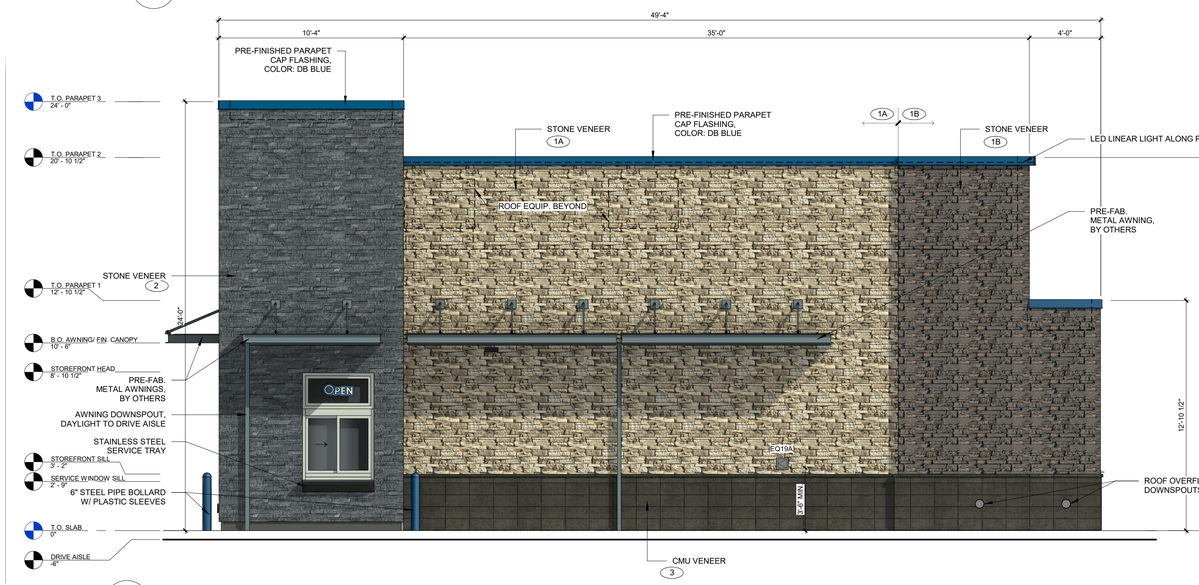
4 NORTH ELEVATION - WALK-UP WINDOW

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - REAR

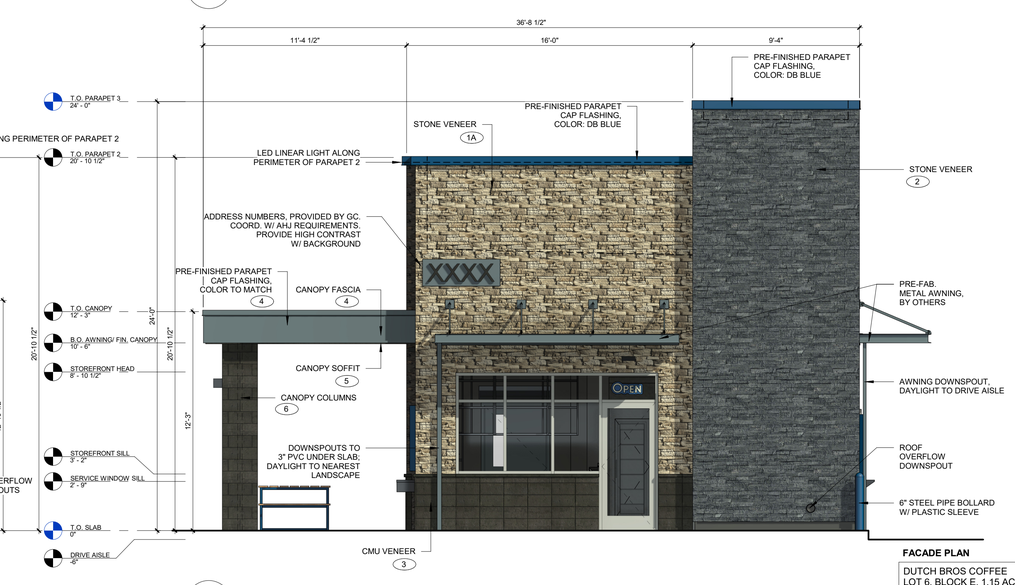
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - DRIVE-THRU WINDOW

SCALE: 1/4" = 1'-0"

0' 2' 4' 6'



1 WEST ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

FACADE PLAN

DUTCH BROS COFFEE
LOT 6, BLOCK E, 1.15 ACRES OUT OF THE BRADLEY SURVEY ABSTRACT NO .86, TOWN OF PROSPER, COLLIN COUNTY, TX
ZONING: PD-67
TOWN CASE NO.: DEVAPP-23-0011
SUBMITTED:

DUTCH BROS Coffee

The Nunnally Studio
Architecture | Interiors | Planning
325 N. St. Paul Street, Suite 3100
Dallas, Texas 75201
tel. 214-450-9003
fax. 866.387.7903

CONSTRUCTION DOCUMENTS

Project No: TX0605
Dutch Bros Coffee - New Freestanding Store
400 S Preston Rd
Prosper, Texas 75078

for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

REGISTERED ARCHITECT ERICLAMAR NUNNALLY 24874 STATE OF TEXAS
03/16/2023

Revisions:

1	Review Comments	01/24/23
2	PD Comments	05/15/23

Drawn By: AC
Checked By: ELN
Date: 12/14/2022
Project #: 2022.TX0605

Sheet Name/No.
BUILDING ELEVATIONS - COLOR
A6.1

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PLANNING

To: **Planning & Zoning Commission** **Item No. 3g**

From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Final Plat for Gates of Prosper, Block E, Lots 3 and 4, on 4.2± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0015)

Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for development on Lots 3 and 4. The Final Plat conforms to the Planned Development-67 (PD-67) development standards.

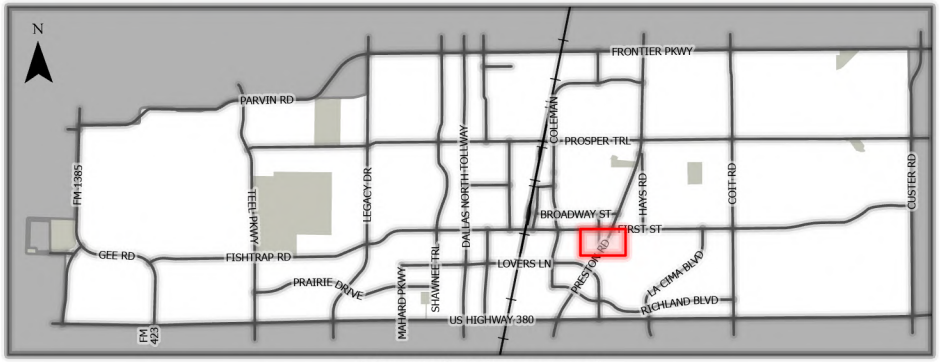
As a companion item, the Site Plan (DEVAPP-23-0007) and Façade Plan (DEVAPP-23-0011) for a Drive-Through Restaurant is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

TOWN OF PROSPER

0 150 300 600 Feet

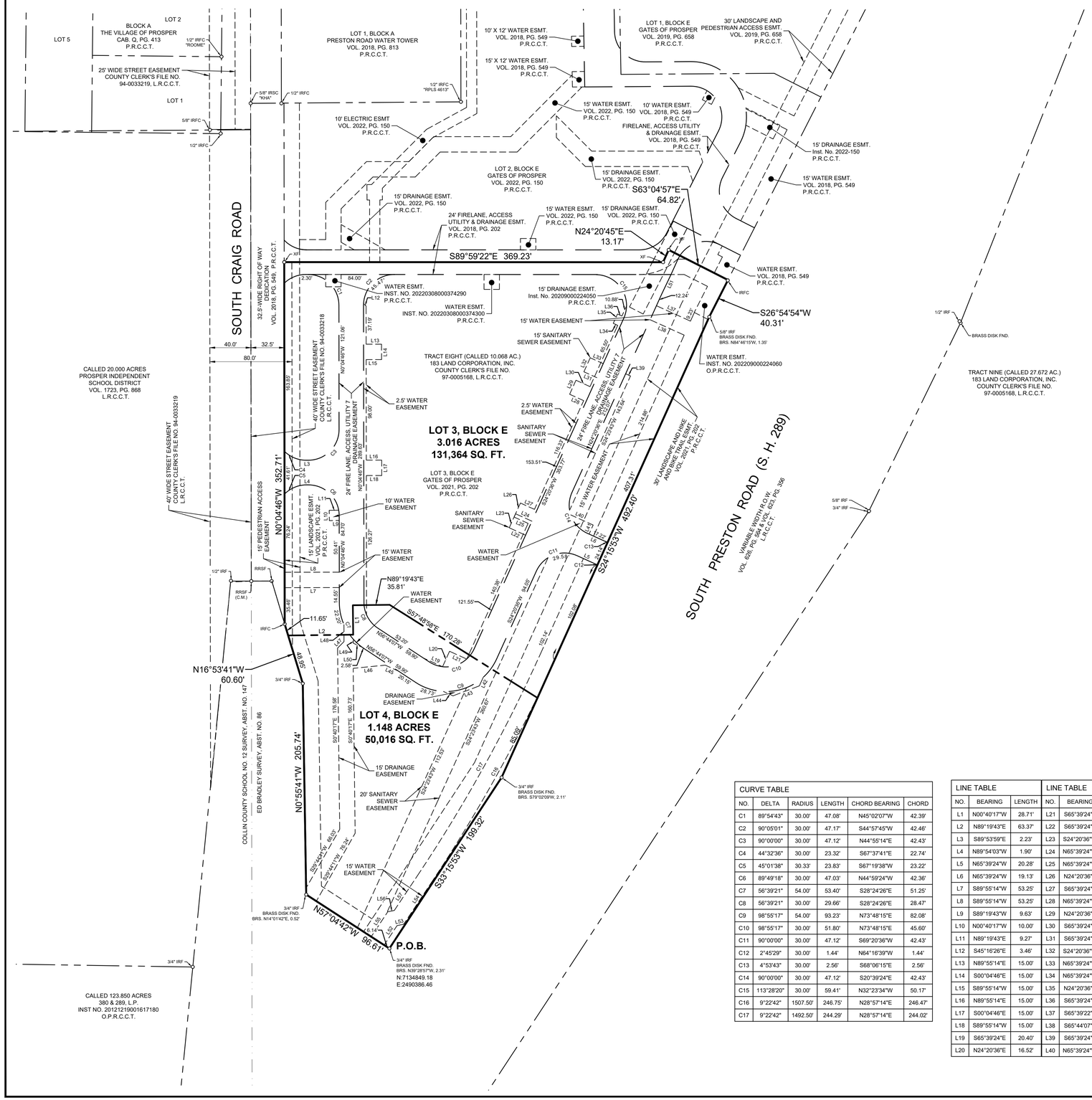


This map for illustration purposes only

DEVAPP-23-0015

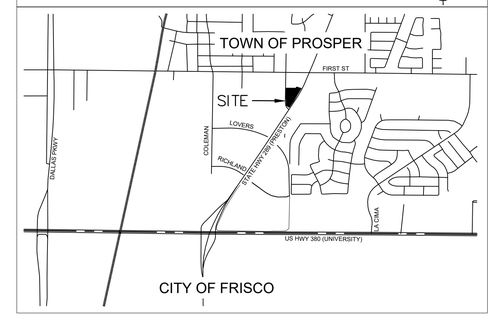
Dutch Bros

Final Plat



VICINITY MAP

N.T.S.



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FND.	FOUND
R.O.W.	RIGHT OF WAY
R.R.S.F.	RAILROAD SPIKE FOUND

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. Bearing system based on the easterly right of way line of South Craig Road as depicted in the Conveyance Plat of Gates of Prosper, Block E, Lots 1 and 2, recorded in Volume 2018, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46" West.
3. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.
5. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and witholding of utilities and building permits.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°54'43"	30.00'	47.08'	N45°02'07"W	42.39'
C2	90°05'01"	30.00'	47.17'	S44°57'45"W	42.46'
C3	90°00'00"	30.00'	47.12'	N44°55'14"E	42.43'
C4	44°32'36"	30.00'	23.32'	S67°37'41"E	22.74'
C5	45°01'38"	30.33'	23.83'	S67°19'38"W	23.22'
C6	89°49'18"	30.00'	47.03'	N44°59'24"W	42.36'
C7	56°39'21"	54.00'	53.40'	S28°24'26"E	51.25'
C8	56°39'21"	30.00'	29.66'	S28°24'26"E	28.47'
C9	98°55'17"	54.00'	93.23'	N73°48'15"E	82.08'
C10	98°55'17"	30.00'	51.80'	N73°48'15"E	45.60'
C11	90°00'00"	30.00'	47.12'	S69°20'36"W	42.43'
C12	2°45'29"	30.00'	1.44'	N64°16'39"W	1.44'
C13	4°53'43"	30.00'	2.56'	S68°06'15"E	2.56'
C14	90°00'00"	30.00'	47.12'	S20°39'24"E	42.43'
C15	113°28'20"	30.00'	59.41'	N32°23'34"W	50.17'
C16	9°22'42"	1507.50'	246.75'	N28°57'14"E	246.47'
C17	9°22'42"	1492.50'	244.29'	N28°57'14"E	244.02'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°40'17"W	28.71'	L21	S65°39'24"E	18.38'	L41	N24°20'59"E	9.66'
L2	N89°19'43"E	63.37'	L22	S65°39'24"E	17.50'	L42	S24°20'36"W	9.25'
L3	S89°53'59"E	2.23'	L23	S24°20'36"W	15.00'	L43	S69°20'36"W	27.43'
L4	N89°54'03"W	1.90'	L24	N65°39'24"W	17.50'	L44	N65°39'24"W	10.26'
L5	N65°39'24"W	20.28'	L25	N65°39'24"W	15.00'	L45	N65°39'24"W	14.10'
L6	N65°39'24"W	19.13'	L26	N24°20'36"E	15.00'	L46	S84°20'36"W	31.39'
L7	S89°55'14"W	53.25'	L27	S65°39'24"E	15.00'	L47	S44°55'14"W	8.85'
L8	S89°55'14"W	53.25'	L28	N65°39'24"W	15.00'	L48	N00°04'46"W	16.57'
L9	S89°19'43"W	9.63'	L29	N24°20'36"E	15.00'	L49	N00°04'46"W	3.89'
L10	N00°40'17"W	10.00'	L30	S65°39'24"E	15.00'	L50	N65°39'24"W	9.42'
L11	N89°19'43"E	9.27'	L31	S65°39'24"E	13.88'	L51	N25°27'13"E	21.33'
L12	S45°16'26"E	3.46'	L32	S24°20'36"W	15.00'	L52	N33°38'35"E	22.78'
L13	N89°55'14"E	15.00'	L33	N65°39'24"W	13.88'	L53	N78°38'35"E	6.47'
L14	S00°04'46"E	15.00'	L34	N65°39'24"W	4.75'	L54	N33°38'35"E	49.86'
L15	S89°55'14"W	15.00'	L35	N24°20'36"E	10.00'	L55	N33°38'35"E	29.19'
L16	N89°55'14"E	15.00'	L36	S65°39'24"E	4.75'	L56	N78°38'35"E	6.47'
L17	S00°04'46"E	15.00'	L37	S65°39'22"E	36.38'	L57	N33°38'35"E	43.65'
L18	S89°55'14"W	15.00'	L38	S65°44'07"E	36.40'			
L19	S65°39'24"E	20.40'	L39	S65°39'24"E	5.16'			
L20	N24°20'36"E	16.52'	L40	N65°39'24"W	23.97'			

FINAL PLAT
GATES OF PROSPER
BLOCK E, LOTS 3 AND 4

AN ADDITION TO THE TOWN OF PROSPER

4.164 ACRES (GROSS)

SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
JULY, 2023
CASE # DEVAPP-23-0015

OWNER:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75034

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
P (469) 301-2594
Contact: Rachel Korus, P.E.

SURVEYOR:
Kimley-Horn and Associates
6160 Warren Pkwy. Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Michael B. Marx, R.P.L.S.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	JULY, 2023	068109074	1 OF 2

DWG NAME: K:\FRI_SURVEY\068109021-GATES OF PROSPER WALGREENS\DWG\068109074 LOT 2 FP V2018.DWG PLOTTED BY MARX, MICHAEL 7/5/2023 1:11 PM LAST SAVED 7/5/2023 1:03 PM

PLANNING

To: **Planning & Zoning Commission** **Item No. 3h**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

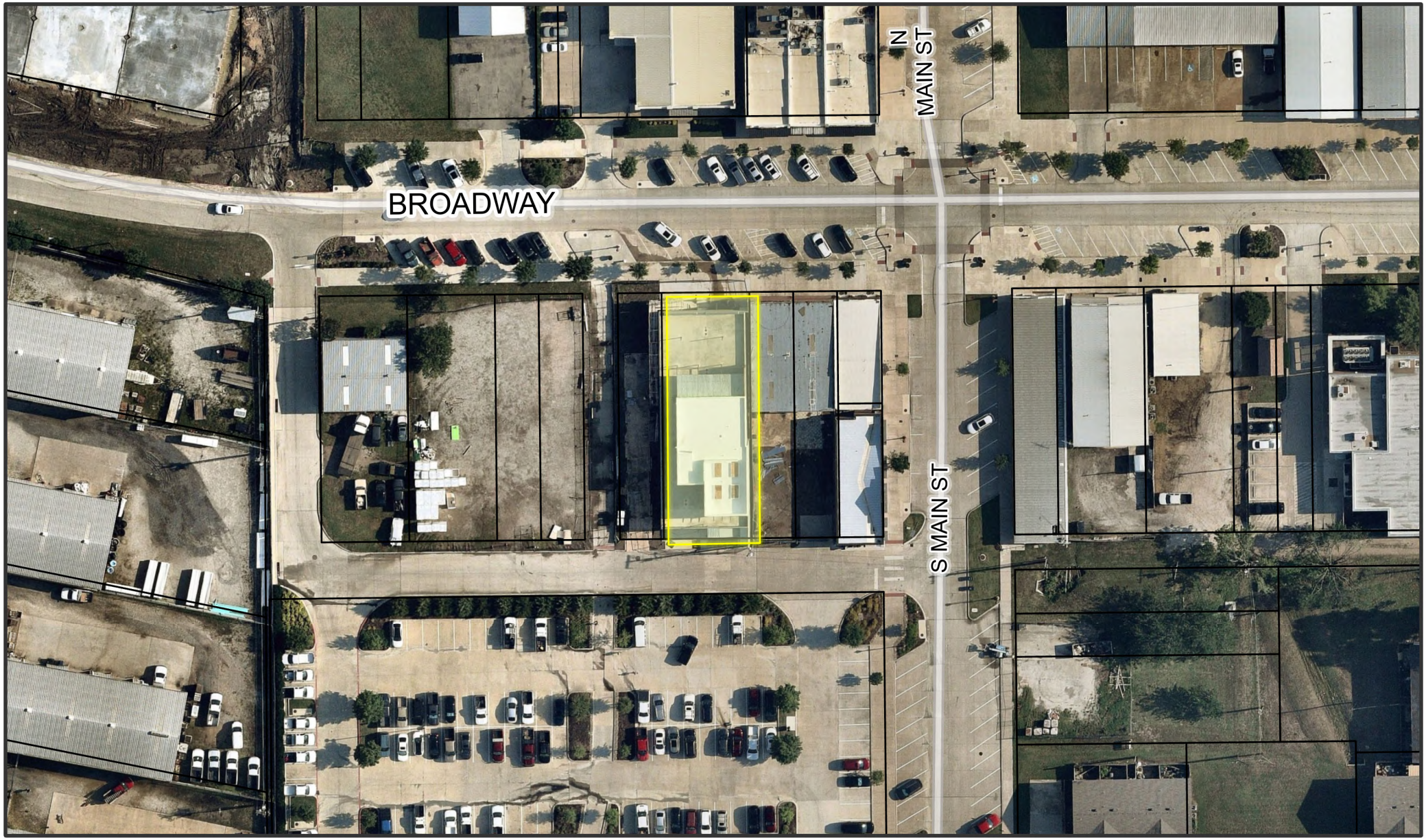
Agenda Item:
Consider and act upon a request for an Amending Plat for Prosper-Broadway Addition, Block 3, Lot 2A, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0057)

Description of Agenda Item:
The purpose of this Amending Plat is to combine two lots into one lot. The Amending Plat conforms to the Downtown Retail (DTR) development standards.

As a companion item, the Site Plan (DEVAPP-23-0055) for a Restaurant is also on the July 18, 2023 agenda.

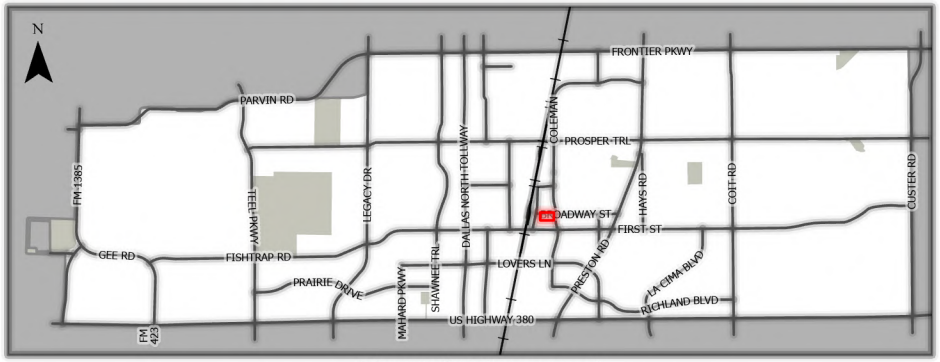
Attached Documents:
1. Location Map
2. Amending Plat

Staff Recommendation:
Staff recommends approval of the Amending Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Amending Plat.



TOWN OF PROSPER

0 45 90 180 Feet

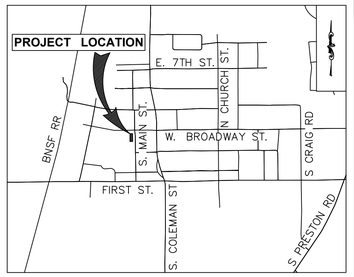


This map for illustration purposes only

DEVAPP-23-0057

205 W Broadway

Amending Plat



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
30' 0 15' 30'
1 inch = 30 feet

ABBREVIATIONS

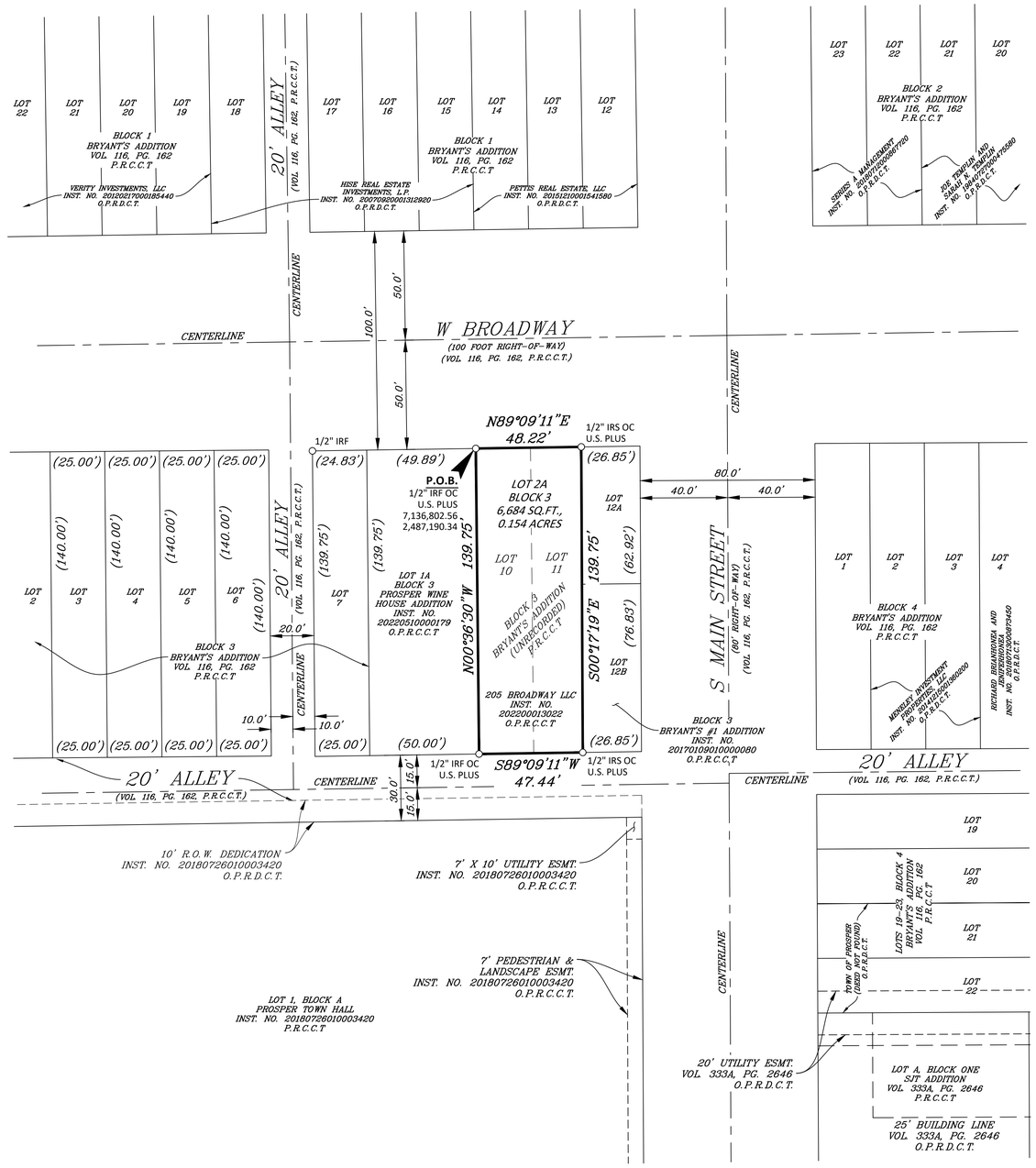
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
(XX° XX' XX")	RECORD BEARING
(XX.XX)	RECORD DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
IRS	IRON ROD SET w/ ORANGE CAP STAMPED "URBAN STRATEGY + SURVEY"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND CAPPED
ESMT	EASEMENT

LEGEND

BOUNDARY/LOT CORNER

LINETYPES

STREET CENTERLINE
ASPHALT
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
STORM-DRAIN LINE
WATER LINE
GAS LINE
TELECOMMUNICATION LINE
WROUGHT-IRON FENCE
CHAINLINK FENCE
WOOD FENCE
BUILDING



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas 205 Broadway, LLC are the sole owners of a 6,684 square foot or a 0.154 of an acre tract of land situated in the Collin County School Land Survey, Abstract No. 147, City of Prosper, Collin County, Texas, being all of the tract of land described to said 205 Broadway, by Special Warranty Deed recorded in Instrument No. 202200013022, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being all of Lots 10 and 11A, Block 3, Bryant's First Addition, an unrecorded Subdivision to the City of Prosper, Collin County, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with orange cap stamped "U.S. plus Survey" for the Northeast corner of Lot 1A, Block 3, Prosper Wine House Addition, an addition to the City of Prosper, Collin County, Texas, according to the Map thereof recorded in Instrument No. 20220510000179, O.P.R.C.C.T., and being in the South Right-of-Way (R.O.W.) line of W. Broadway (100 foot R.O.W.);

THENCE North 89 degrees 09 minutes 11 seconds East, with the South R.O.W. line of said W. Broadway, a distance of 48.22 feet to a a 1/2 inch iron rod set with orange cap stamped "U.S. plus Survey" for the Northwest corner of Lot 12A, Block 3, said Bryant's #1 Addition, an addition to the City of Prosper, Collin County, Texas, according to the Map thereof recorded in Instrument No. 20170109010000080, O.P.R.C.C.T.;

THENCE South 00 degrees 17 minutes 19 seconds East, departing the South R.O.W. line of said W Broadway, along the West line of said Lot 12A, and Lot 12B, of said Bryant's #1 Addition, a distance of 139.75 feet to a 1/2 inch iron rod set with orange cap stamped "U.S. Plus Survey" for the Southwest corner of said Lot 12B, and being in the North R.O.W. line of a 30 foot Alley;

THENCE South 89 degrees 09 minutes 11 seconds West, with the North R.O.W. line of said Alley, a distance of 47.44 feet to a 1/2 inch iron rod found with orange cap stamped "U.S. Plus Survey" for the Southeast corner of aforesaid Lot 1A, Prosper Wine House Addition;

THENCE North 00 degrees 36 minutes 30 seconds West, departing the North R.O.W. line of said Alley, with the East line of said Lot 1A, a distance of 139.75 feet to the POINT OF BEGINNING, and containing 6,684 square feet or 0.154 of an acre of land.

Approved this _____ day of _____, 2023 by the Director of Development Services of the Town of Prosper, Texas.

_____
Development Services Department

_____
Engineering Department

_____
Town Secretary

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

I, David A. Minton, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from an actual survey made on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the ___ day of _____, 2023.

_____
David A. Minton
Registered Professional Land Surveyor
Texas Registration No. 6233

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ___ day of _____, 2023.

_____
Notary Public, in and for the State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 205 Broadway, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Prosper-Broadway Addition, Block 3, Lot 1A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 205 Broadway, LLC does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper' s use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this _____ day of _____, 2023.

205 Broadway, LLC

By: _____ Date: _____
Representative

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared ***Representative***, as owner/developer of Prosper Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

_____
Notary Public, in and for the State of Texas

PURPOSE NOTE:
The purpose of this plat is to combine two lots into one lot.

GENERAL NOTES

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS A GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. FIELD WORK PERFORMED: 2023-02-09 AND 2023-02-17
4. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION WEBSITE.

URBAN STRATEGY
4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214.396.2339
www.urbanstrategy.us

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

Surveyor
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
cliffc@urbanstrategy.us
TBPELS Firm No. 1019461

AMENDING PLAT

0.154 ACRES / 6,684 SQUARE FEET
LOT 2A, PROSPER-BROADWAY ADDITION
A REPLAT OF LOTS 8 & 9, BLOCK 3, BRYANT'S ADDITION
RECORDED IN VOLUME 116, PAGE 162, IN THE
PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
CITY OF PROSPER, COLLIN COUNTY, TEXAS

ISSUE DATE: 03/10/2023 | PROJECT NO.: 231003 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1

FILE NAME: SVY-231003-AMENDING PLAT_BIC-050923.DWG
FILE LOCATION: S:\Survey\Team Folder\Projects\2023\231003-205 W Broadway\AKA\DSheets\SVY-231003-Amending Plat_Bic-050923.dwg
LAYOUT: 20x30 ANSI D Horizontal - 1 Plot
PLOTTED ON: 6/7/2023 8:22 AM

PLANNING

To: **Planning & Zoning Commission** **Item No. 3i**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

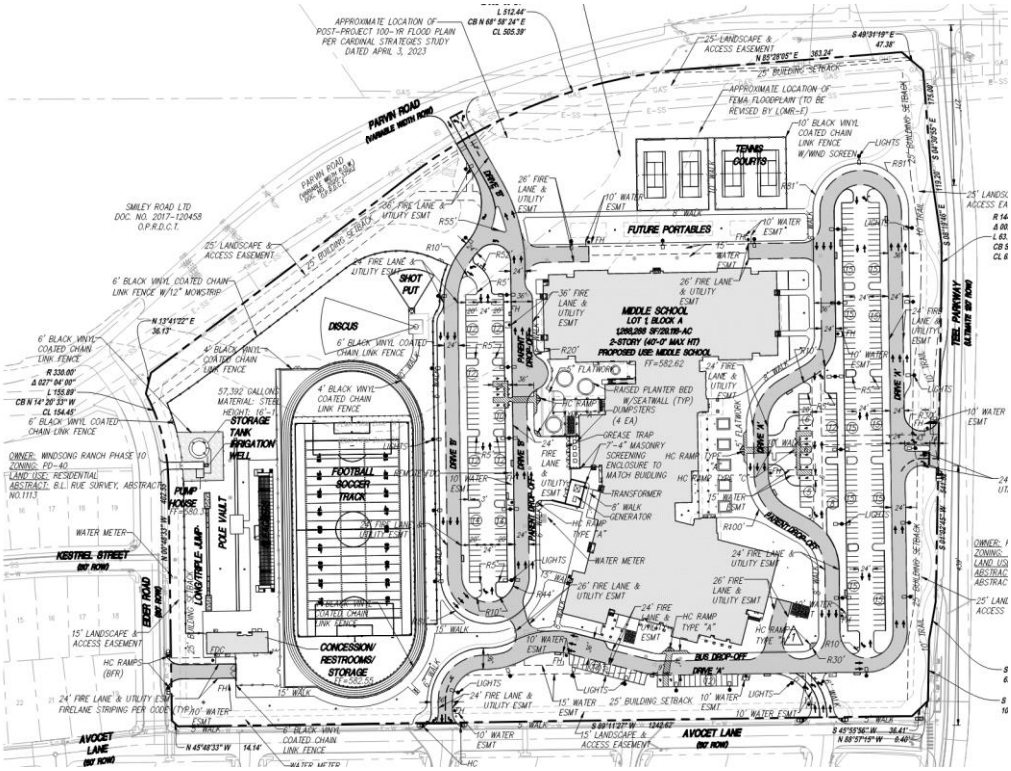
Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:

Consider and act upon a request for a Site Plan for a Public School, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0070)

Description of Agenda Item:

The Site Plan shows a 2-story, 218,713 square foot building for a middle school as shown below:



Access will be provided from Parvin Road, North Teel Parkway, and Avocet Lane. The Site Plan (DEVAPP-23-0070) conforms to the Planned Development-40 (PD-40) development standards. In addition, four temporary buildings are allocated for potential future use.

As a companion item, the Final Plat (DEVAPP-23-0071) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan

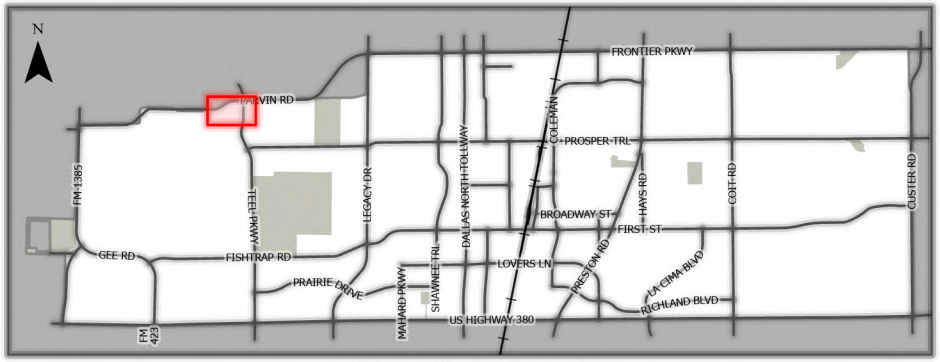
Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 162.5 325 650 Feet

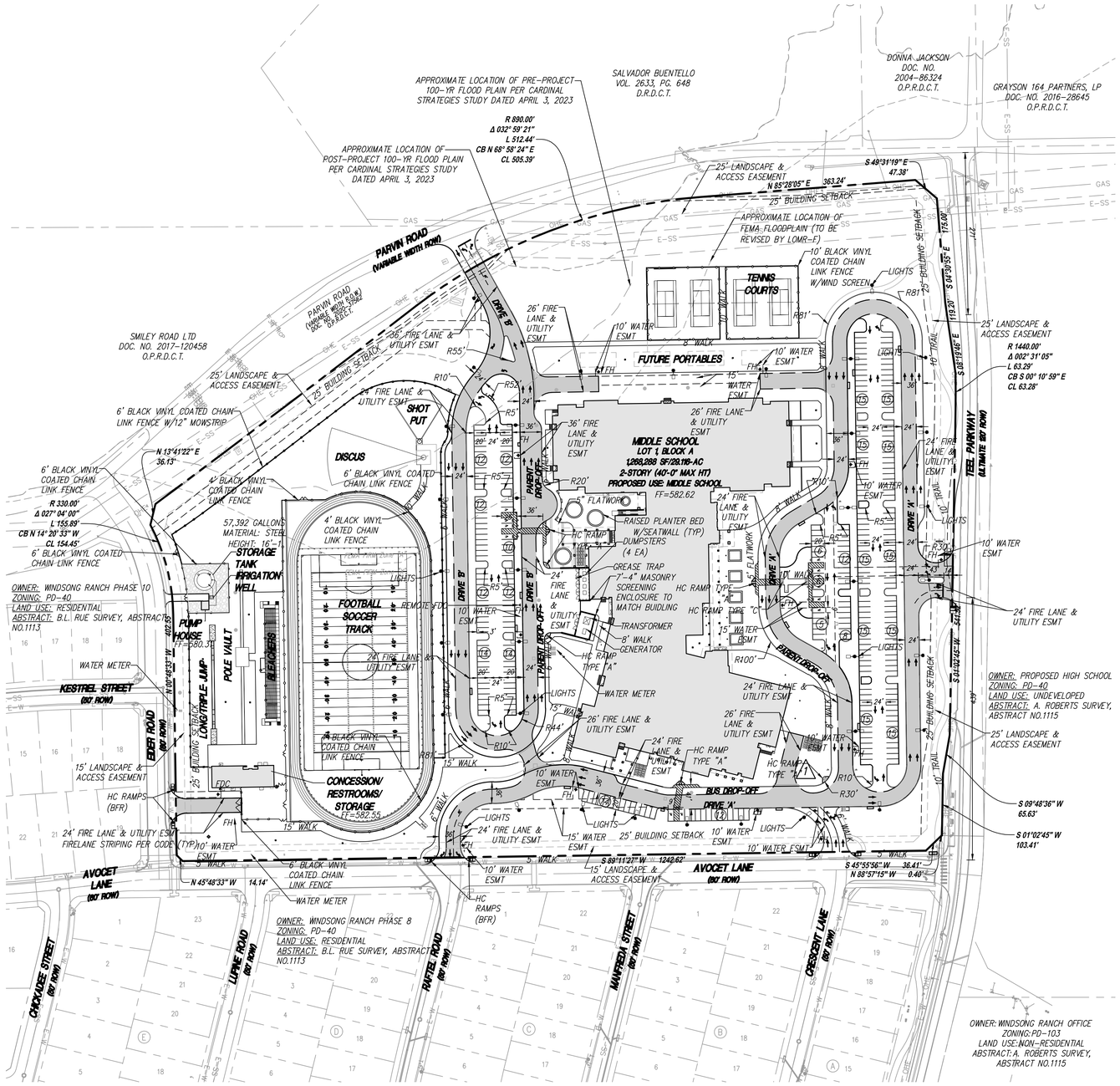


This map for illustration purposes only

DEVAPP-23-0070

Prosper ISD- MS #6

Site Plan



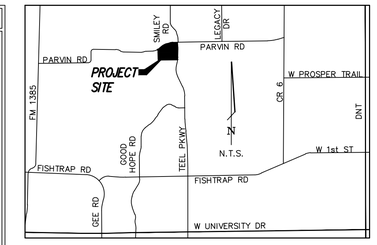
BUILDING AREA SUMMARY

BUILDING AREA:	
MIDDLE SCHOOL:	218,713 SF (TOTAL) (1ST FLOOR = 156,700 SF, 2ND FLOOR = 62,013 SF)
CONCESSION/RESTROOM:	3,721 SF
PUMP HOUSE:	186 SF
TOTAL BUILDING AREA:	222,620 SF

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE 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 D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. 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
18. 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
19. 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
20. 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
21. 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
22. 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
23. 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 503.1.5
24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R 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.
25. 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.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES 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.
30. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
31. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
32. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT, AS APPLICABLE.
35. 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.
36. 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.
37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.



SITE DATA SUMMARY

EXISTING ZONING:	PD-40
PROPOSED USE:	MIDDLE SCHOOL
GROSS LOT AREA:	29.116 ACRES (1,268,045 SF)
BUILDING AREA:	156,646.45 SF
HEIGHT:	40'-0" (2 STORIES)
LOT COVERAGE RATIO:	12.36%
FLOOR AREA RATIO:	17.24%
TOTAL IMPERVIOUS AREA:	1,049,263 SF (24.08 AC) 82%
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM PLUS 1 SPACE PER 5 STUDENTS OR 1:4 FOR ASSEMBLY AREAS) 50 CLASSROOMS X 1.5 SPACES PLUS 1 PER 5 STUDENTS BLEACHERS (1,114 SEATS) REQUIRED HANDICAP SPACES:	279 SPACES 275 SPACES 279 SPACES 12 SPACES (PER LOT)
TOTAL PROVIDED PARKING: STANDARD SPACES: (9'x20') HANDICAP SPACES:	313 SPACES 301 SPACES 12 SPACES
OPEN SPACE REQUIRED (%): OPEN SPACE PROVIDED (%):	10% (126,829 SF) 17% (216,323 SF)

TREE SURVEY NOTES

NO PROTECTED TREES EXIST ON THIS SITE

tnp

GRAPHIC SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

LEGEND

- PROPOSED FIRE LANE & UTILITY EASEMENT
- EXISTING STORM DRAIN LINE
- EXISTING SAN SEWER MANHOLE

NOTES

1. SITE DRAINS TO DOE BRANCH. NO DETENTION REQUIRED.
2. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48121C0290G DATED APRIL 18, 2011 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), A PORTION OF THE PROPERTY LIES WITHIN ZONE "A", WHILE THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE "X"
3. A LOMR-F WILL BE FILED WITH FEMA TO MITIGATE PORTIONS OF THE PROPERTY SHOWN TO LIE WITHIN ZONE "A"

WATER METER TABLE

FACILITY	SIZE
MIDDLE SCHOOL	1-4"
IRRIGATION STORAGE TANK	1-2"
FOOTBALL CONCESSION	1-2"

OWNER/APPLICANT:

PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: DR. GREG BRADLEY

ARCHITECT:

HUCKABEE ARCHITECTS
5830 GRANITE PKWY, SUITE 750
PLANO, TX 75024
972.292.7670
CONTACT: JOE TREMNLAY, AIA

SURVEYOR:

TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

ENGINEER:

TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.396.9564
CONTACT: JOEL M. RICHEY, P.E.

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: WILLIAM H. SMITH, R.L.A.

SITE PLAN FOR PROSPER MIDDLE SCHOOL No. 6 PROSPER SCHOOL WINDSONG RANCH BLOCK A, LOT 1 B. L. RUE SURVEY, ABSTRACT NO. 1113 A. ROBERTS SURVEY, ABSTRACT NO. 1115 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: APRIL 2023

1 DEVAPP-23-0070

no.	revision	by	date
1	ADDENDUM #1		05/26/23

Prosper Independent School District

scale	
horiz	1"=100'
vert	N/A
date	JUL 2023

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS — JOEL M. RICHEY — 136432 — LICENSED PROFESSIONAL ENGINEER

04/28/2023

Town of Prosper, Texas

Prosper Independent School District

New Middle School No. 6

SITE PLAN

tnp project HUC22397

sheet C1.09

PLANNING

To: **Planning & Zoning Commission** **Item No. 3j**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Final Plat for Prosper Middle School No. 6, Block A, Lot 1, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0071)

Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for development on Lot 1. The Final Plat conforms to the Planned Development-40 (PD-40) development standards.

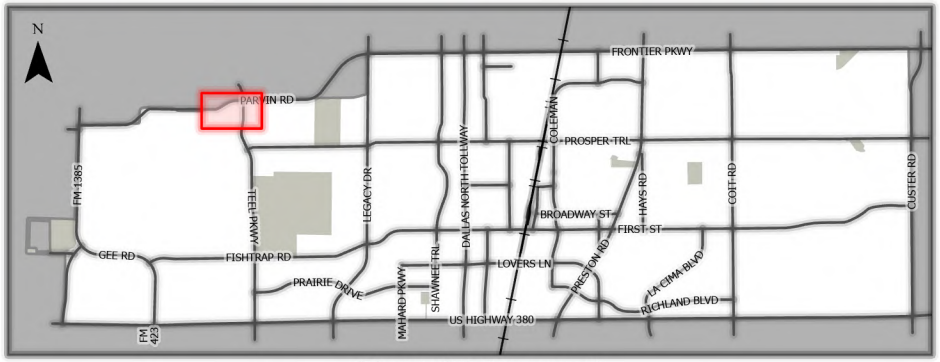
As a companion item, the Site Plan (DEVAPP-23-0070) for a Public School is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

TOWN OF PROSPER

0 200 400 800 Feet

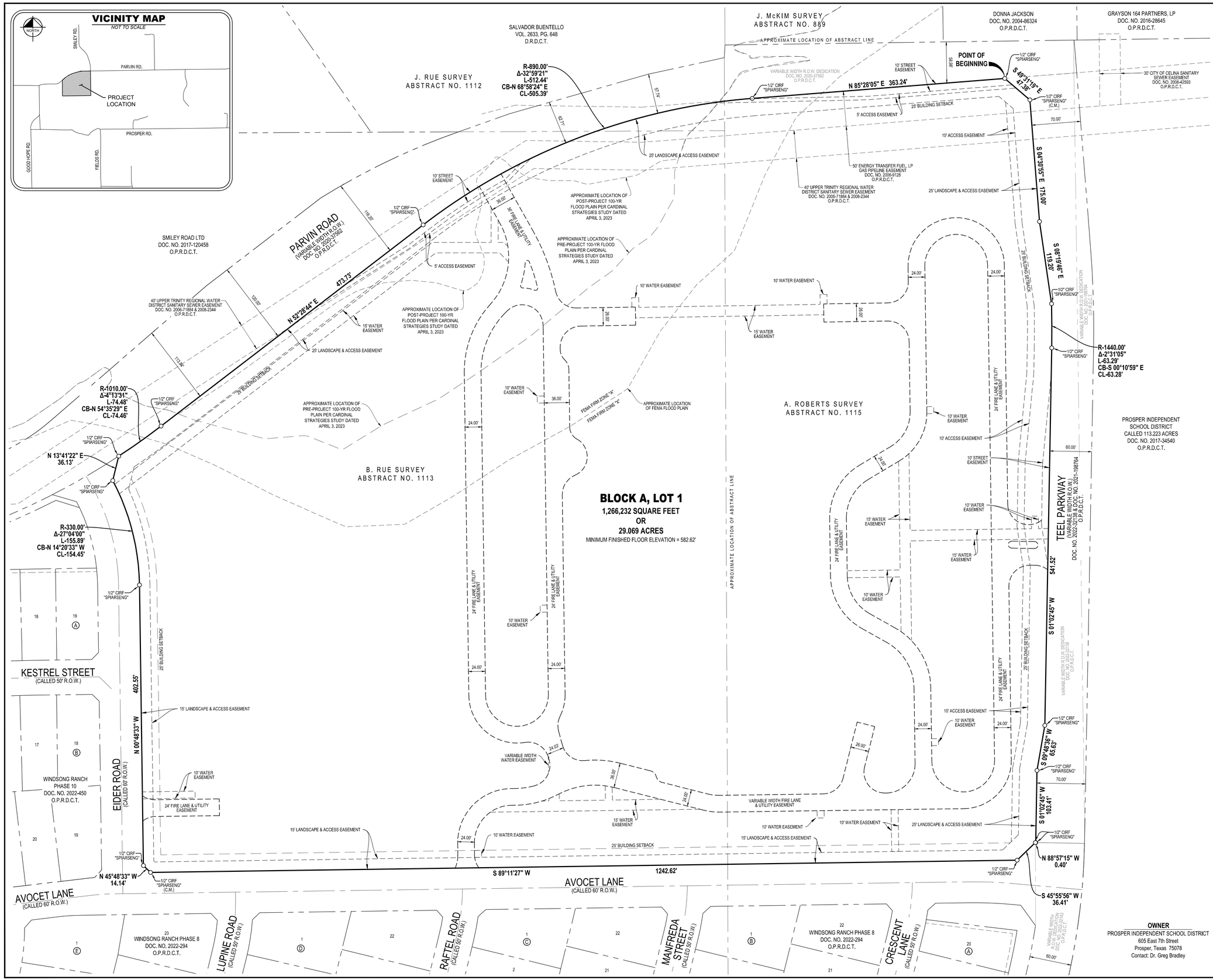


This map for illustration purposes only

DEVAPP-23-0071

Prosper ISD- MS#6

Final Plat



LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC.-DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000150630.

2. BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0290G. EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". THE LOCATION OF THE FLOOD ZONES IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

   ZONE "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

   ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

5. THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

6. ALL PLAT CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE SHOWN.

CASE NO. DVAPP-23-0071

FINAL PLAT
PROSPER MIDDLE SCHOOL NO. 6
BLOCK A, LOT 1

1,268,046 SQUARE FEET
29.110 ACRES

SITUATED IN THE
J. RUE SURVEY, ABSTRACT NO. 1112, THE B. RUE SURVEY, ABSTRACT NO. 1113, AND THE A. ROBERTS SURVEY, ABSTRACT NO. 1115
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
605 East 7th Street
Prosper, Texas 75078
Contact: Dr. Greg Bradley

PROJECT INFORMATION
Project No.: HUC 22427
Date: May 22, 2023
Drawn By: JM
Scale: 1"=60'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194375

PLANNING

To: **Planning & Zoning Commission** **Item No. 3k**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Final Plat for Prosper Operations Center, Block 1, Lots A, B, and C, on 22.0± acres, located on the southeast corner of Safety Way and Cook Lane. The property is zoned Single Family-15 (SF-15). (DEVAPP-23-0085)

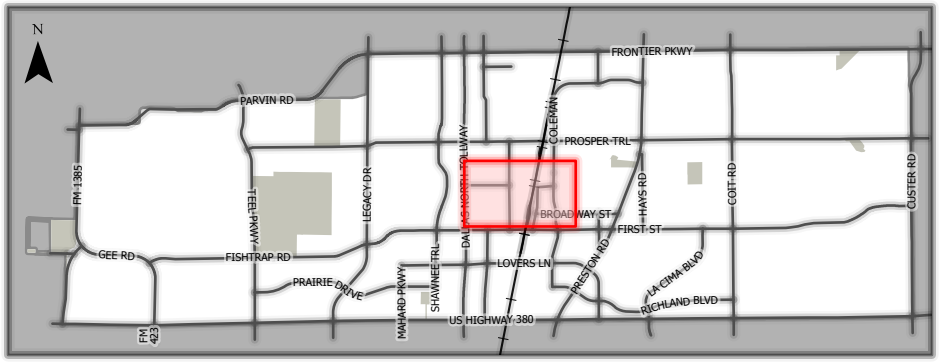
Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for development on Lots A, B, and C. The Final Plat conforms to the Single Family-15 (SF-15) development standards.

Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

TOWN OF PROSPER

0 375 750 1,500 Feet



This map for illustration purposes only

DEVAPP-23-0085

Prosper Operations Center

Final Plat

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000
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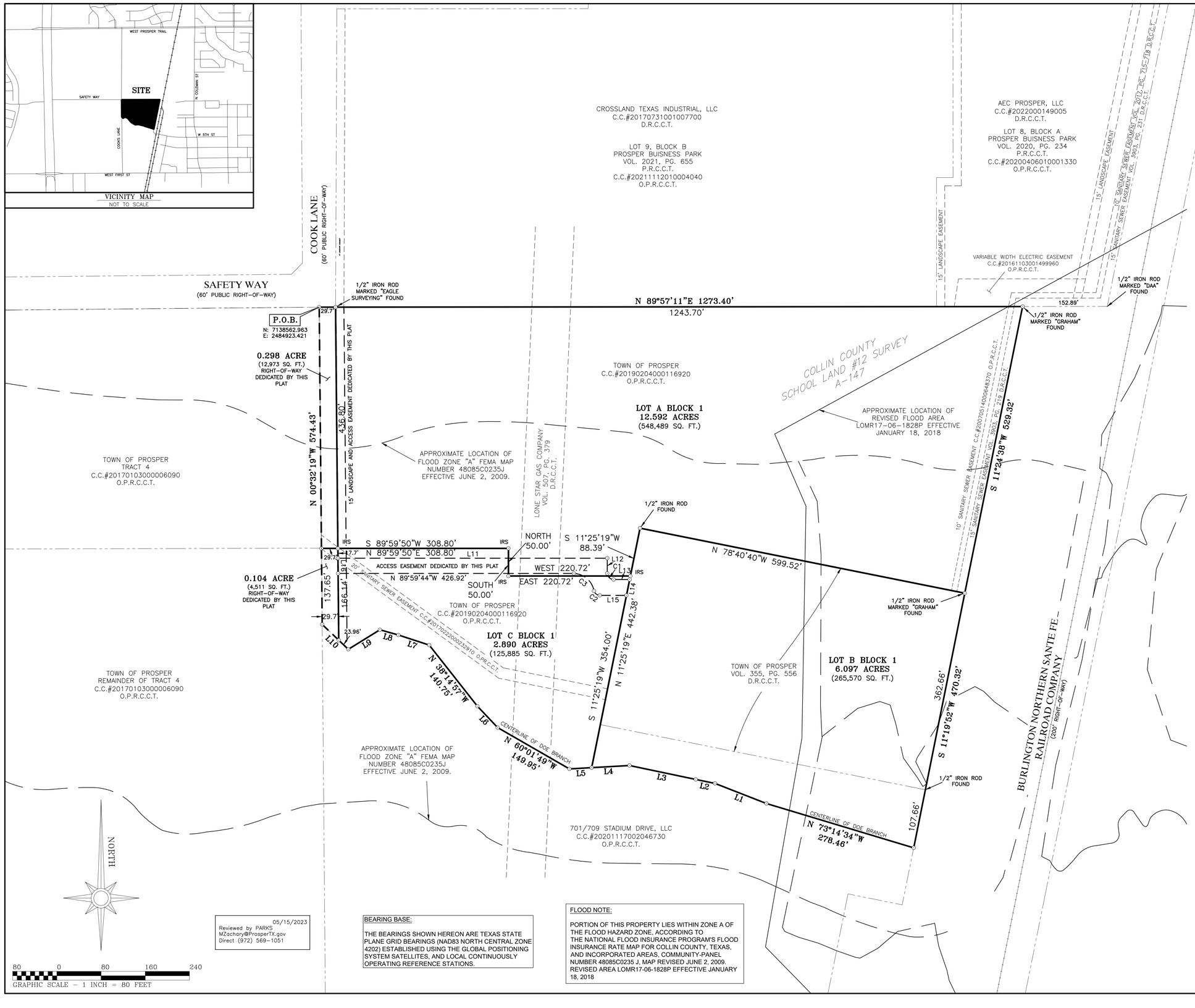


NOTES:

IRS = IRON ROD MARKED "BRITTAIN & CRAWFORD" SET

P.O.B = POINT OF BEGINNING

O.P.R.C.C.T. = OFFICIAL PLAT RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS

Course	Bearing	Distance
L1	N 68°40'00" W	99.98'
L2	N 78°09'05" W	35.50'
L3	N 78°09'05" W	122.65'
L4	S 86°44'39" W	68.62'
L5	S 86°44'31" W	40.27'
L6	N 43°33'15" W	53.40'
L7	N 71°50'55" W	58.64'
L8	N 74°10'02" W	34.82'
L9	S 58°21'14" W	67.23'
L10	N 46°27'26" W	65.30'
L11	S 89°59'44" E	487.76'
L12	S 00°00'18" E	27.54'
L13	S 89°59'40" E	29.09'
L14	S 11°25'19" W	29.18'
L15	N 89°59'40" W	48.22'
L16	N 00°32'19" W	27.63'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	11.97'	17.46'	83°35'25"	15.95'	S 45°41'49" E
C2	11.58'	14.02'	69°21'46"	13.18'	N 52°55'33" W
C3	38.32'	52.17'	77°59'49"	48.23'	N 48°53'50" W

05/15/2023
Reviewed by PARKS
MZachary@ProsperTX.gov
Direct (972) 569-1051

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

PORTION OF THIS PROPERTY LIES WITHIN ZONE A OF THE FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0235 J, MAP REVISED JUNE 2, 2009. REVISED AREA LOMR17-06-1828P EFFECTIVE JANUARY 18, 2018

DEVAPP-23-0085
FINAL PLAT
OF

LOTS A, B, AND C, BLOCK 1 PROSPER OPERATIONS CENTER

21.981 ACRES OF LAND
LOCATED IN THE

COLLIN COUNTY SCHOOL SURVEY No. 12

ABSTRACT No. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

3 LOTS
PREPARED: JUNE 2023

PLANNING

To: **Planning & Zoning Commission** **Item No. 3l**

From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Final Plat for Teel 380 Addition, Block A, Lot 3, 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0086)

Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for development on Lot 3. The Final Plat conforms to the Planned Development-40 (PD-40) development standards.

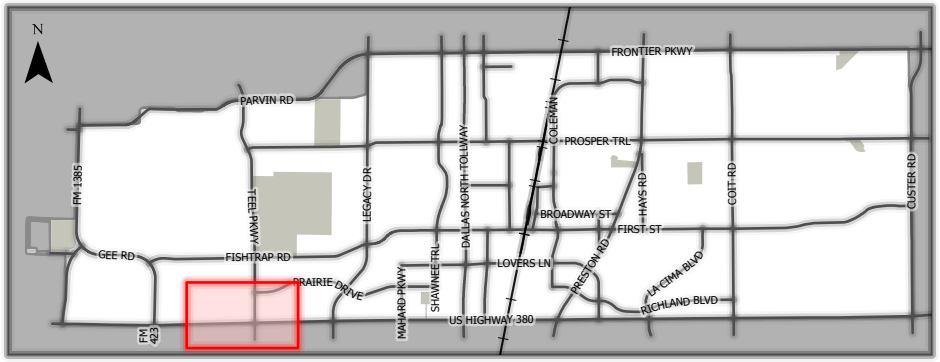
As a companion item, the Site Plan (DEVAPP-23-0088) for a Restaurant and Retail Store is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

TOWN OF PROSPER

0 375 750 1,500 Feet



This map for illustration purposes only

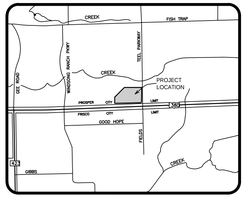
DEVAPP-23-0086

Cracker Barrel

Final Plat

N
W E
S

30 0 15 30 60
1 inch = 30 ft.



LOCATION MAP
1" = 2000'

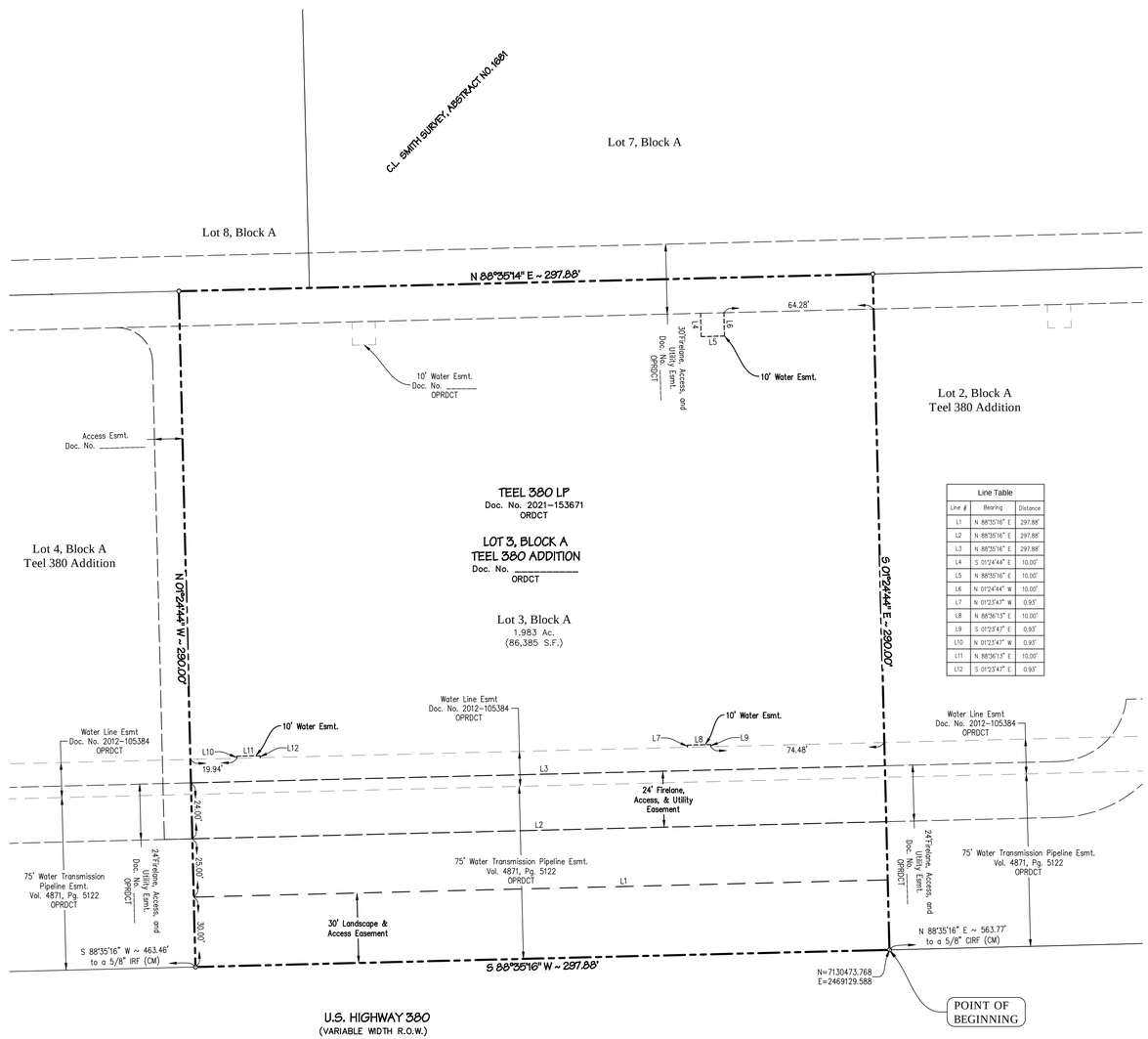
LEGEND

(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES:

1. This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No floodplain exists on the site.



Line Table		
Line #	Bearing	Distance
L1	N 88°35'16" E	297.88'
L2	N 88°35'16" E	297.88'
L3	N 88°35'16" E	297.88'
L4	S 01°24'44" E	10.00'
L5	N 88°35'16" E	10.00'
L6	N 01°24'44" W	10.00'
L7	N 01°23'47" W	0.93'
L8	N 88°36'13" E	10.00'
L9	S 01°23'47" E	0.93'
L10	N 01°23'47" W	0.93'
L11	N 88°36'13" E	10.00'
L12	S 01°23'47" E	0.93'

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

WHEREAS Teel 380 LP is the owner of a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being all of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas, and being known as Lot 3, Block A of the Conveyance Plat of Teel 380 Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. _____ of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "SPIARSENG" set at the southeast corner of said Lot 3, Block A and common southwest corner of Lot 2, Block A, lying in the north right-of-way line of U.S. Highway 380 (variable width right-of-way) from which a 5/8" capped iron rod found at the southeast corner of Lot 1, Block A bears N 88°35'16" E, 563.77 feet;

THENCE, S 88°35'16" W, 297.88 feet along said north line of U.S. Highway 380 to a 1/2" capped iron rod stamped "SPIARSENG" set at the southeast corner of Lot 4, Block A from which a 5/8" iron rod found at the southwest corner of Lot 5, Block A bears S 88°35'16" W, 463.46 feet;

THENCE, N 01°24'44" W, 290.00 feet to to a 1/2" capped iron rod stamped "SPIARSENG" set at the northeast corner of said Lot 4, Block A and lying in the south line of Lot 8, Block A;

THENCE, N 88°35'16" E, 297.88 feet to a 1/2" capped iron rod stamped "SPIARSENG" set at the northwest corner of said Lot 2, Block A and lying in the south line of Lot 7, Block A;

THENCE, S 01°24'44" E, 290.00 feet to the POINT OF BEGINNING with the subject tract containing 86,385 square feet or 1.983 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TEEL 380 LP**, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, LOT 3, BLOCK A**, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

TEEL 380 LP

By: _____
Shiva Kondru, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper Texas.

Dated this the _____ day of _____, 2023.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

FINAL PLAT

TEEL 380 ADDITION

LOT 3, BLOCK A
FROM THE CONVEYANCE PLAT OF
TEEL 380 ADDITION, LOTS 1-8, BLOCK A
RECORDED IN DOC. NO. _____
OFFICIAL RECORDS, DENTON COUNTY, TEXAS
SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
1.983 Acres
Current Zoning: PD-40
Town Case No. DEVAPP-23-0086

OWNER / APPLICANT
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 30' 5/3/2023 SEI Job No. 21-152

Drawing: G:\2021 JOBS\21-152 380-Teel Due Diligence\SURVEY\DWG\21-152 Final Plat Lot 3.dwg Saved By: kamith Save Time: 7/11/2023 11:33:38 AM Plot Date: 7/11/2023 11:34 AM Plotted by: kamith

PLANNING

To: **Planning & Zoning Commission** **Item No. 3m**

From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

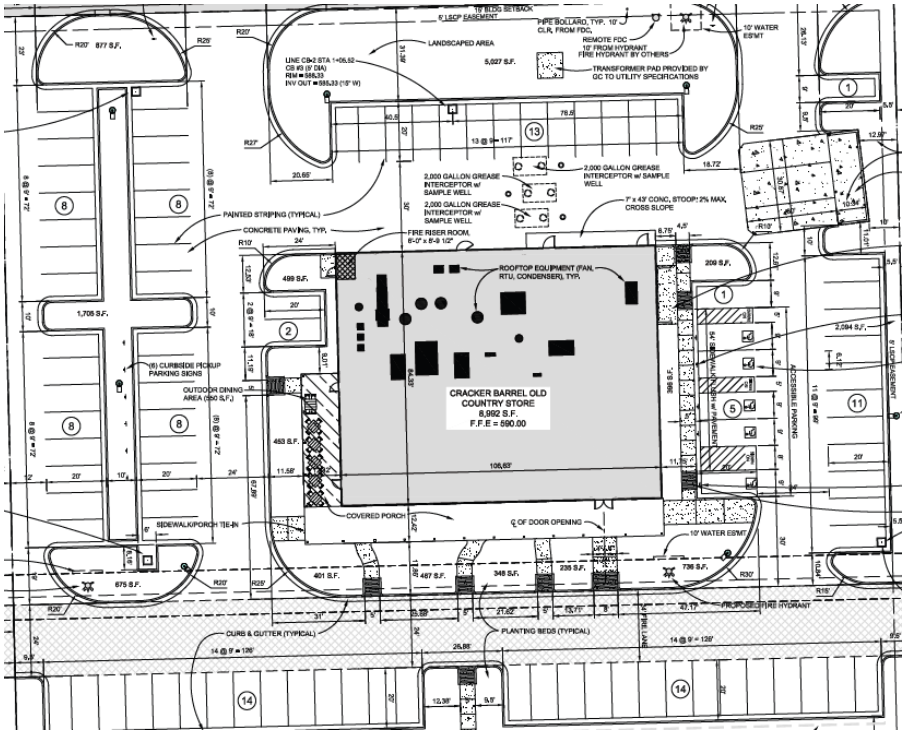
Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant and Retail Store, on 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0088)

Description of Agenda Item:

The Site Plan shows an 8,992 square foot building with a 550 square foot covered patio for a restaurant and retail store as shown below:



Access will be provided from US-380 and South Teel Parkway. The Site Plan (DEVAPP-23-0088) conforms to the Planned Development-40 (PD-40) development standards.

As a companion item, the Final Plat (DEVAPP-23-0086) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan

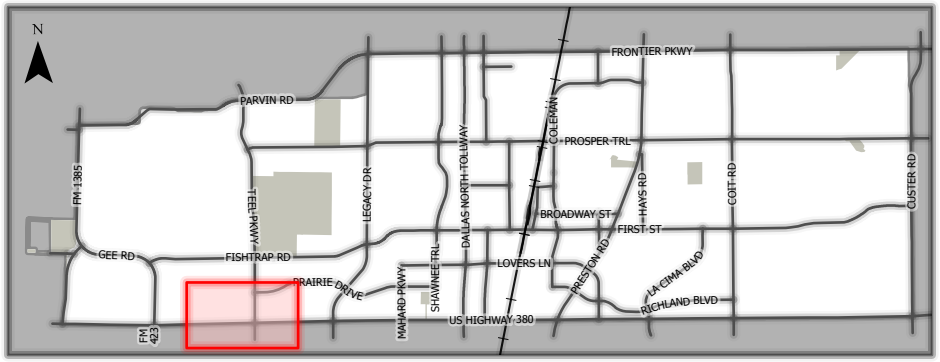
Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 375 750 1,500 Feet



This map for illustration purposes only

DEVAPP-23-0088

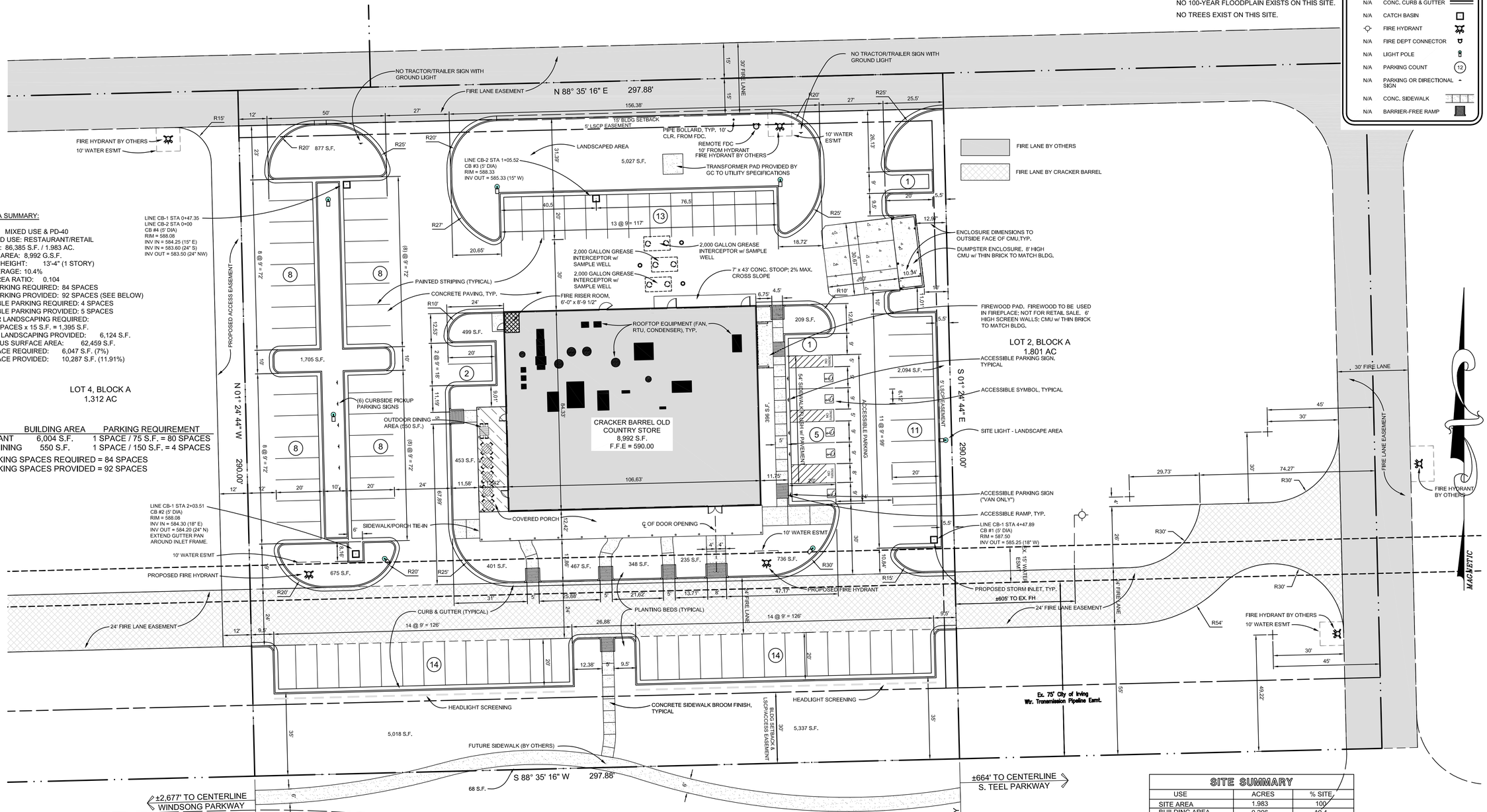
Cracker Barrel

Site Plan

NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.
NO TREES EXIST ON THIS SITE.

LEGEND

EXISTING		PROPOSED
N/A	CONC. CURB & GUTTER	
N/A	CATCH BASIN	
	FIRE HYDRANT	
N/A	FIRE DEPT CONNECTOR	
N/A	LIGHT POLE	
N/A	PARKING COUNT	12
N/A	PARKING OR DIRECTIONAL SIGN	
N/A	CONC. SIDEWALK	
N/A	BARRIER-FREE RAMP	



SITE DATA SUMMARY:

ZONING: MIXED USE & PD-40
PROPOSED USE: RESTAURANT/RETAIL
LOT AREA: 86,385 S.F. / 1.983 AC.
BUILDING AREA: 8,992 G.S.F.
BUILDING HEIGHT: 13'-4" (1 STORY)
LOT COVERAGE: 10.4%
FLOOR AREA RATIO: 0.104
TOTAL PARKING REQUIRED: 84 SPACES
TOTAL PARKING PROVIDED: 92 SPACES (SEE BELOW)
ACCESSIBLE PARKING REQUIRED: 4 SPACES
ACCESSIBLE PARKING PROVIDED: 5 SPACES
INTERIOR LANDSCAPING REQUIRED:
93 SPACES x 15 S.F. = 1,395 S.F.
INTERIOR LANDSCAPING PROVIDED: 6,124 S.F.
IMPERVIOUS SURFACE AREA: 62,459 S.F.
OPEN SPACE REQUIRED: 6,047 S.F. (7%)
OPEN SPACE PROVIDED: 10,287 S.F. (11.91%)

LOT 4, BLOCK A
1.312 AC

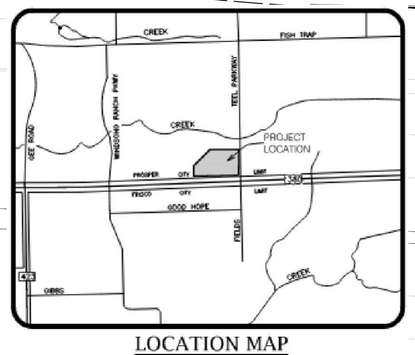
USE	BUILDING AREA	PARKING REQUIREMENT
RESTAURANT	6,004 S.F.	1 SPACE / 75 S.F. = 80 SPACES
OUTDOOR DINING	550 S.F.	1 SPACE / 150 S.F. = 4 SPACES

TOTAL PARKING SPACES REQUIRED = 84 SPACES
TOTAL PARKING SPACES PROVIDED = 92 SPACES

SITE BENCHMARK
MAG NAIL
ELEV = 590.68
BM ELEVATION BASED ON GPS "RTK" OBSERVATION OF TOWN OF PROSPER MONUMENT "2" NAD 83 - NAVD 88

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LOCATION MAP
1" = 2000'

SITE SUMMARY		
USE	ACRES	% SITE
SITE AREA	1.983	100
BUILDING AREA	0.206	10.4
IMPERVIOUS AREA	1.420	71.6
LANDSCAPE AREA	0.563	28.4

WATER SERVICE SCHEDULE	
DOMESTIC WATER SERVICE	2"
IRRIGATION WATER SERVICE	1"
FIRE SPRINKLER SYSTEM	6"

PROPERTY OWNER: TEEL 380 LP, GP, LLC
RISE COMMERCIAL INVESTMENT GROUP
8668 JOHN HICKMAN PKWY, SUITE 907
FRISCO, TX 75034-9388
PHONE: (972) 679-1918

OWNER / DEVELOPER: CBOCS TEXAS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
P.O. BOX 787
LEBANON, TN 37088-0787
PHONE: (615) 444-5533

PLANS PREPARED BY: DESIGN AND ENGINEERING, INC.
4031 ASPEN GROVE DRIVE, SUITE 300
FRANKLIN, TN 37027
PHONE: (615) 370-1779
BYRON A. BOHRMAN, P.E.

SITE PLAN FOR:
CRACKER BARREL OLD COUNTRY STORE
NWC US HWY 380 & S. TEEL PARKWAY
LOT 3, BLOCK A - TEEL 380 ADDITION (1.983 AC)
TOWN OF PROSPER, DENTON COUNTY, TEXAS

TOWN OF PROSPER PROJECT NO: DEAPP-23-0088
SHEET 3 OF 4
MAY 03, 2023

0 10 20 40 60
GRAPHIC SCALE
SCALE: 1" = 20'

CRACKER BARREL PROJECT NUMBER: CB XXX PROSPER, TX - 01

CRACKER BARREL
OLD COUNTRY STORE, INC.
NWC US HWY 380 & S. TEEL PKWY
PROSPER, TX
TOWN PROJECT NO. DEAPP-23-0088

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Cracker Barrel

P.O. Box 787
Hartmann Drive, Lebanon, Tn. 37087

STATE OF TEXAS
BYRON A. BOHRMAN
65236
LICENSED PROFESSIONAL ENGINEER
07/11/2023

DESIGN AND ENGINEERING
CIVIL AND STRUCTURAL ENGINEERS - TX FIRM #4774
4031 Aspen Grove Dr., Ste 300, Franklin, TN 37067
Phone: (615) 370-1779 - www.deinc.net

DATE:	MAY 03, 2023
PROJECT NO:	11-1754
REVISIONS	
1 06/07/23	2 07/03/23
3 07/11/23	4
5	6
7	8

Cracker Barrel Old Country Store ®

SITE LAYOUT PLAN (EAST)

C-0.3

PROTO 170-22N

PLANNING

To: **Planning & Zoning Commission** **Item No. 3n**

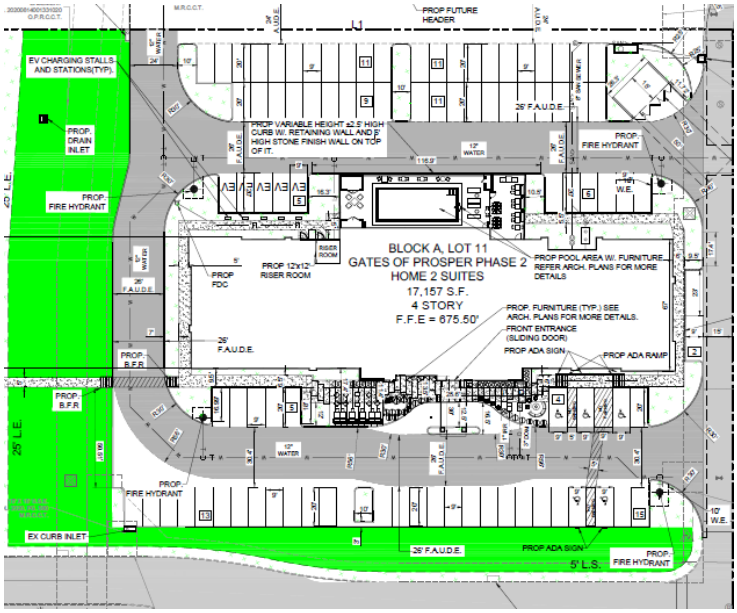
From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

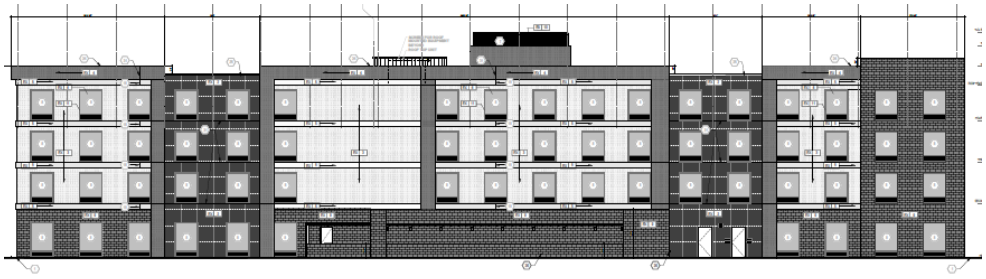
Agenda Item:
Consider and act upon a request for a Site Plan and Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0104 & DEVAPP-23-0105)

Description of Agenda Item:
The Site Plan shows a 17,157 square foot building for a limited-service hotel as shown below:

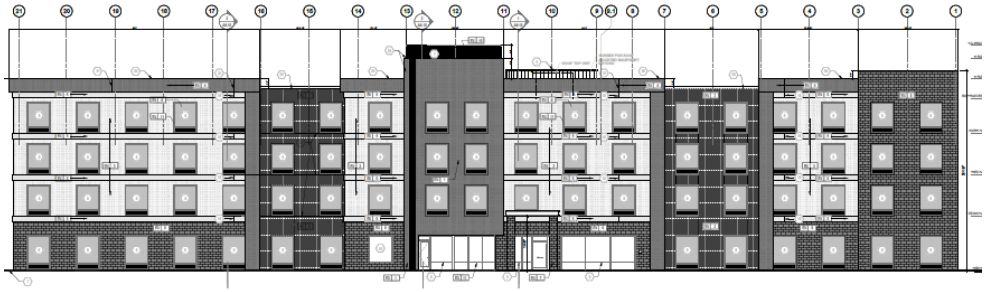


Access will be provided from South Coleman Street. The Site Plan (DEVAPP-23-0104) conforms to the Planned Development-67 (PD-67) development standards.

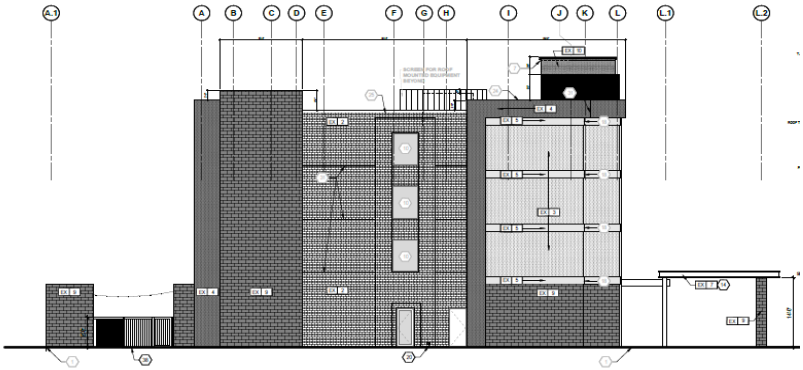
Per Planned Development-67 (PD-67), facade plans are required to be approved by Town Council. The Façade Plan shows the finished building elevations as shown below:



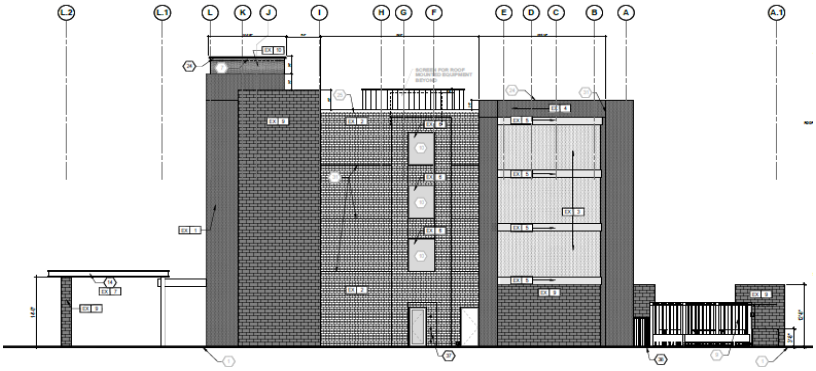
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

As a companion item, the Replat (DEVAPP-23-0140) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan
3. Façade Plan

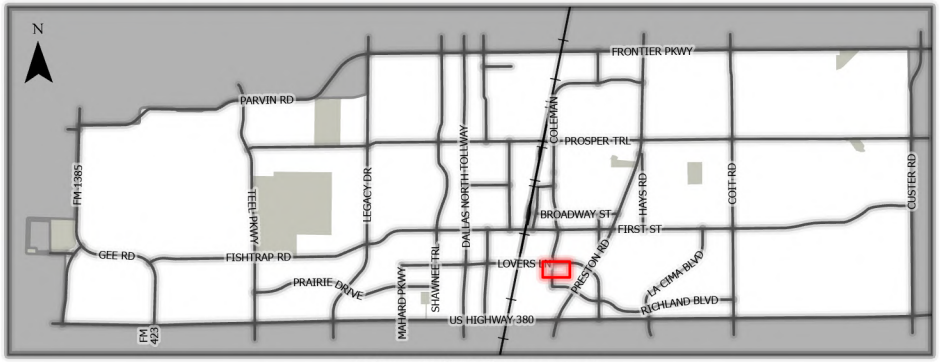
Town Staff Recommendation:

Town staff recommends approval of the Site Plan & Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 90 180 360 Feet

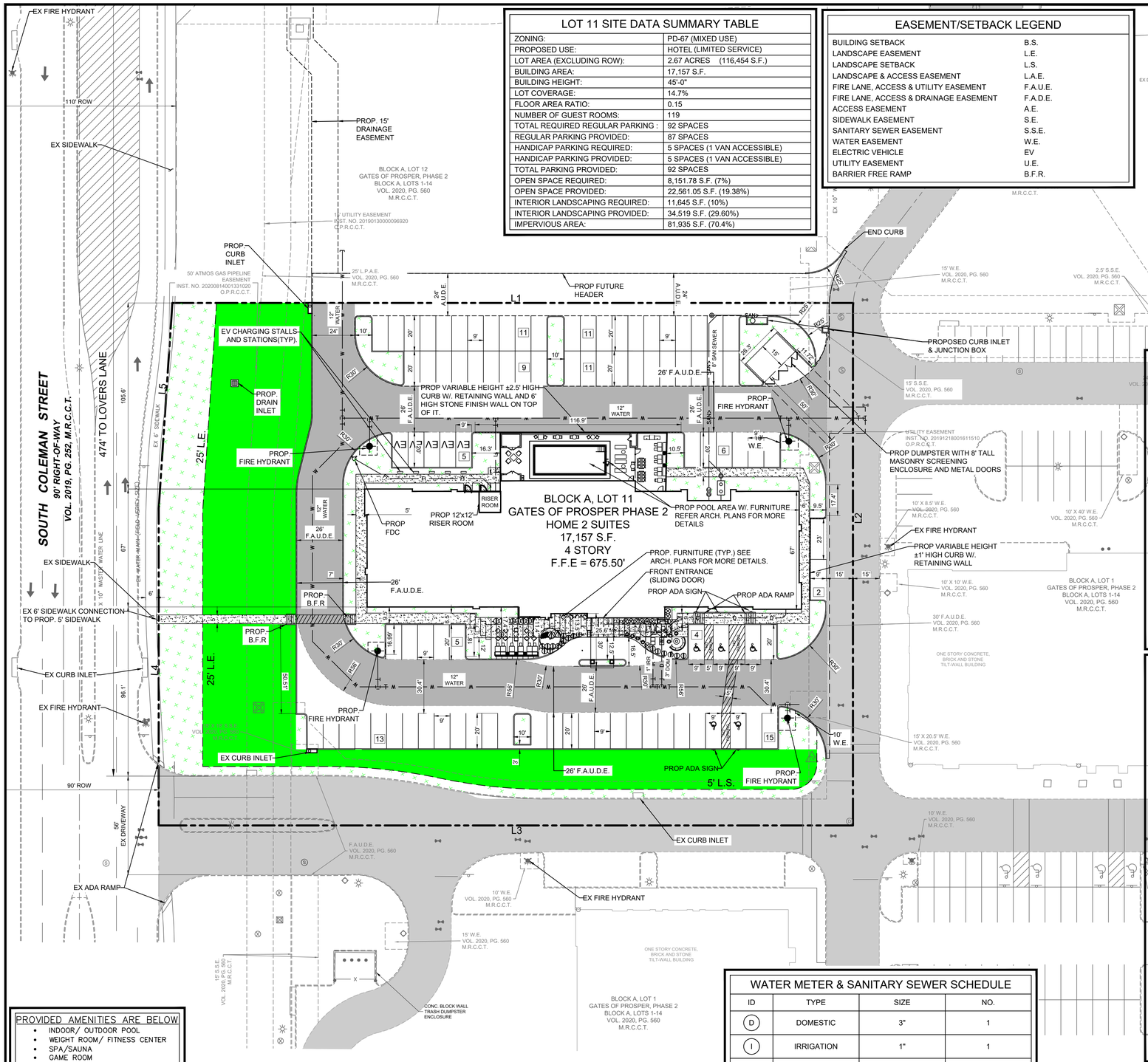


This map for illustration purposes only

DEVAPP-23-0104

Home 2 Suites

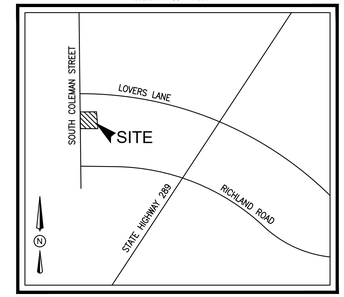
Site Plan



LOT 11 SITE DATA SUMMARY TABLE	
ZONING:	PD-67 (MIXED USE)
PROPOSED USE:	HOTEL (LIMITED SERVICE)
LOT AREA (EXCLUDING ROW):	2.67 ACRES (116,454 S.F.)
BUILDING AREA:	17,157 S.F.
BUILDING HEIGHT:	45'-0"
LOT COVERAGE:	14.7%
FLOOR AREA RATIO:	0.15
NUMBER OF GUEST ROOMS:	119
TOTAL REQUIRED REGULAR PARKING :	92 SPACES
REGULAR PARKING PROVIDED:	87 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	92 SPACES
OPEN SPACE REQUIRED:	8,151.78 S.F. (7%)
OPEN SPACE PROVIDED:	22,561.05 S.F. (19.38%)
INTERIOR LANDSCAPING REQUIRED:	11,645 S.F. (10%)
INTERIOR LANDSCAPING PROVIDED:	34,519 S.F. (29.60%)
IMPERVIOUS AREA:	81,935 S.F. (70.4%)

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE EASEMENT	L.E.
LANDSCAPE SETBACK	L.S.
LANDSCAPE & ACCESS EASEMENT	L.A.E.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRIC VEHICLE	EV
UTILITY EASEMENT	U.E.
BARRIER FREE RAMP	B.F.R.

0 60
Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

TOWN OF PROSPER SITE PLAN GENERAL NOTES

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPATION NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICAIL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE 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 THAT 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. 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
18. 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 THE HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. 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
20. 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
21. 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
22. 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
23. 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 503.1.5
24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R 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
25. 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.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
31. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
32. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
35. 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS
36. THE APPROVAL OF 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 APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF 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.
37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.
38. 92 PARKING SPACES WERE APPROVED BY THE TOWN OF PROSPER PLANNING & ZONING COMMISSION ON APRIL 4, 2023.

EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	TELEPHONE MARKER SIGN	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	GAS SIGN
CABLE BOX	WOOD FENCE	GAS VALVE
ELECTRIC BOX	PIPE RAIL FENCE	SIGN
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.	TELE. MH.	
WATER MH.		

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	x x x
FIRE LANE	
EXISTING FIRE LANE	
STRIPING	
LANDSCAPE AREA	
OPEN SPACE AREA	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

PROVIDED AMENITIES ARE BELOW

- INDOOR/ OUTDOOR POOL
- WEIGHT ROOM/ FITNESS CENTER
- SPA/SAUNA
- GAME ROOM

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
D	DOMESTIC	3"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	8"	

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 90°00'00" E	386.37'
L2	S 00°00'00" E	293.06'
L3	S 90°00'00" W	394.00'
L4	N 00°00'00" E	180.00'
L5	N 03°48'51" E	116.92'

ADDITIONAL CITY NOTE:

1. 7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.

FLOOD PLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J DATED JUNE 2, 2009, OF THE NATIONAL INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

811 Know what's below. Call before you dig.

NO EXISTING TREES ON SITE

NO.	DATE	DESCRIPTION	BY
1	12-05-22	1st PRELIMINARY SITE PLAN	EB
2.	03-20-23	2nd PRELIMINARY SITE PLAN	KP
3	05-25-23	1st CITY SUBMITTAL	KP
4	07-03-23	2 nd CITY SUBMITTAL	KP
5	07-12-23	3 rd CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
07-12-23

CASE NUMBER: DEVAPP-23-104

SITE PLAN
HOME 2 SUITE INN
2.67 ACRES
SEC LOVERS LANE AND SOUTH COLEMAN STREET
CITY OF PROSPER
COLLIN COUNTY, TEXAS 75078
GATES OF PROSPER, BLOCK A, LOT 11 & LOT 12

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	03/20/23	SEE SCALE BAR	103-22	C-3.0

TX. P.E. FIRM #11525

EV CHARGING STATION

NOTE:

BUILDING ARTICULATIONS FEATURES INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.

1. **VARIATION OF ROOF LINES**
2. **RECESSED ENTRYWAY**
3. **STONE OR BRICK ACCENT WALL**
4. **CANOPIES**
5. **UNIQUE ROOF FEATURES (PARAPETS)**

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NORTH ELEVATION	12470 sq. ft.	3076 sq. ft.	24.67 %	9394 sq. ft.	5127 sq. ft.	54.57 %	2677 sq. ft.	28.50 %	1590 sq. ft.	16.93 %
EAST ELEVATION	4206 sq. ft.	153 sq. ft.	3.64%	4053 sq. ft.	1585 sq. ft.	39.12 %	1221 sq. ft.	30.12 %	1247 sq. ft.	30.76 %
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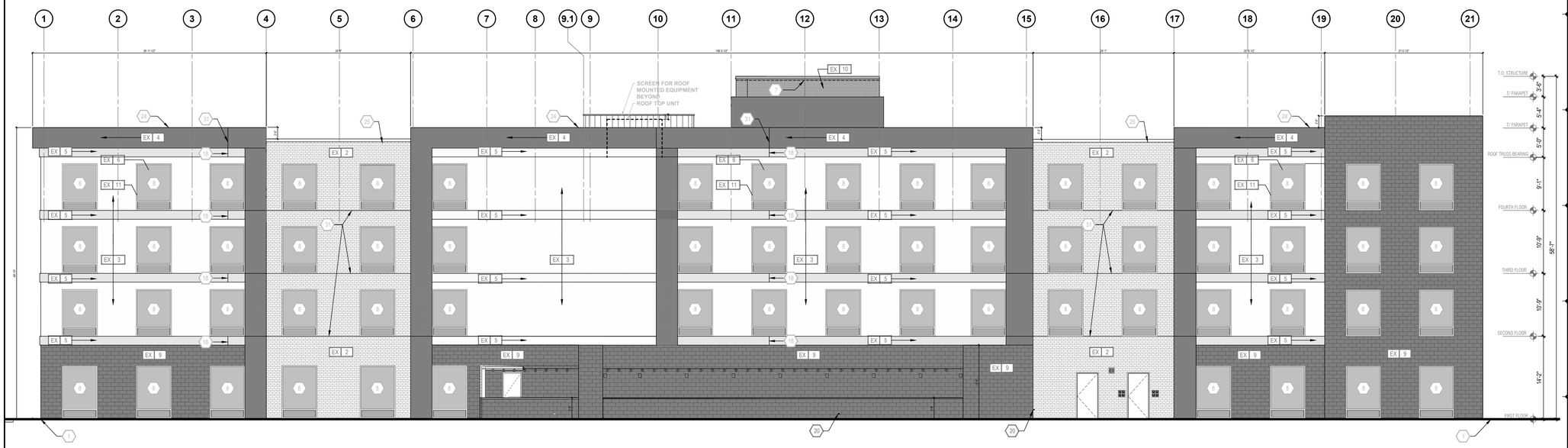
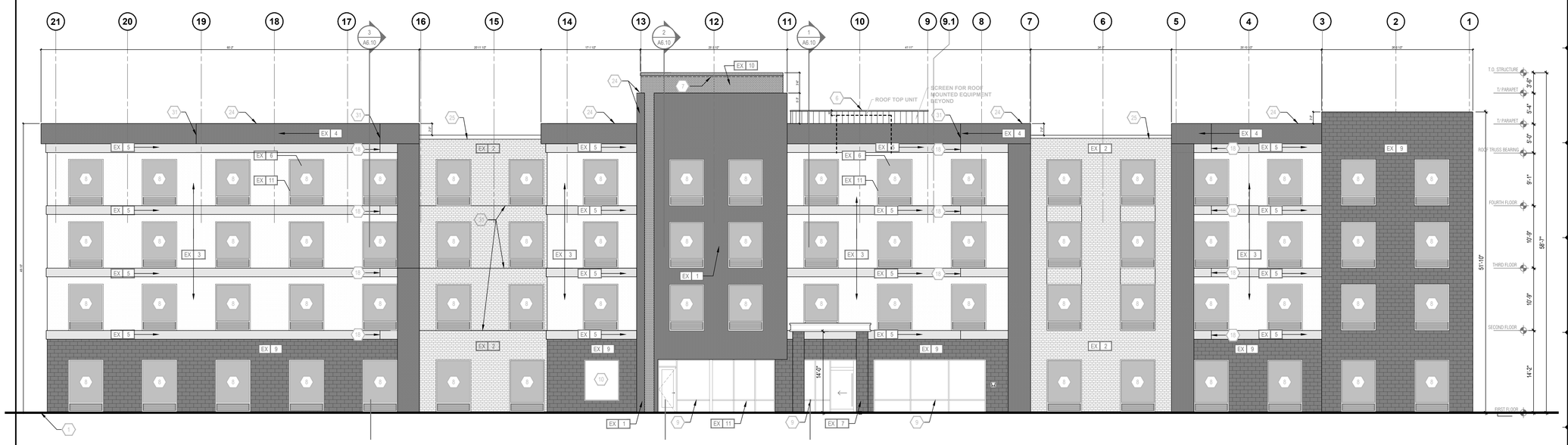
* INCLUDES EX-1, EX-3, EX-4, EX-5, EX-10



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



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KEY NOTES:

1. APPROXIMATE LINE OF GRADE
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37. ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
38. POOL PERIMETER FENCE AS REQUIRED BY CODE W/ 3'-0" GATE
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FINISH KEY:

EX 1	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER)
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APPROVED THIS ____DAY OF _____20____BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

APPROVED THIS __DAY OF _____20____BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS.

studioreddot
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mep engineer
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Houston, Texas 77058
t. 713.732.0725

civil engineer
TRIANGLE ENGINEERING LLC
1782 McDermott Drive
Allen, Texas 75013
t. 469.331.8566

CASE NUMBER:
DEVAPP-23-0105

project
HOME 2 SUITES by Hilton
PROSPER, TEXAS

HOME 2 SUITES BY HILTON

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FOR REVIEW ONLY

revisions

title
EXTERIOR ELEVATIONS

date 07/11/2023

sheet
A-300

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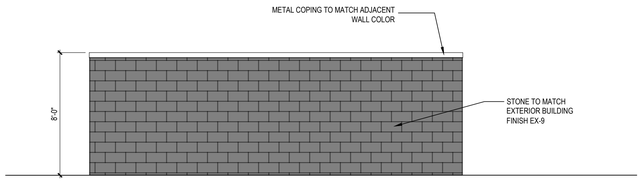
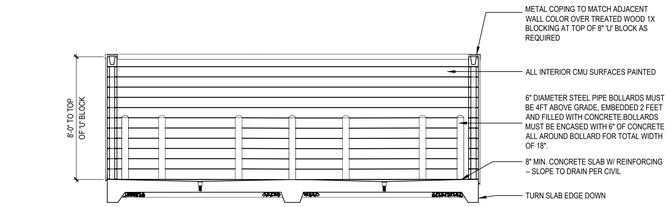
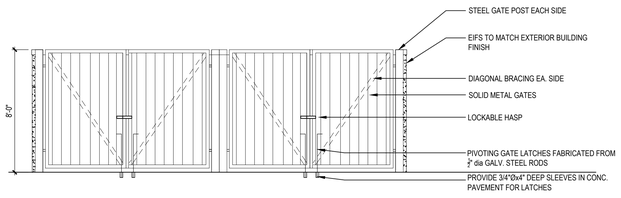


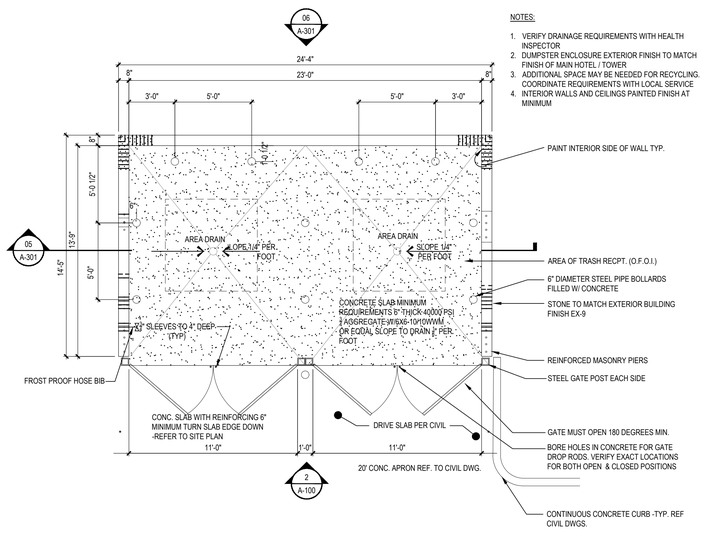
06 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



05 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



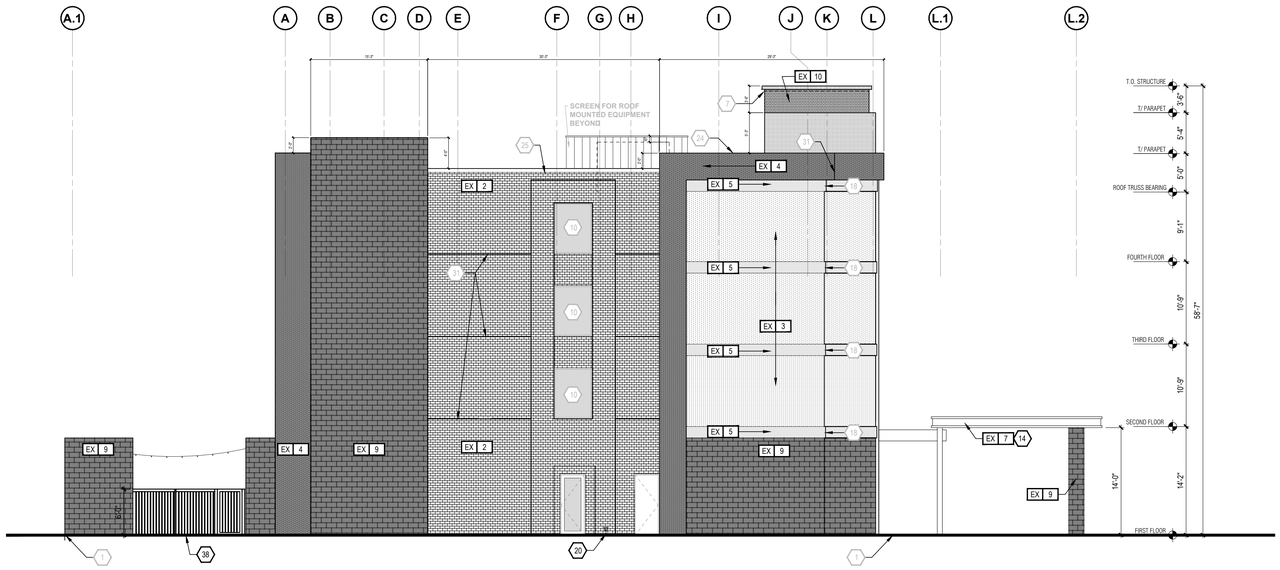
04 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



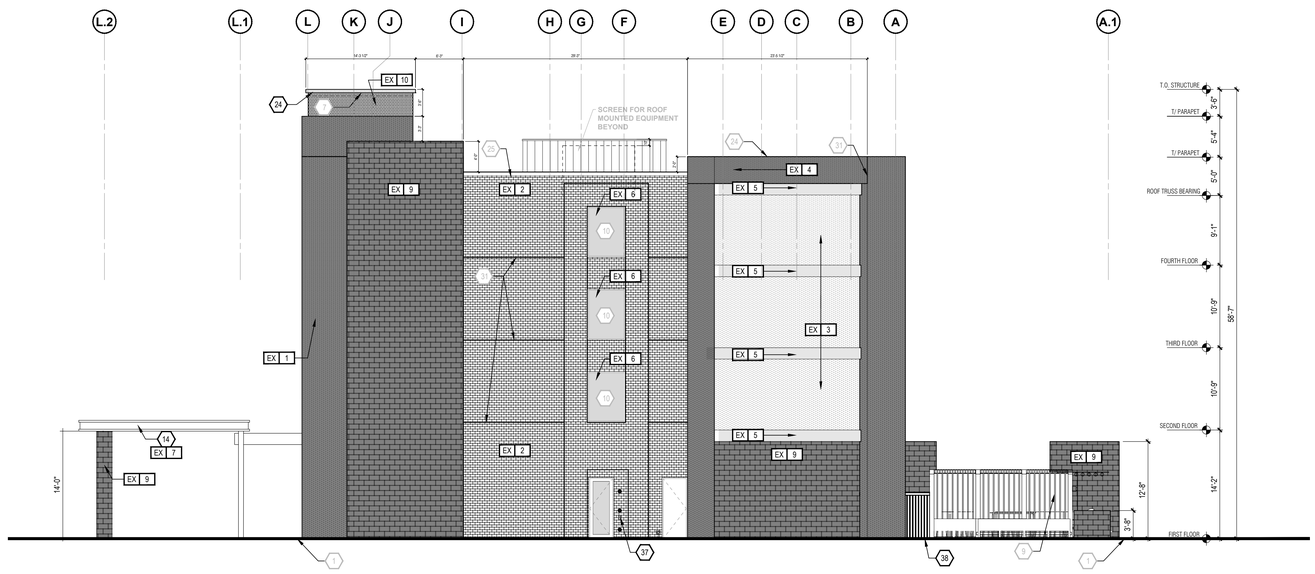
NOTES:

1. VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR
2. DUMPSTER ENCLOSURE EXTERIOR FINISH TO MATCH FINISH OF MAIN HOTEL / TOWER
3. ADDITIONAL SPACE MAY BE NEEDED FOR RECYCLING. COORDINATE REQUIREMENTS WITH LOCAL SERVICE
4. INTERIOR WALLS AND CEILINGS PAINTED FINISH AT MINIMUM

03 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



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Irving, Texas 75038
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mep engineer
MEP GREEN DESIGN AND BUILD
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Houston, Texas 77058
t. 713.732.0725

civil engineer
TRIANGLE ENGINEERING LLC
1782 McDermott Drive
Allen, Texas 75013
t. 469.331.8566

CASE NUMBER:
DEVAPP-23-0105

project
HOME 2 SUITES by Hilton
PROSPER, TEXAS

HOME 2 SUITES BY HILTON

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FOR REVIEW ONLY

revisions

title
EXTERIOR ELEVATIONS

date 07/11/2023

sheet
A-301

PLANNING

To: **Planning & Zoning Commission** **Item No. 3o**

From: **Doug Braches, Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 11R and 12R, on 4.5± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0140)

Description of Agenda Item:
The purpose of this Replat is to dedicate new easements necessary for development on Lots 11R and 12R. The Replat conforms to the Planned Development-67 (PD-67) development standards.

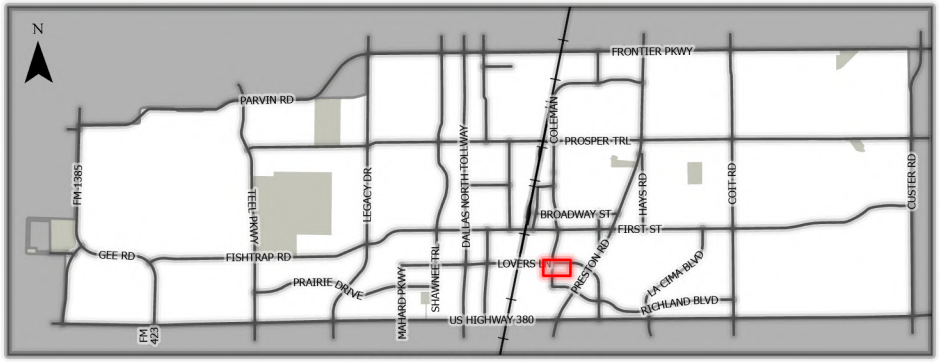
As a companion item, the Site Plan (DEVAPP-23-0104) and Façade Plan (DEVAPP-23-0105) for a Limited-Service Hotel is also on the July 18, 2023 agenda.

Attached Documents:
1. Location Map
2. Replat

Staff Recommendation:
Staff recommends approval of the Replat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.

TOWN OF PROSPER

0 90 180 360 Feet

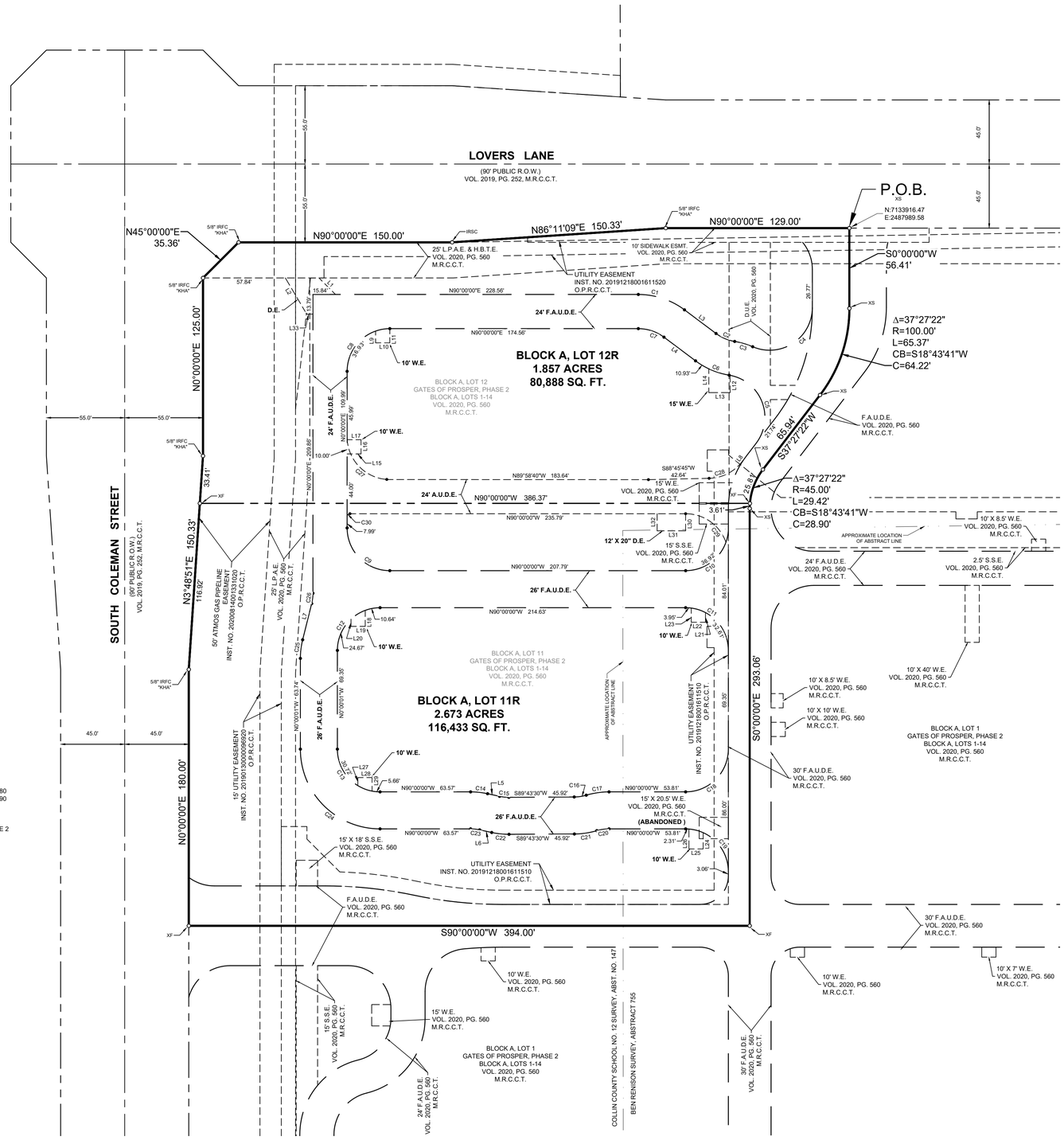


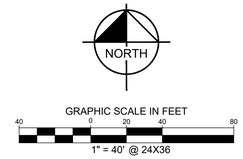
This map for illustration purposes only

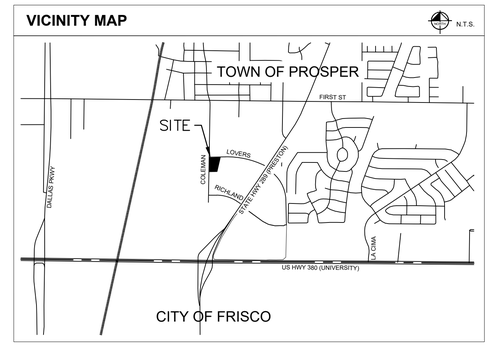
DEVAPP-23-0140

Home 2 Suites

Replat







CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°51'31"	54.00'	34.74'	N71°34'14"W	34.14'	C16	16°19'58"	30.00'	8.55'	N81°33'31"E	8.52'
C2	27°30'41"	30.00'	14.40'	S66°53'49"E	14.27'	C17	16°36'27"	56.00'	16.23'	S81°41'46"W	16.18'
C3	14°01'05"	54.00'	13.21'	N73°38'37"W	13.18'	C18	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C4	113°21'55"	30.00'	59.36'	N56°40'58"E	50.14'	C19	90°00'00"	30.00'	47.12'	N45°00'00"W	42.43'
C5	117°49'56"	30.00'	61.70'	N21°44'12"W	51.38'	C20	16°36'27"	30.00'	8.70'	S81°41'46"W	8.67'
C6	27°30'41"	54.00'	25.93'	S66°53'49"E	25.68'	C21	16°19'58"	56.00'	15.96'	N81°33'31"E	15.91'
C7	36°51'31"	30.00'	19.30'	N71°34'14"W	18.97'	C22	12°33'33"	56.00'	12.28'	S83°59'44"E	12.25'
C8	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'	C23	12°17'02"	30.00'	6.43'	N83°51'29"W	6.42'
C9	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'	C24	89°59'59"	56.00'	87.96'	S45°00'00"E	79.20'
C10	85°52'30"	30.13'	45.16'	N46°57'42"E	41.05'	C25	14°00'31"	54.00'	13.20'	S07°00'15"W	13.17'
C11	90°00'13"	30.00'	47.13'	N45°00'07"W	42.43'	C26	14°00'30"	30.00'	7.33'	N07°00'15"E	7.32'
C12	90°00'01"	30.00'	47.12'	S45°00'00"W	42.43'	C27	85°54'14"	30.00'	44.98'	S42°57'07"E	40.88'
C13	89°59'59"	30.00'	47.12'	S45°00'00"E	42.43'	C28	51°18'23"	30.00'	26.86'	N63°06'33"E	25.98'
C14	12°17'02"	56.00'	12.01'	N83°51'29"W	11.98'	C29	70°31'02"	30.00'	36.92'	N54°44'29"W	34.64'
C15	12°33'33"	30.00'	6.58'	S83°59'44"E	6.56'	C30	89°40'48"	2.00'	3.13'	S44°39'39"W	2.82'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°00'00"E	16.40'	L21	S00°00'13"E	6.80'
L2	N30°33'09"W	29.47'	L22	S89°59'47"W	10.00'
L3	S53°08'29"E	27.70'	L23	N00°00'13"W	10.00'
L4	S53°08'29"E	27.70'	L24	S00°00'00"E	11.45'
L5	S77°42'57"E	8.64'	L25	N90°00'00"W	10.00'
L6	S77°42'57"E	8.64'	L26	N00°00'00"W	14.00'
L7	N14°00'30"E	26.18'	L27	N00°00'00"E	5.70'
L8	N37°27'22"E	4.46'	L28	N90°00'00"E	10.00'
L9	N00°00'00"E	8.28'	L29	S00°00'00"E	9.50'
L10	N89°47'42"W	10.00'	L30	N00°00'00"E	12.00'
L11	S00°00'04"W	10.04'	L31	N90°00'00"W	20.00'
L12	S00°00'00"E	12.11'	L32	N00°00'00"E	12.00'
L13	S90°00'00"W	15.00'	L33	N90°00'00"W	4.39'
L14	N00°00'00"W	16.69'			
L15	S90°00'00"E	9.82'			
L16	N00°00'00"E	10.00'			
L17	N90°00'00"W	9.82'			
L18	S00°00'13"E	11.27'			
L19	S89°59'47"W	10.00'			
L20	N00°00'13"W	5.12'			

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FND.	FOUND
R.O.W.	RIGHT OF WAY
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
F.A.U.D.E.	FIRELANE, ACCESS, UTILITY AND DRAINAGE EASEMENT
F.A.E.	FIRELANE & ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
L.P.A.E.	LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NO.
D.E.	DRAINAGE EASEMENT
A.U.D.E.	ACCESS, UTILITY AND DRAINAGE EASEMENT

NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
3. The purpose of this Replat is to create one lot for development.
4. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 11R AND 12R

AN ADDITION TO THE TOWN OF PROSPER

4.530 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147 AND THE BEN RENISON
SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 2023
CASE #DEVAPP-23-0140

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Triangle Engineering LLC
1782 W. McDermott Drive
Allen, TX 75013
P (496) 331-8566
Contact: Kevin Patel, P.E.

OWNER:
GOP #2 LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Nic Link

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	5/16/2023	068295100	1 OF 2

DWG NAME: K:\FRI_SURVEY\068195030-GATES OF PROSPER PHASE II\DWG\068295100 BLOCK A LOT 11-12 REPLAT COPY.DWG PLOTTED BY STOVALL, COLSON 05/28/2021 9:27 AM LAST SAVED 05/28/2021 9:27 AM

PLANNING

To: **Planning & Zoning Commission** **Item No. 3p**

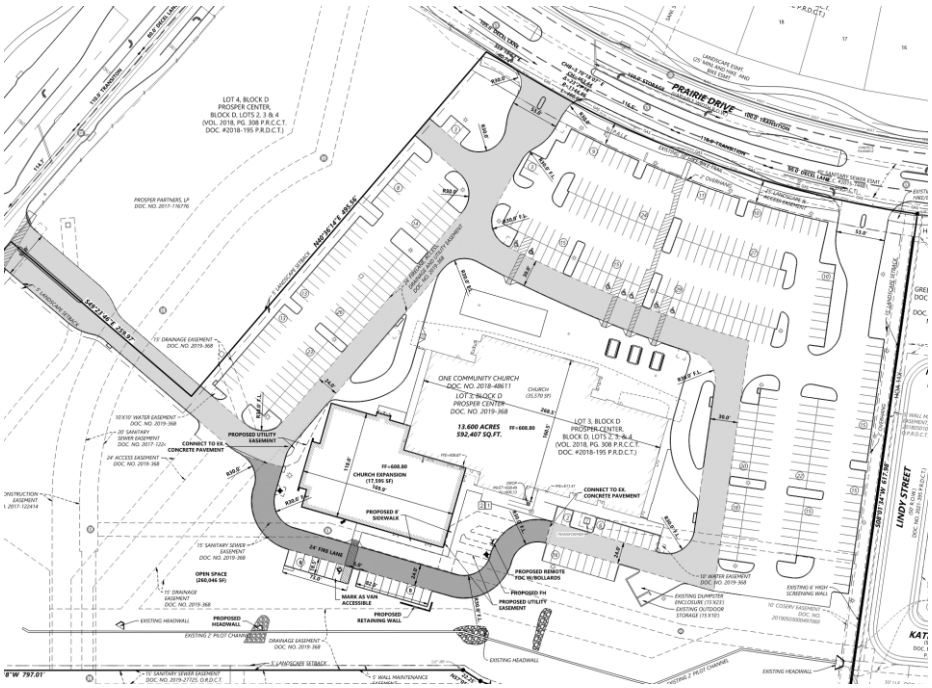
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Site Plan for a House of Worship, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0109)

Description of Agenda Item:
The Site Plan shows a 17,595 square foot addition to a church as shown below:



Access will be provided from Prairie Drive and South Legacy Drive. The Site Plan (DEVAPP-23-0109) conforms to the Planned Development-65 (PD-65) development standards.

As a companion item, the Replat (DEVAPP-23-0110) is also on the Planning & Zoning Commission agenda for July 18, 2023.

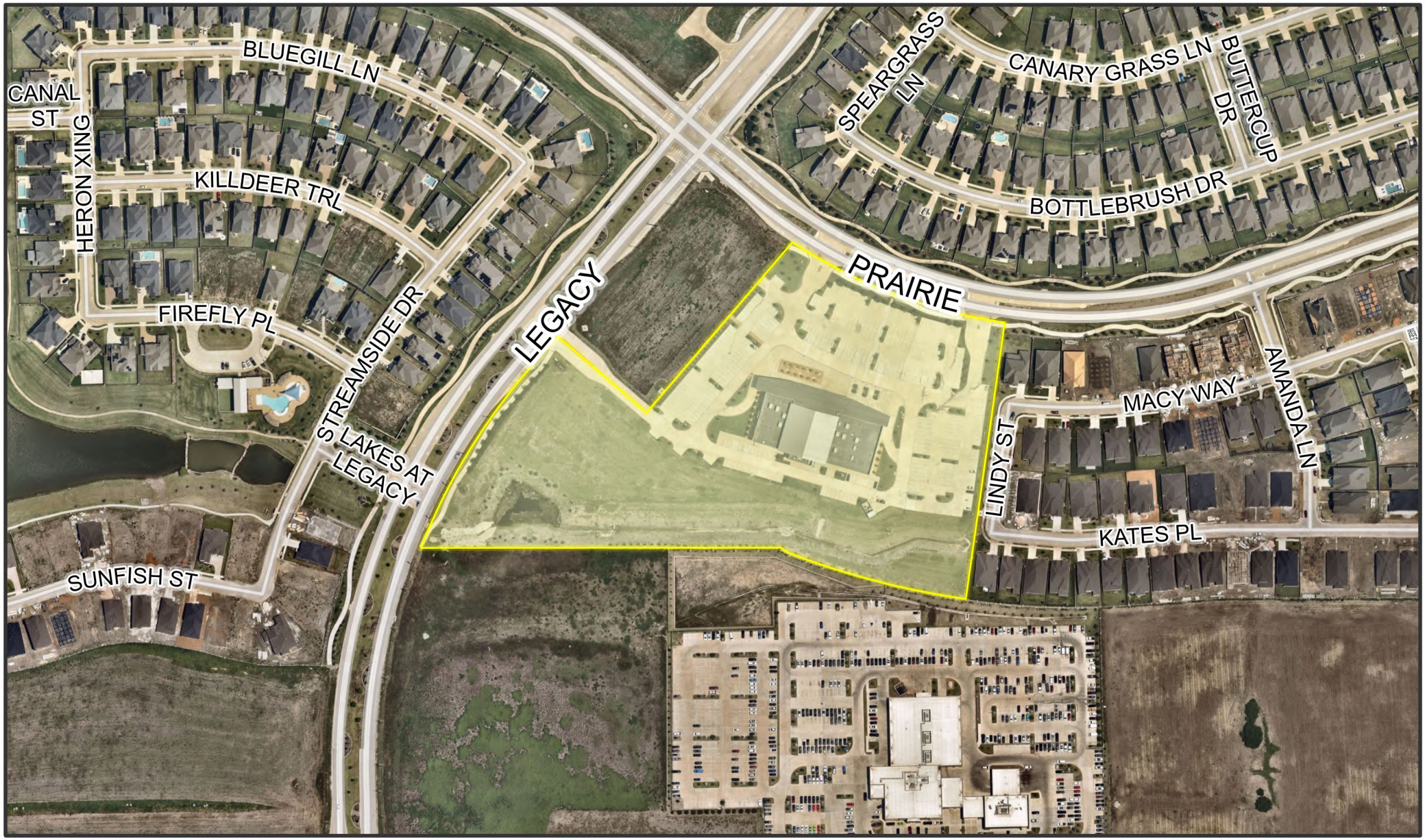
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

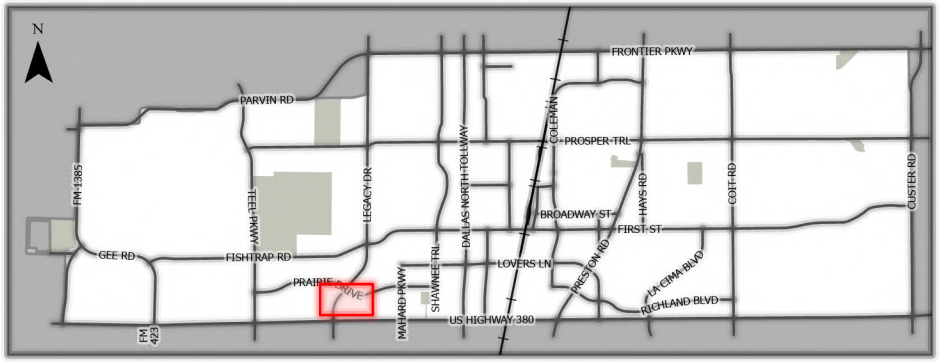
Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



TOWN OF PROSPER

0 175 350 700 Feet



This map for illustration purposes only

DEVAPP-23-0109

One Community Church Addition

Revised Site Plan

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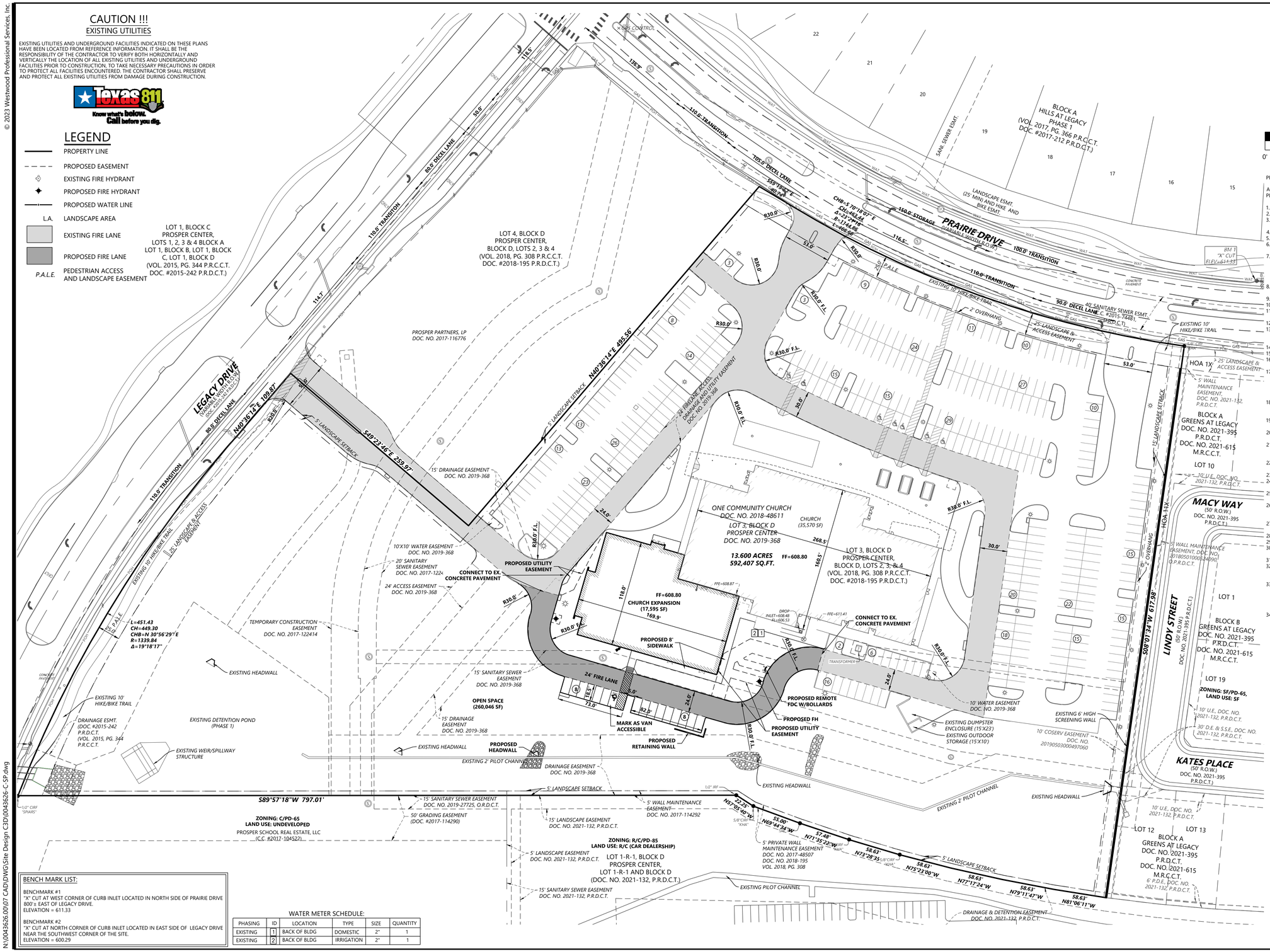
CAUTION !!!
EXISTING UTILITIES

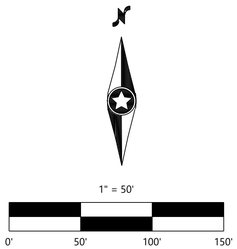
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas811 — Know what's below. Call before you dig.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- L.A. LANDSCAPE AREA
- EXISTING FIRE LANE
- PROPOSED FIRE LANE
- P.A.L.E. PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT





VICINITY MAP
NOT TO SCALE

1" = 50'

0' 50' 100' 150'

PROSPER SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAT 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE 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 D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. 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
17. 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 THAT 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 "CROWS FLIES." AMENDMENT 507.5.1
18. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
19. 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
20. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITH THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
21. 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
22. 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.
23. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
24. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
25. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
26. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES 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.
27. APPROVAL OF THE SITE PLAN IS NOT FFINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
28. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
29. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
30. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
31. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT, AS APPLICABLE.
32. 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.
33. 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.
34. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300

SITE DATA SUMMARY TABLE

ITEM	LOT 3
ZONING	PD-65
PROPOSED USE	CHURCH
LOT AREA (SF/ACRES)	592,406 SF/13.600 AC
BUILDING AREA (SF)	53,165
BUILDING HT (FT/STORIES)	37'
LOT COVERAGE (%)	8.97%
FLOOR AREA RATIO	0.09:1
CHURCH PARKING REQUIRED (1 PER 3 SEATS IN AUDITORIUM)*	84 SPACES
SEATS IN EXISTING AUDITORIUM	150 SEATS
SEATS IN PROPOSED AUDITORIUM	100 SEATS
RETAIL PARKING REQUIRED (1/250 SF)	NA
TOTAL PARKING REQUIRED	84 SPACES
TOTAL PARKING PROVIDED	393 SPACES
HANDICAPPED PARKING REQUIRED	8 SPACES
HANDICAPPED PARKING PROVIDED**	8 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF/1 SP)	5,910
INTERIOR LANDSCAPING PROVIDED	29,789
IMPERVIOUS AREA (SF)	302,571
OPEN SPACE AREA REQUIRED (LOT SF*7%)	41,468
OPEN SPACE AREA PROVIDED	260,046

*250 SEATS TOTAL PROVIDED IN EXISTING AND PROPOSED AUDITORIUMS
**HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES:
1. NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.
2. ALL PARKING STALLS ARE 9'X20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSET.

REVISED SITE PLAN
DEVAPP-23-0109
PROSPER CENTER
BLOCK D, LOT 3
13.6 ACRES
LOCATED IN THE TOWN OF PROSPER, TEXAS
AND BEING OUT OF THE
L. NETHERLY SURVEY, ABSTRACT NO. 962
DENTON COUNTY, TEXAS
PREPARED JUNE 2023

BENCH MARK LIST:

BENCHMARK #1
"X" CUT AT WEST CORNER OF CURB INLET LOCATED IN NORTH SIDE OF PRAIRIE DRIVE 800'± EAST OF LEGACY DRIVE.
ELEVATION = 611.33

BENCHMARK #2
"X" CUT AT NORTH CORNER OF CURB INLET LOCATED IN EAST SIDE OF LEGACY DRIVE NEAR THE SOUTHWEST CORNER OF THE SITE.
ELEVATION = 600.29

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY
EXISTING	1	BACK OF BLDG	DOMESTIC	2"	1
EXISTING	2	BACK OF BLDG	IRRIGATION	2"	1

N:\0043626.00\07 CAD\DWG\Site Design C3D\0043626-C-SP.dwg

ONE COMMUNITY CHURCH PROSPER EXPANSION

DESIGNED: CER
CHECKED: HML
DRAWN: CER
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 06/30/2023
REVISIONS:

PREPARED FOR:
AUTHERS BUILDING GROUP
500 INDUSTRY WAY
PROSPER, TEXAS 75078
CONTACT: MR. KIWI AUTHERS
EMAIL: KIWI@AUTHERSBUILDINGGROUP.COM

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR: CONSTRUCTION OR BIDDING PURPOSES.
Engineer: HECTOR M LEON, PE
P.E. No.: 137570
Date: 06/30/2023
Westwood

ONE COMMUNITY CHURCH PROSPER EXPANSION
PROSPER, TEXAS

Westwood
Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER: 1.02

PROJECT NUMBER: 0043626.00 DATE: 06/30/2023

PLANNING

To: **Planning & Zoning Commission** **Item No. 3q**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

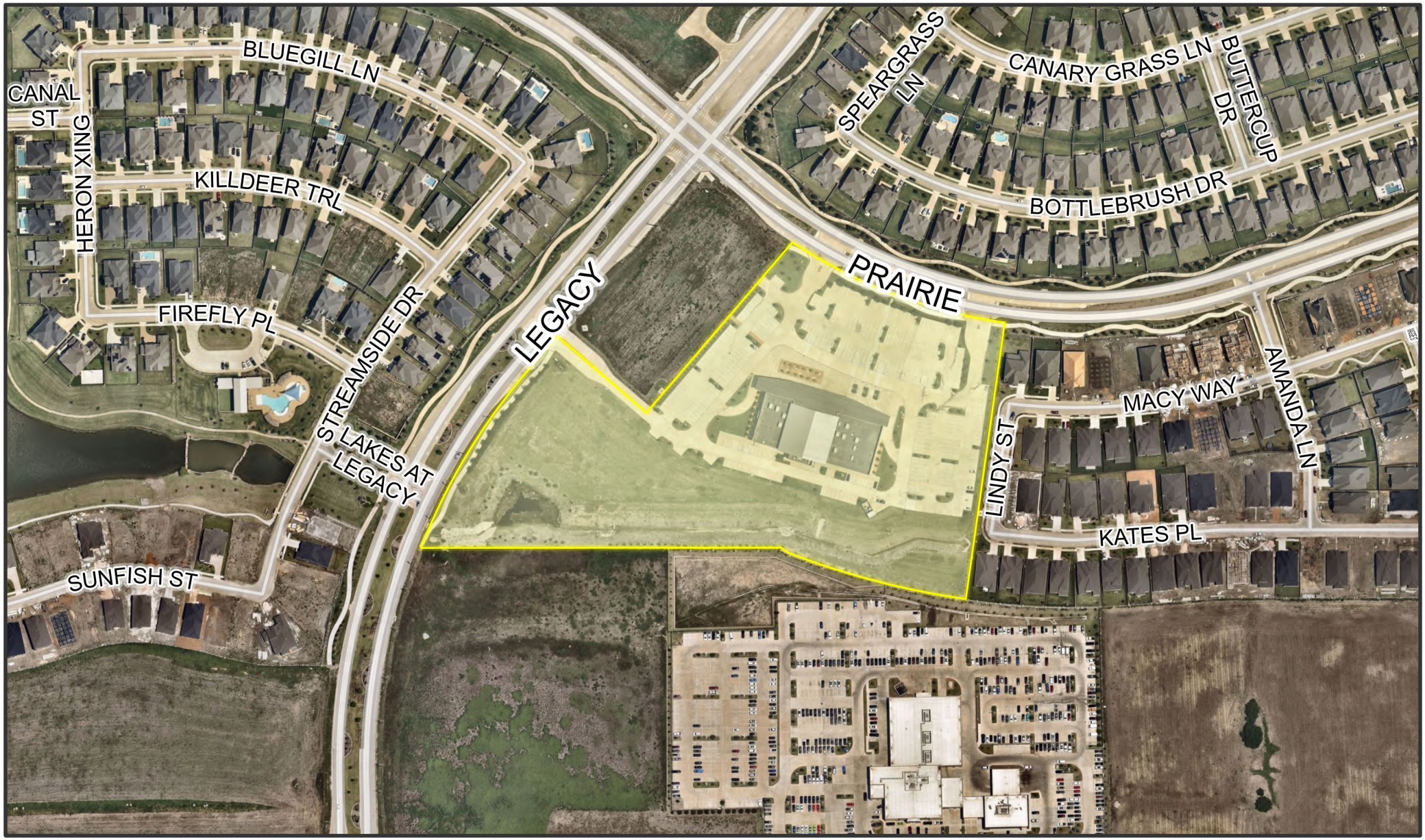
Agenda Item:
Consider and act upon a request for a Replat for Prosper Center, Block D, Lot 3R, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0110)

Description of Agenda Item:
The purpose of this Replat is to rededicate new fire lane and easements. The Replat conforms to the Planned Development-65 (PD-65) development standards.

As a companion item, the Site Plan (DEVAPP-23-0109) for a House of Worship is also on the July 18, 2023 agenda.

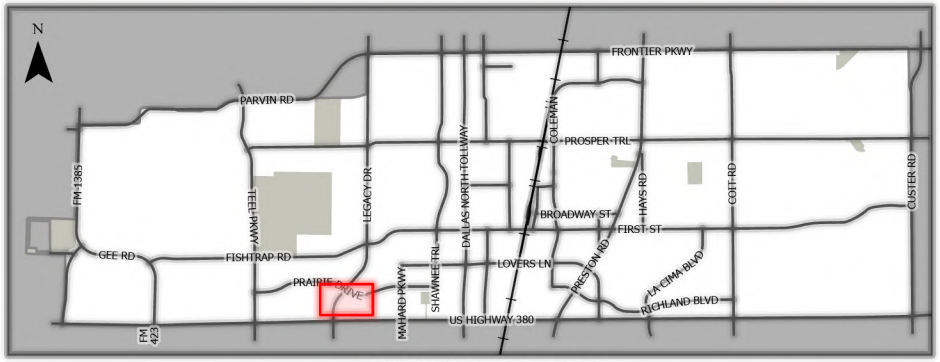
Attached Documents:
1. Location Map
2. Replat

Staff Recommendation:
Staff recommends approval of the Replat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.



TOWN OF PROSPER

0 175 350 700 Feet



This map for illustration purposes only

DEVAPP-23-0110

One Community Church Addition

82

Replat

© 2023 Westwood Professional Services, Inc.

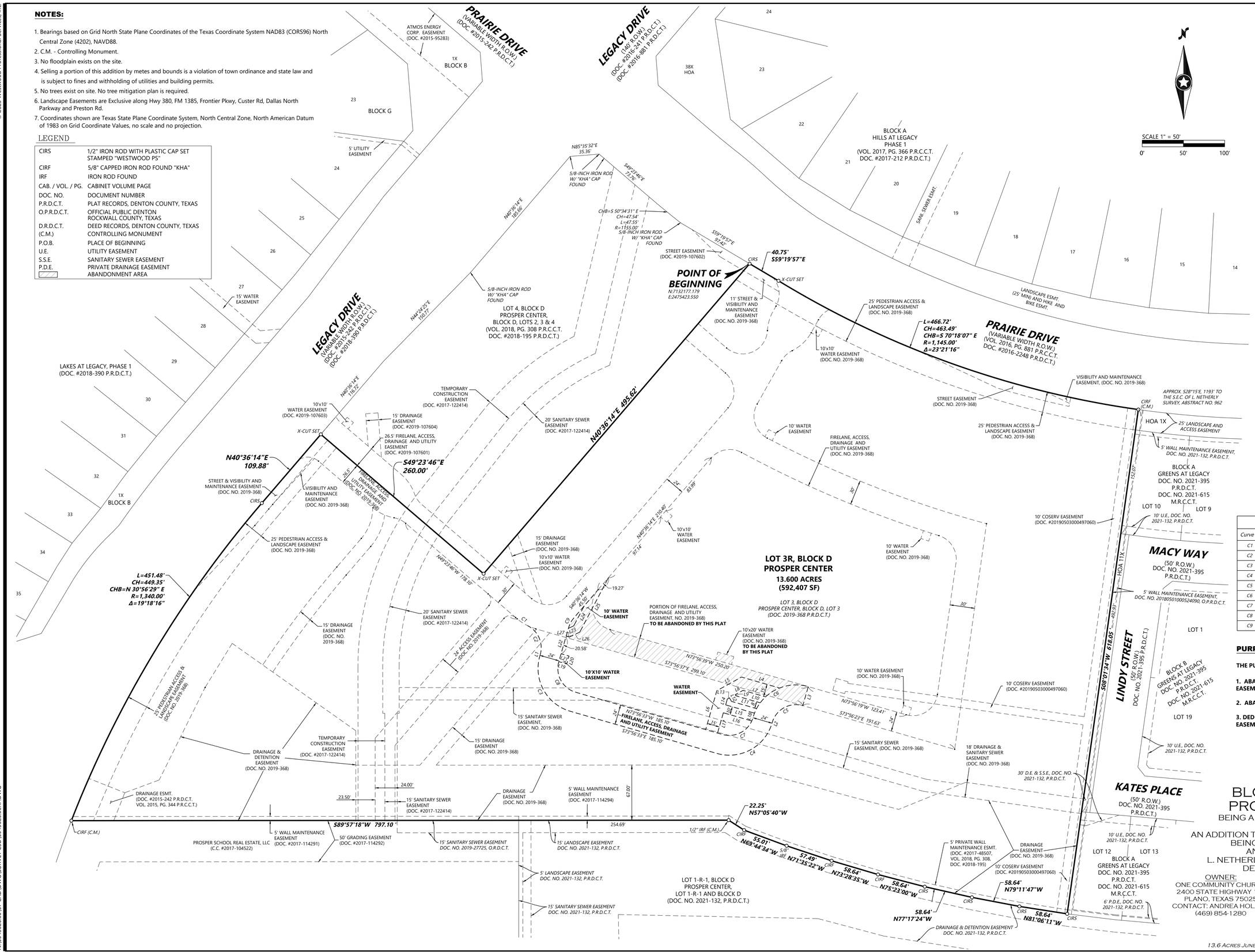
PROSPER CENTER

NOTES:

1. Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
2. C.M. - Controlling Monument.
3. No floodplain exists on the site.
4. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. No trees exist on site. No tree mitigation plan is required.
6. Landscape Easements are Exclusive along Hwy 380, FM 1385, Frontier Pkwy, Custer Rd, Dallas North Parkway and Preston Rd.
7. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

LEGEND

CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	5/8" CAPPED IRON ROD FOUND "KHA"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
DOC. NO.	DOCUMENT NUMBER
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC DENTON ROCKWALL COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
(C.M.)	CONTROLLING MONUMENT
P.O.B.	PLACE OF BEGINNING
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
	ABANDONMENT AREA



VICINITY MAP

(NOT TO SCALE)

Line Table		
Line #	Length	Direction
L1	2.03'	S16°03'27"W
L2	0.58'	S16°03'27"W
L3	24.00'	S16°03'28"W
L4	48.02'	N73°56'32"W
L5	34.15'	S61°03'27"W
L6	49.18'	S16°03'27"W
L7	28.48'	N73°56'32"W
L8	10.75'	S61°03'27"W
L9	1.62'	S28°56'33"E
L10	30.72'	S73°56'33"E
L11	31.71'	S73°56'33"E
L12	4.93'	S28°56'33"E
L13	2.98'	N61°03'27"E
L14	7.38'	N16°03'27"E
L15	36.41'	N73°56'33"W
L16	35.85'	N73°56'33"W
L17	25.58'	S16°03'27"W
L18	0.58'	N16°03'27"E
L19	10.00'	N73°56'33"W
L20	10.00'	S16°03'27"W
L21	10.00'	S73°56'33"E
L22	43.19'	S16°03'27"W
L23	7.15'	N64°52'36"E
L24	27.49'	N27°44'37"E
L25	74.65'	S27°44'37"W
L26	14.05'	S64°52'36"W
L27	3.93'	N70°07'24"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	14.93'	60.00'	014°15'30"	S 56°31'31" E	14.89'
C2	41.73'	30.00'	079°42'24"	N 23°47'45" W	38.45'
C3	84.82'	54.00'	090°00'00"	N 28°56'33" W	76.37'
C4	84.82'	54.00'	090°00'00"	S 61°03'27" W	76.37'
C5	47.12'	30.00'	090°00'01"	S 61°03'28" W	42.43'
C6	84.82'	54.00'	090°00'01"	N 61°03'28" E	76.37'
C7	47.12'	30.00'	090°00'00"	N 61°03'27" E	42.43'
C8	47.12'	30.00'	090°00'00"	S 28°56'33" E	42.43'
C9	12.85'	30.00'	024°32'47"	S 28°19'51" W	12.75'

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO:

1. ABANDON A PORTION OF THE FIRE LANE, ACCESS AND UTILITY EASEMENT SHOWN HEREON.

2. ABANDON THE 10'X20' WATER EASEMENT SHOWN HEREON.

3. DEDICATE NEW FIRE LANE, ACCESS AND UTILITY EASEMENT AND WATER EASEMENT.

DEVAPP-23-0110
REPLAT

BLOCK D, LOT 3R
PROSPER CENTER

BEING A REPLAT OF BLOCK D, LOT 3
PROSPER CENTER
AN ADDITION TO THE TOWN OF PROSPER, TEXAS
BEING 13.600 ACRES OF LAND
AND BEING OUT OF THE
L. NETHERLY SURVEY, ABSTRACT No. 962
DENTON COUNTY, TEXAS

OWNER:
ONE COMMUNITY CHURCH
2400 STATE HIGHWAY 121
PLANO, TEXAS 75025
CONTACT: ANDREA HOLMES
(469) 854-1280

ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301
HECTOR LEON · 972-265-4860

13.6 Acres June 30, 2023 Job No. 0043626.00 Prosper Center

1/2

N:\0043626.00\07 CAD\DWG\SURVEY C3D\0043626.00RP.DWG

PLANNING

To: **Planning & Zoning Commission** **Item No. 3r**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

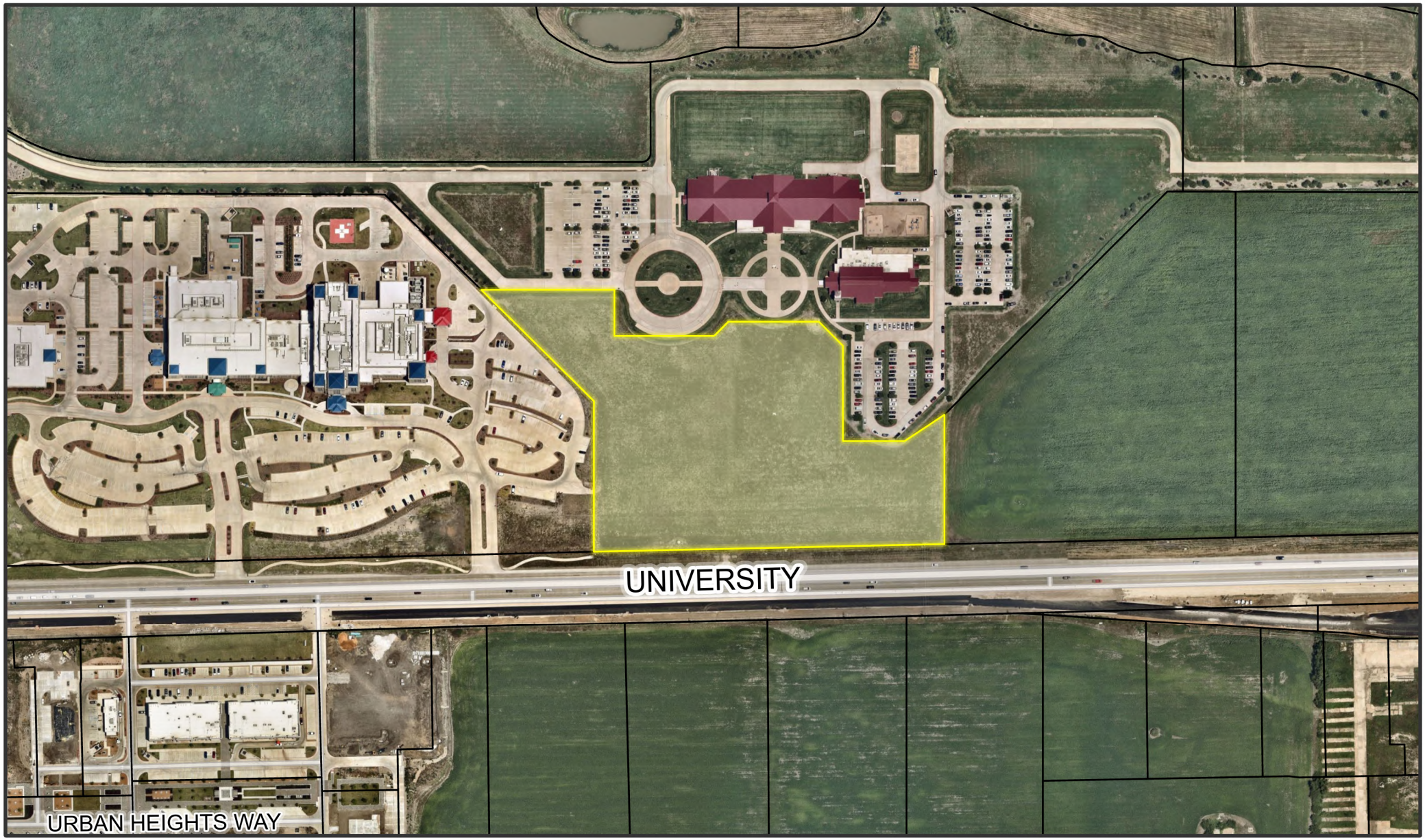
Agenda Item:
Consider and act upon a request for a Final Plat for St. Martin de Porres Addition, Block A, Lot 3, 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0119)

Description of Agenda Item:
The purpose of this Final Plat is to dedicate easements necessary for development on Lot 3. The Final Plat conforms to the Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15) development standards.

As a companion item, the Site Plan (DEVAPP-23-0120) for a Private School is also on the July 18, 2023 agenda.

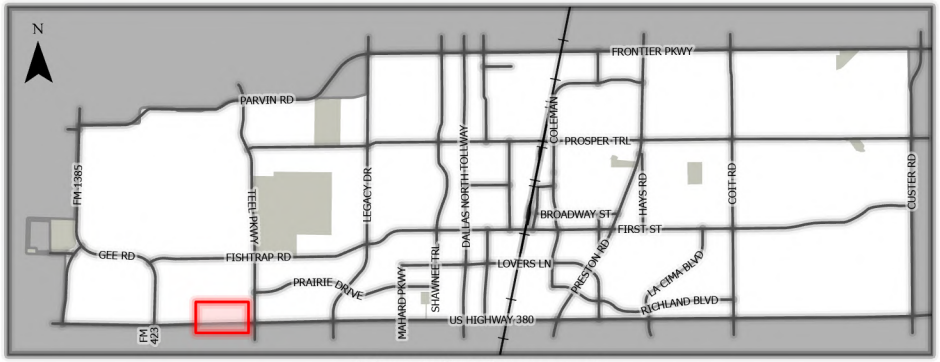
Attached Documents:
1. Location Map
2. Final Plat

Staff Recommendation:
Staff recommends approval of the Final Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



TOWN OF PROSPER

0 175 350 700 Feet



This map for illustration purposes only

DEVAPP-23-0119

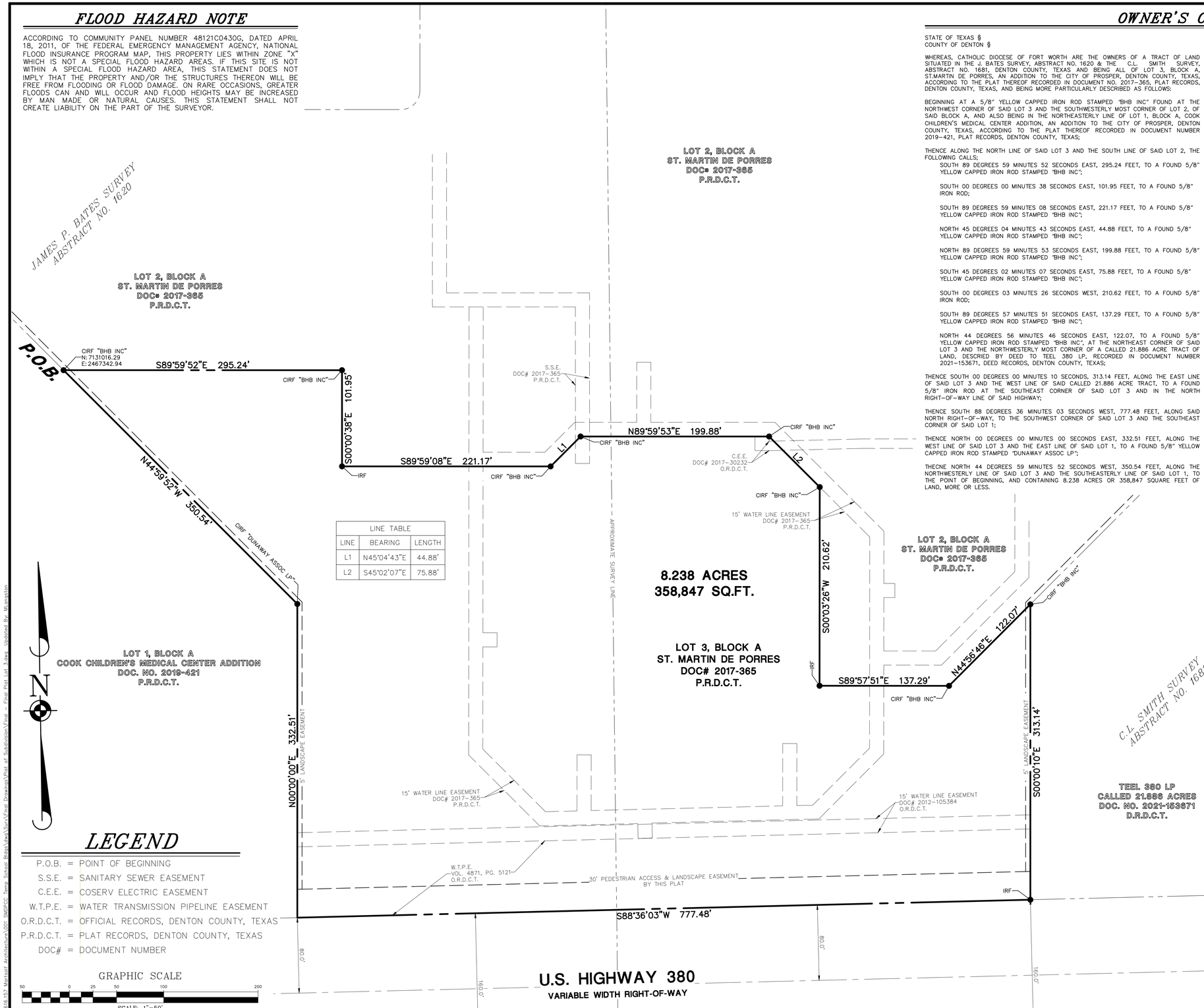
St. Martins Temp Addition

86

Final Plat

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48121C0430G, DATED APRIL 18, 2011, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREAS. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°04'43"E	44.88'
L2	S45°02'07"E	75.88'

LEGEND

P.O.B. = POINT OF BEGINNING
S.S.E. = SANITARY SEWER EASEMENT
C.E.E. = COSERV ELECTRIC EASEMENT
W.T.P.E. = WATER TRANSMISSION PIPELINE EASEMENT
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
DOC# = DOCUMENT NUMBER

GRAPHIC SCALE

50 0 25 50 100 200

SCALE: 1"=50'

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, CATHOLIC DIOCESE OF FORT WORTH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BATES SURVEY, ABSTRACT NO. 1620 & THE C.L. SMITH SURVEY, ABSTRACT NO. 1681, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 3, BLOCK A, ST.MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017-365, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWESTERLY MOST CORNER OF LOT 2, OF SAID BLOCK A, AND ALSO BEING IN THE NORTHEASTERLY LINE OF LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING CALLS;

SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 295.24 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, 101.95 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 221.17 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 45 DEGREES 04 MINUTES 43 SECONDS EAST, 44.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 199.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 45 DEGREES 02 MINUTES 07 SECONDS EAST, 75.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST, 210.62 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, 137.29 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 44 DEGREES 56 MINUTES 46 SECONDS EAST, 122.07, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC", AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWESTERLY MOST CORNER OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-153671, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS, 313.14 FEET, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID CALLED 21.886 ACRE TRACT, TO A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 3 AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY;

THENCE SOUTH 88 DEGREES 36 MINUTES 03 SECONDS WEST, 777.48 FEET, ALONG SAID NORTH RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 332.51 FEET, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "DUNAWAY ASSOC LP";

THECNE NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 350.54 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 AND THE SOUTHEASTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, AND CONTAINING 8.238 ACRES OR 358,847 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, CATHOLIC DIOCESE OF FORT WORTH ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3, BLOCK A, ST.MARTIN DE PORRES, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE CATHOLIC DIOCESE OF FORT WORTH DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
6. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
8. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2023.

BY:

_____ _____
AUTHORIZED SIGNATURE PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

STANDARD NOTES

1. THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

CERTIFICATION OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2023 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:
THAT I, JEREMY LUKE DEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS _____ DAY OF _____, 2023.

_____
NAME, TITLE & REGISTRATION NO.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.665.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

FINAL PLAT OF LOT 3, BLOCK A, ST.MARTIN DE PORRES ADDITION

8.238 ACRES IN J. BATES SURVEY, ABST. NO. 1620 & C.L. SMITH SURVEY, ABST. NO. 1681

TOWN OF PROSPER, DENETON COUNTY, TEXAS

CASE NO. DEVAPP-23-0119

PROJ. MGR.:	J.DEAL
PROJ. ASSOC.:	N/A
DRAWN BY:	M.LANGSTON
DATE:	07/05/2023

SHEET 1 OF 1

616.157001

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Dwg Name: P:\616.157 Marshall Architecture\001 SUPPOC Temp School Bldg\dwg\Civil\Final Drawings\Final of Subdivision\Final - Final Plat Lot 3.dwg Updated By: MLangston 07/05/23

PLANNING

To: **Planning & Zoning Commission** **Item No. 3s**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

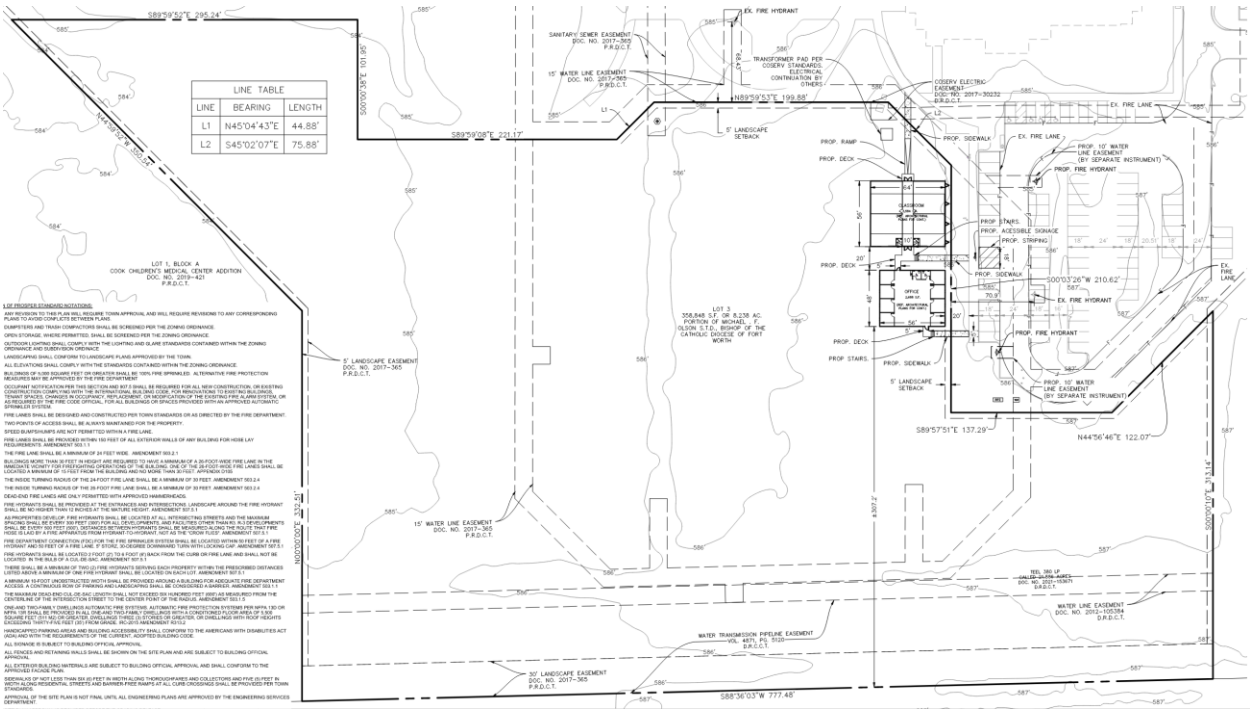
Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:

Consider and act upon a request for a Site Plan for a Private School, on 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0120)

Description of Agenda Item:

The Site Plan shows a 2,688 square foot temporary building (office area) and a 3,584 square foot temporary building (classroom area) for a private school as shown below:



Access will be provided from South Teel Parkway. The Site Plan (DEVAPP-23-0120) conforms to the Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15) development standards. A Specific Use Permit for the temporary buildings was approved by Town Council on July 11, 2023. Per the condition of the Specific Use Permit, the site plan expires two years from its approval. Approval of the site plan can be extended on a yearly basis when the two-year period ends.

As a companion item, the Final Plat (DEVAPP-23-0119) is also on the Planning & Zoning Commission agenda for July 18, 2023.

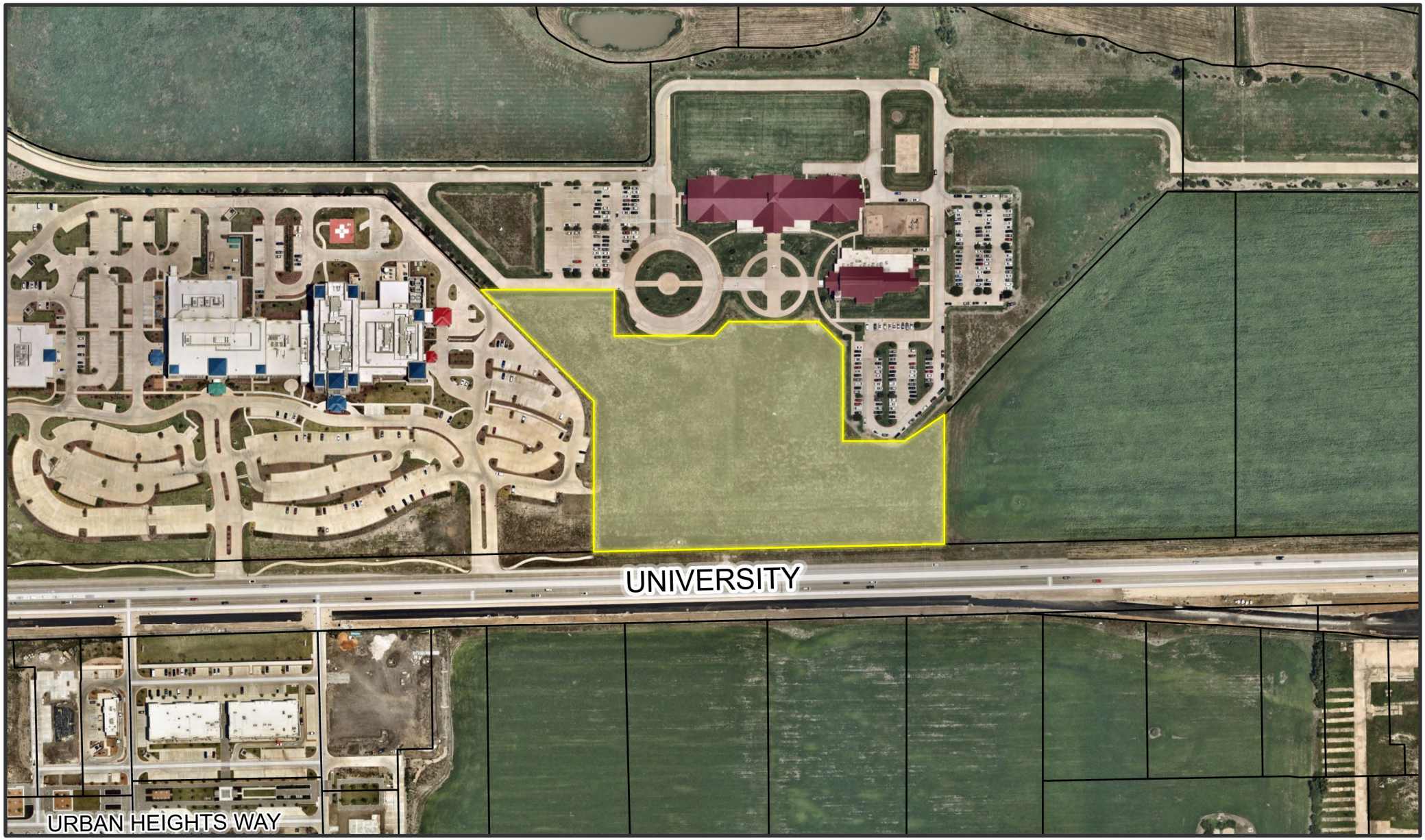
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

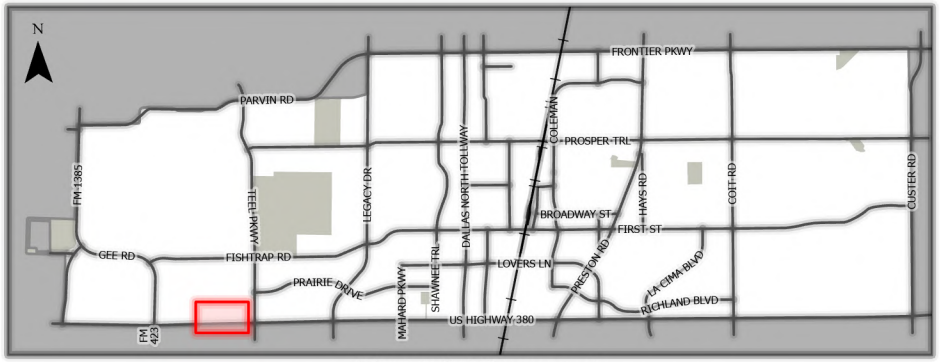
Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Specific Use Permit ordinance adoption.



TOWN OF PROSPER

0 175 350 700 Feet



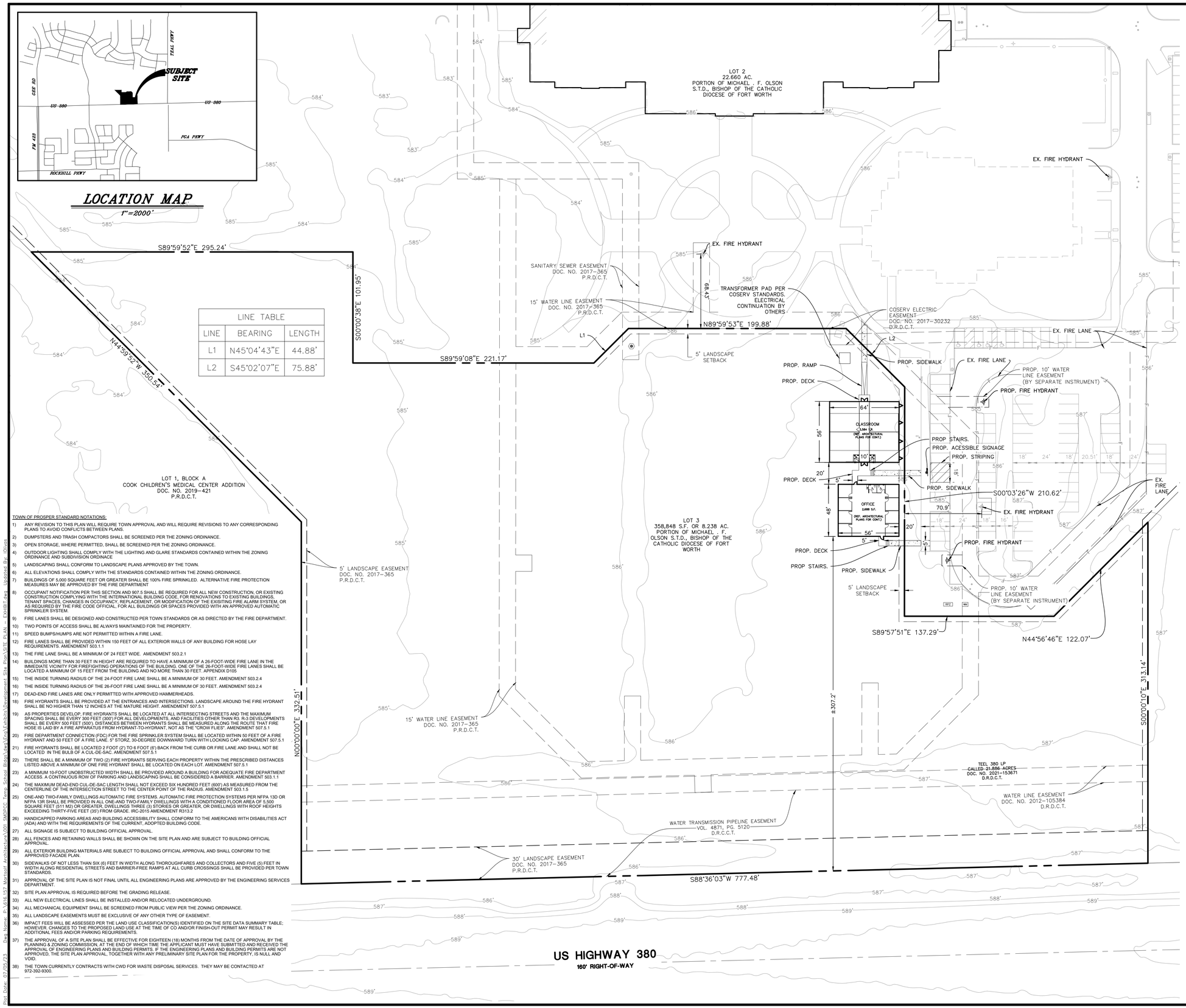
This map for illustration purposes only

DEVAPP-23-0120

St. Martins Temp Addition

90

Site Plan



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°04'43"E	44.88'
L2	S45°02'07"E	75.88'

TOWN OF PROSPER STANDARD NOTATIONS:

1) ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
3) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
4) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINACE
5) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
6) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
7) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT
8) OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
9) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
10) TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
11) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
12) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
13) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
14) BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE 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 D105
15) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
17) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
18) 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
19) 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
20) 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
21) 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
22) 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
23) 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
24) 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 503.1.5
25) ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R 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
26) 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.
27) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
28) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
29) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
30) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES 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.
31) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
32) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
33) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
34) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
35) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
36) 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 FEES AND/OR PARKING REQUIREMENTS.
37) 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.
38) THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

LEGEND

LP	LIGHT POLE
	BARRIER FREE RAMP
F	FIRE LANE
	FIRE HYDRANT

LOT SITE DATA TABLE

ZONING:	PD-40 (MIXED-USE) SUP: ZONE23-0009
PROPOSED USE:	SPECIFIC USE PERMIT – TEMP. SCHOOL BUILDINGS
LOT AREA:	8.238 ACRES
BUILDING AREA:	OFFICE: 2688 S.F. CLASSROOM: 3584 S.F.
BUILDING HEIGHT:	OFFICE: 14.375 FT CLASSROOM: 9.167 FT
CLASSROOM COUNT:	4 CLASSROOMS
LOT COVERAGE (%):	1.75 %
FLOOR AREA RATIO:	0.02
TOTAL PARKING REQUIRED:	0
TOTAL PARKING PROVIDED:	17
H.C. SPACES REQUIRED:	0
H.C. SPACES PROVIDED:	4
% OF LANDSCAPE REQUIRED:	N/A
% OF LANDSCAPE PROVIDED:	N/A
SF OF IMPERVIOUS SURFACE:	6744 SF
OPEN SPACE REQUIRED	0.58 ACRES
OPEN SPACE PROVIDED	8.06 ACRES
INTERIOR LANDSCAPING REQUIRED	0
INTERIOR LANDSCAPING PROVIDED	0

CONTACT INFORMATION:

OWNER:
CATHOLIC DIOCESE OF FORT WORTH
800 WEST LOOP 820 SOUTH
FORTH WORTH, TEXAS 76108
817.945.9311
MICHAEL OLSON, S.T.D.

APPLICANT:
MANHARD CONSULTING
505 PECAN STREET, SUITE 201
FORT WORTH, TEXAS 76102
817.995.3867
AUSTIN CARR, P.E.

SURVEYOR:
MANHARD CONSULTING
505 PECAN STREET, SUITE 201
FORT WORTH, TEXAS 76102
817.865.5344
JEREMY DEAL, R.P.L.S., P.E.

CONTRACTOR:
FPI BUILDERS
216 WENNECA AVE.
FORT WORTH, TX 76102
817.336.1161
STERLING BARNETT

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF PROSPER AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
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 "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACE(S). BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE. ALL PRIVATE RAMPS AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF AS SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNING WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR – "BRICK RED", BY USE OF A COLOR ADMIXTURE APPLIED DURING THE FINISHING PROCESS.
4. SLOPES ON HANDICAPPED PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMWORK, BUT BEFORE CONSTRUCTION OF PAVEMENT, CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS SLOPES ON SUBGRADE AND/OR FOAMWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATIONS. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. NOTIFY A/E IF DISCREPANCIES OR CONFLICTS WITH NEW CONSTRUCTION EXISTS.
6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
7. ACCORDING TO PROSPER'S ZONING ORDINANCE, WHERE A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED FOR USES OTHER THAN RESIDENTIAL, OR PARCELS NOT SHOWN AS RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE AREA IS REQUIRED.

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DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

ST. MARTIN DE PORRES CATHOLIC CHURCH ADDITION

3990 W. UNIVERSITY DR. PROSPER, TEXAS

DEVELOPMETNAL SITE PLAN (DEVAPP-23-0120)

PROJ. MGR.:	AC
PROJ. ASSOC.:	KH
DRAWN BY:	IO
DATE:	07/5/23

SHEET

EX

616.157.001

PENDING

Plot Date: 07/05/23 Dwg Name: P:\616.157 Manhard Architecture\001 SMDPCC Temp. School Bldgs\dwg\Eng\Exhibits\Development Site Plan\SITE PLAN - EXHIBIT.dwg Updated By: IOuos

PLANNING

To: **Planning & Zoning Commission** **Item No. 3t**

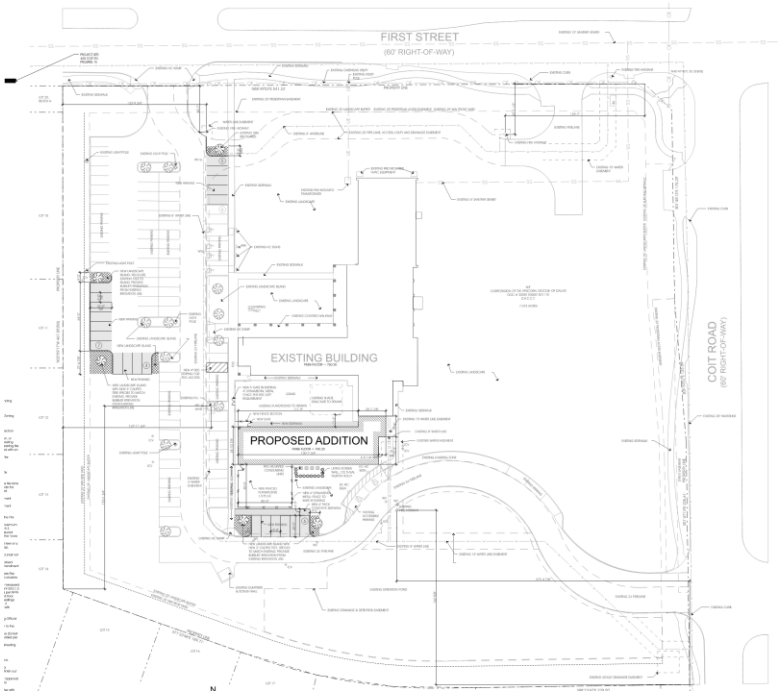
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a request for a Site Plan for a Private School, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road. The property is zoned Planned Development-6 (PD-6) La Cima and Specific Use Permit-10 (S-10) St. Paul's Episcopal School. (DEVAPP-23-0125)

Description of Agenda Item:
The Site Plan shows a 4,505 square foot addition to an existing building for a private school as shown below:



Access will be provided from East First Street and South Coit Road. The Site Plan (DEVAPP-23-0125) conforms to the Planned Development-6 (PD-6) and Specific Use Permit-10 (S-10) development standards.

Attached Documents:

1. Location Map
2. Site Plan

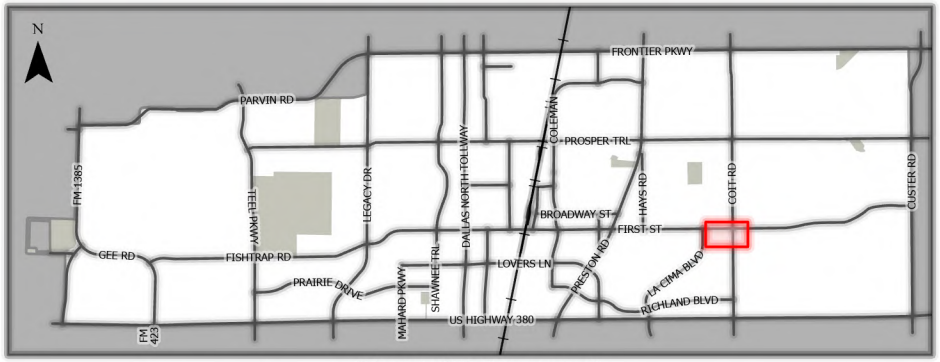
Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 140 280 560 Feet



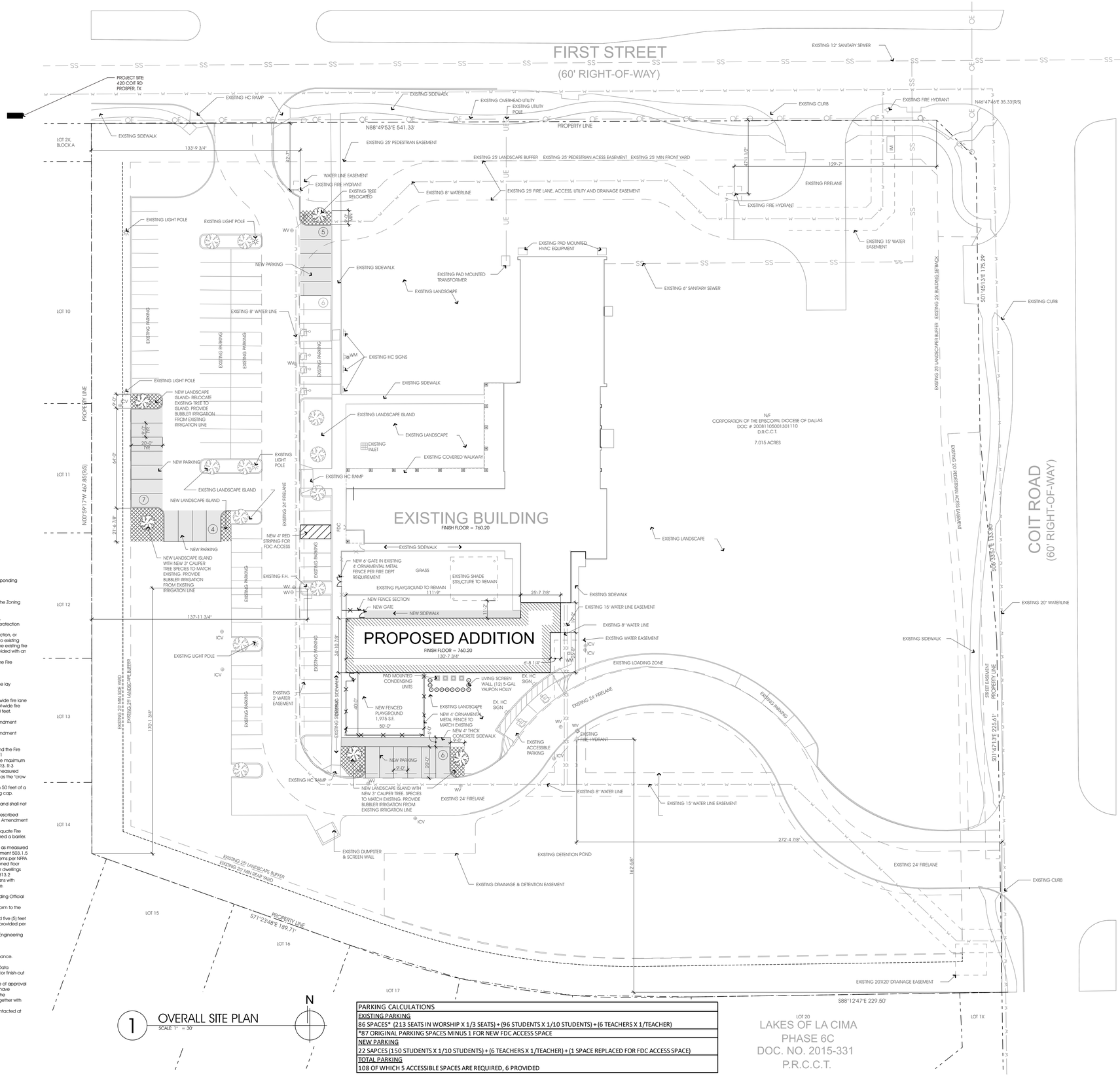
This map for illustration purposes only

DEVAPP-23-0125

St. Paul Addition

94

Revised Site Plan



SITE DATA TABLE	
ZONING	PD-6
PROPOSED USE	DAYCARE/HOUSE OF WORSHIP
LOT AREA	7.105 ACRES
BUILDING AREA	16,000 SF (EXISTING) 4,505 SF (ADDITION)
BUILDING HEIGHT	42' (EXISTING)
LOT COVERAGE	31%
FLOOR AREA RATIO	7%
TOTAL PARKING REQUIRED	108 SPACES
TOTAL PARKING PROVIDED	109 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
HADICAP PARKING PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	1,635 SF (EXISTING) 330 SF (NEW)
INTERIOR LANDSCAPING PROVIDED	2,817 SF (EXISTING) 1,354 SF (NEW)
SQUARE FOOTAGE OF CONCRETE PAVING	72,650 SF (EXISTING) 3,908 SF (NEW)
SQUARE FOOTAGE OF IMPERVIOUS SURFACES	88,650 SF (EXISTING) 84,742 SF (NEW)
OPEN SPACE REQUIRED	7%
OPEN SPACE PROVIDED	38%

NOTES:

NO 100 YEAR FLOOR PLAIN EXISTS ON THE SITE.

STANDARD LANGUAGE

Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

1) Dumpsites and trash compactors shall be screened per the Zoning Ordinance.
2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
4) Landscaping shall conform to landscape plans approved by the Town.
5) All elevations shall comply with the standards contained within the Zoning Ordinance.
6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7) Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
9) Two points of access shall be always maintained for the property.
10) Speed bumps/humps are not permitted within a fire lane.
11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
13) Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the 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 D105
14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
16) Dead-end fire lanes are only permitted with approved hammerheads.
17) 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
18) 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
19) Fire department connection (FDC) for the fire 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
20) 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
21) 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
22) 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
23) 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 503.1.5
24) One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R 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
25) 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.
26) All signage is subject to Building Official approval.
27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
28) All exterior building materials are subject to Building Official approval and shall conform to the approved façade plan.
29) Sidewalks of not less than six (6) feet in width along thoroughfares 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.
30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
31) Site Plan Approval is required before the grading release.
32) All new electrical lines shall be installed and/or relocated underground.
33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
34) All landscape easements must be exclusive of any other type of easement.
35) 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 paving requirements.
36) 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.
37) The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.

PARKING CALCULATIONS
EXISTING PARKING
86 SPACES* (213 SEATS IN WORSHIP X 1/3 SEATS) + (96 STUDENTS X 1/10 STUDENTS) + (6 TEACHERS X 1/TEACHER)
*87 ORIGINAL PARKING SPACES MINUS 1 FOR NEW FDC ACCESS SPACE
NEW PARKING
22 SAPCES (150 STUDENTS X 1/10 STUDENTS) + (6 TEACHERS X 1/TEACHER) + (1 SPACE REPLACED FOR FDC ACCESS SPACE)
TOTAL PARKING
108 OF WHICH 5 ACCESSIBLE SPACES ARE REQUIRED, 6 PROVIDED

TOWN OF PROSPER	
PROJECT INFORMATION	
OWNER NAME	CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
OWNER ADDRESS	1630 N GARRETT AVE DALLAS, TX 75206-7702
OWNER PHONE	972-347-9700
APPLICANT NAME	NELSON + MORGAN ARCHITECTS, INC.
APPLICANT ADDRESS	2717 WIND RIVER LANE, STE 230 DENTON, TX 76210
APPLICANT PHONE	940-566-0266
SUBDIVISION NAME	PART OF THE HARRISON JAMISON ABSTRACT NO. 480 ST PAULS EPISCOPAL CHURCH
BLOCK & LOT	LOT 1, BLOCK 1
TOWN PROJECT #	DEVAPP-23-0124
PREPARATION DATE	6/19/23

NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

NEW EDUCATION WING
FOR
ST. PAUL'S EPISCOPAL CHURCH

PROSPER TEXAS

JOB: 23005

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Issued Date:	06-19-2023
Revision:	Date:

Issued for:	Date:
Pricing -	
Permitting -	
Bidding -	
Construction -	

OVERALL SITE PLAN

SHEET

A1.0

Drawing Name: 23005 ST PAUL EPISCOPAL V3 7/7/23 12:49 PM

PLANNING

To: **Planning & Zoning Commission** **Item No. 4**

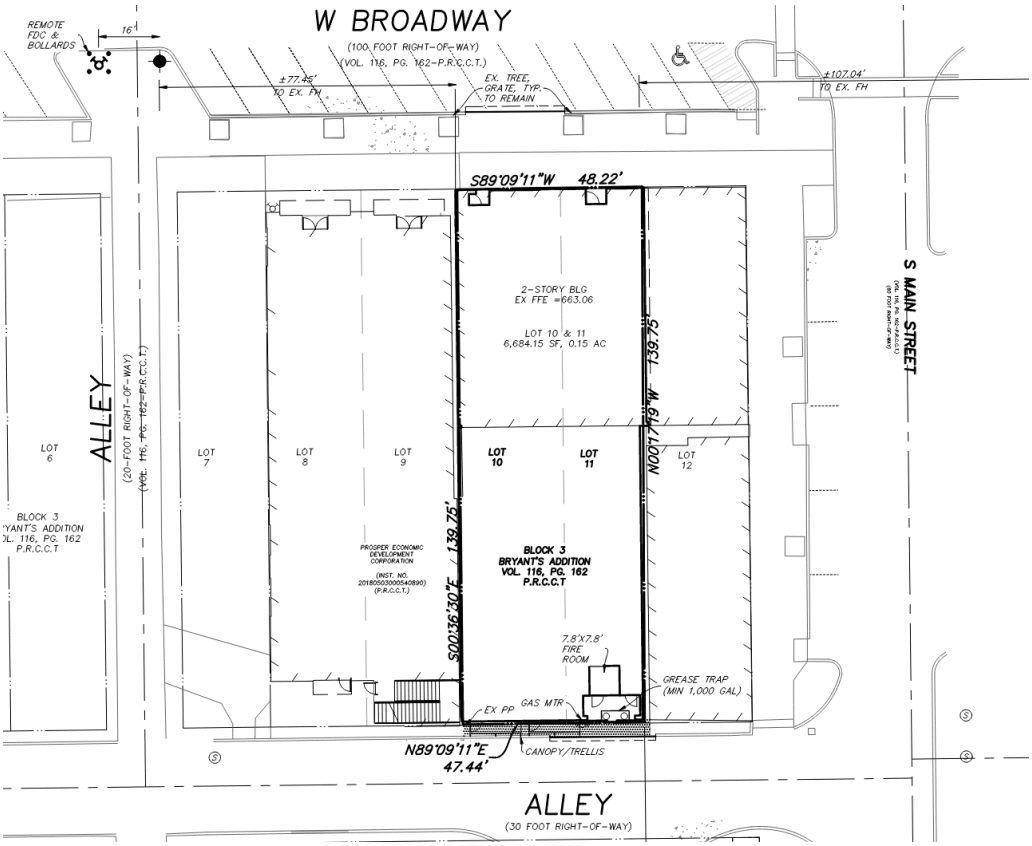
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – July 18, 2023**

Agenda Item:
Consider and act upon a Site Plan for a Restaurant, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0055)

Description of Agenda Item:
The Site Plan shows a 2-story, 9,236 square foot building with 3,197 square feet of office area and 6,039 square feet of restaurant area as shown below:



Access is provided from West Broadway Street. In 2020, the Zoning Ordinance was amended allowing the Planning & Zoning Commission to approve alternative parking space requirements at the time of Site Plan. Due to the availability of surrounding public parking and limited opportunity in a downtown setting to provide off-street parking, staff is recommending approval of the Site Plan with no required on-site parking. The Site Plan (DEVAPP-23-0055) conforms to Downtown Retail (DTR) development standards.

Attached Documents:

1. Location Map
2. Site Plan
3. Letter of Intent

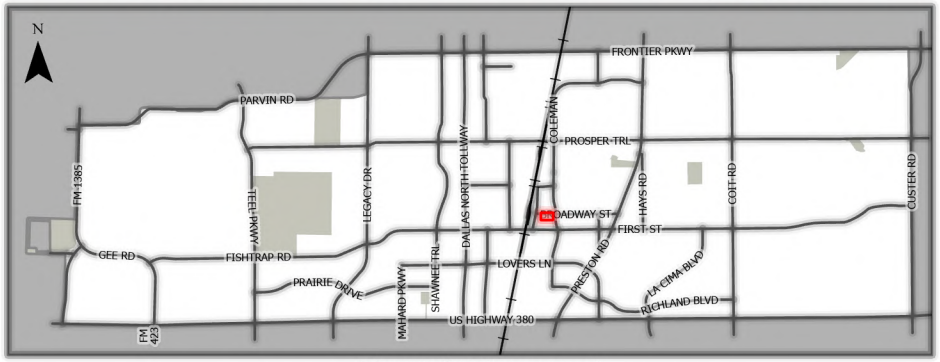
Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Planning & Zoning Commission approval of alternative parking.
2. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 40 80 160 Feet

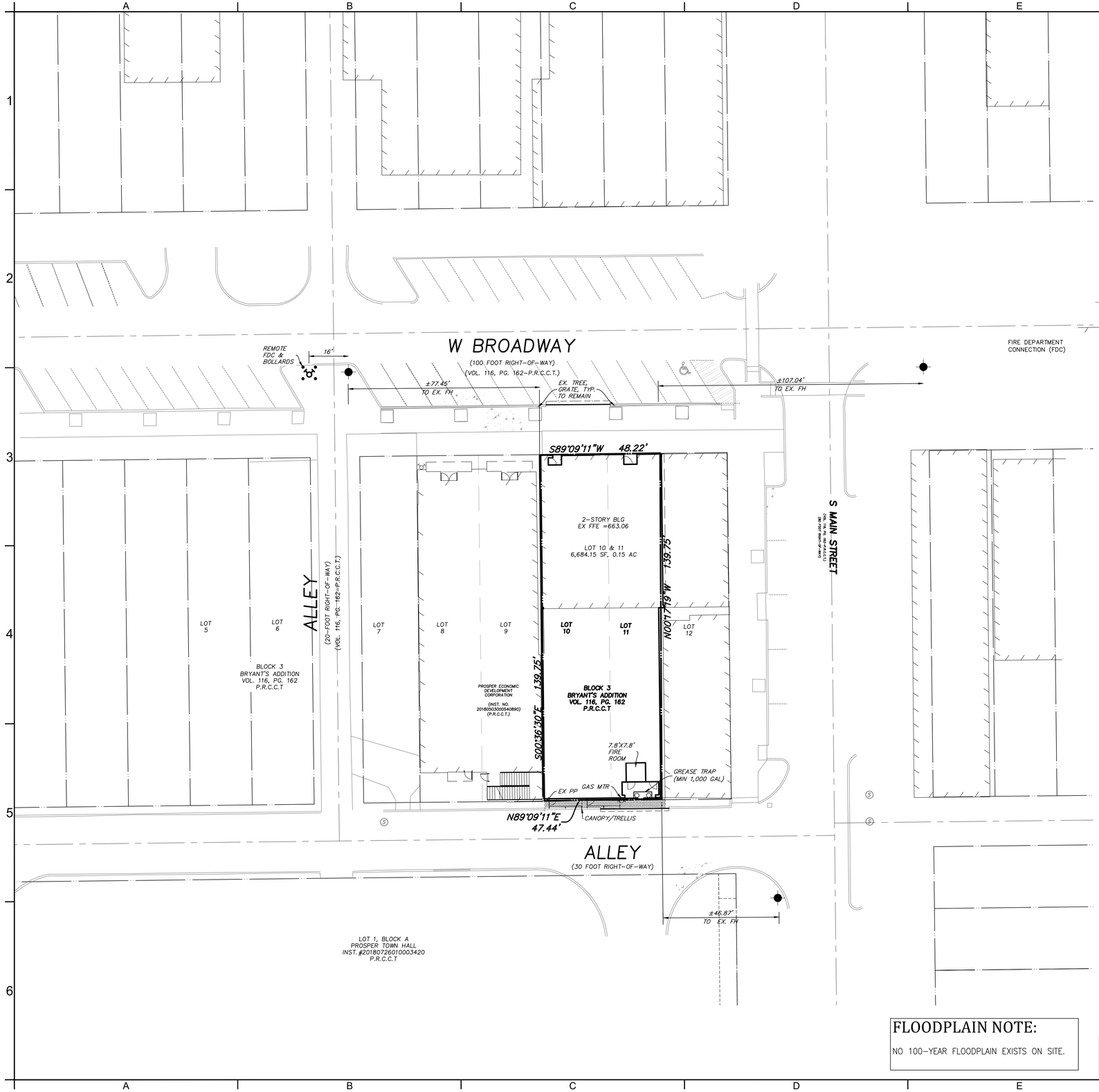


This map for illustration purposes only

DEVAPP-23-0055

205 W Broadway

Site Plan



PAVEMENT LEGEND

EXISTING CONCRETE PAVEMENT

SIDEWALKS
PUBLIC & PRIVATE SIDEWALK (AND HARDSCAPE AREAS) 4" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT'S RECOMMENDATIONS.

SITE LEGEND

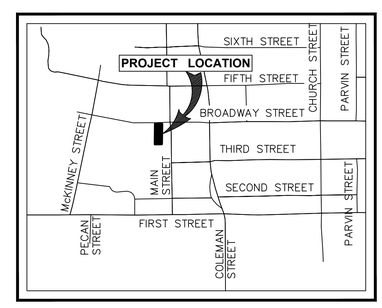
- EX. WASTEWATER MANHOLE
- PR. WATER METER
- GAS METER
- EX. LIGHT POLE
- SANITARY SEWER CLEANOUT
- EX. STREET TREE
- EX. FIRE HYDRANT
- EX. BUILDING LINE

SITE DATA SUMMARY TABLE	
ZONING=	DOWNTOWN RETAIL
PROPOSED USE	RESTAURANT & OFFICE (independent of each other)
LOT AREA	6,684.34 SF / 0.15 AC
BUILDING AREA	9,236 SF
OFFICE AREA	3,197 SF
RESTAURANT AREA	6039 SF
BUILDING HEIGHT	34'-9.5"
LOT COVERAGE	99%
FLOOR AREA RATIO	1.40
PARKING	NO ON-SITE PARKING PROVIDED
SQUARE FEET OF IMPERVIOUS SURFACE	6,684.34 SF

TOWN OF PROSPER NOTES:

Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

1. Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
2. Open storage, where permitted, shall be screened per the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
4. Landscaping shall conform to landscape plans approved by the Town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
8. Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
9. Two points of access shall be always maintained for the property.
10. Speed bumps/humps are not permitted within a fire lane.
11. Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
12. The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
13. Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the 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 D105
14. The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
15. The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
16. Dead-end fire lanes are only permitted with approved hammerheads.
17. Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
18. 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
19. 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
20. 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
21. 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
22. 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
23. 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 503.1.5
24. One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R 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
25. 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.
26. All signage is subject to Building Official approval.
27. All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
28. All exterior building materials are subject to Building Official approval and shall conform to the approved façade plan.
29. Sidewalks of not less than six (6) feet in width along thoroughfares 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.
30. Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
31. Site Plan Approval is required before the grading release.
32. All new electrical lines shall be installed and/or relocated underground.
33. All mechanical equipment shall be screened from public view per the Zoning Ordinance.
34. All landscape easements must be exclusive of any other type of easement.
35. 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.
36. 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.
37. The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.



LOCATION MAP
(NOT TO SCALE)
PARCEL# 960865

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

FLOODPLAIN NOTE:

NO 100-YEAR FLOODPLAIN EXISTS ON SITE.

TOWN OF PROSPER SUBMITTAL INFORMATION

PROJECT NO. DEVAPP-23-0055 SUBMITTAL DATE: 2023-06-12

BENCHMARK DATA:

TBM-1 = "X" CUT AT EDGE OF SIDEWALK NEAR NORTHWEST.
ELEV.: 661.22'

TBM-2 = "X" CUT IN CONCRETE ACROSS ALLEY FROM SOUTHWEST PROPERTY CORNER.
ELEV.: 660.68'

REVISION | DATE | NO.

TEL: 214.396.2339
www.urbanstrategy.us
URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF DOUGLAS E. BARRILLEAUX P.E.# 97518 ON 6/12/2023

205 W BROADWAY
205 W. BROADWAY ST.
BRYANTS FIRST ADDITION, LOT 10 & 11A, BLOCK 3
PROSPER, COLLIN, TEXAS

SHEET TITLE: SITE PLAN

PROJECT:

CLIENT: MCL CONSTRUCTION
DRAWN BY: VA
DESIGNER: MAP
REVIEWER: MAP
U.S. PROJECT: 231003

SHEET C05

FILE NAME: C-SITE.DWG
FILE LOCATION: C:\Users\Michael Pohlen\Travel Folder\Projects\2023\231003 205 W Broadway in Prosper\ACAD\Working Files\C-SITE.dwg
LAST MODIFIED BY: MICHAEL POHLEN
LAST MODIFIED ON: 6/5/2023 3:48 PM
PLOTTED ON: 6/5/2023 3:50 PM

MCL CONSTRUCTION LLC
TEXAS

July 13, 2023

Dakari Hill
Senior Planner
205 W. First Street
Prosper, Texas 75078

Re: 205 W. Broadway

Mr. Hill,
Due to plenty of Public Parking directly behind the 205 W Broadway site, we do not feel the need for us to have on site parking at the restaurant location. There is also parking directly in front of the building and around the side of the building next to 205 W Broadway. This is a downtown building and we will be sharing downtown parking with other downtown business.

Thanks,

Thanks,
Michael Lopez