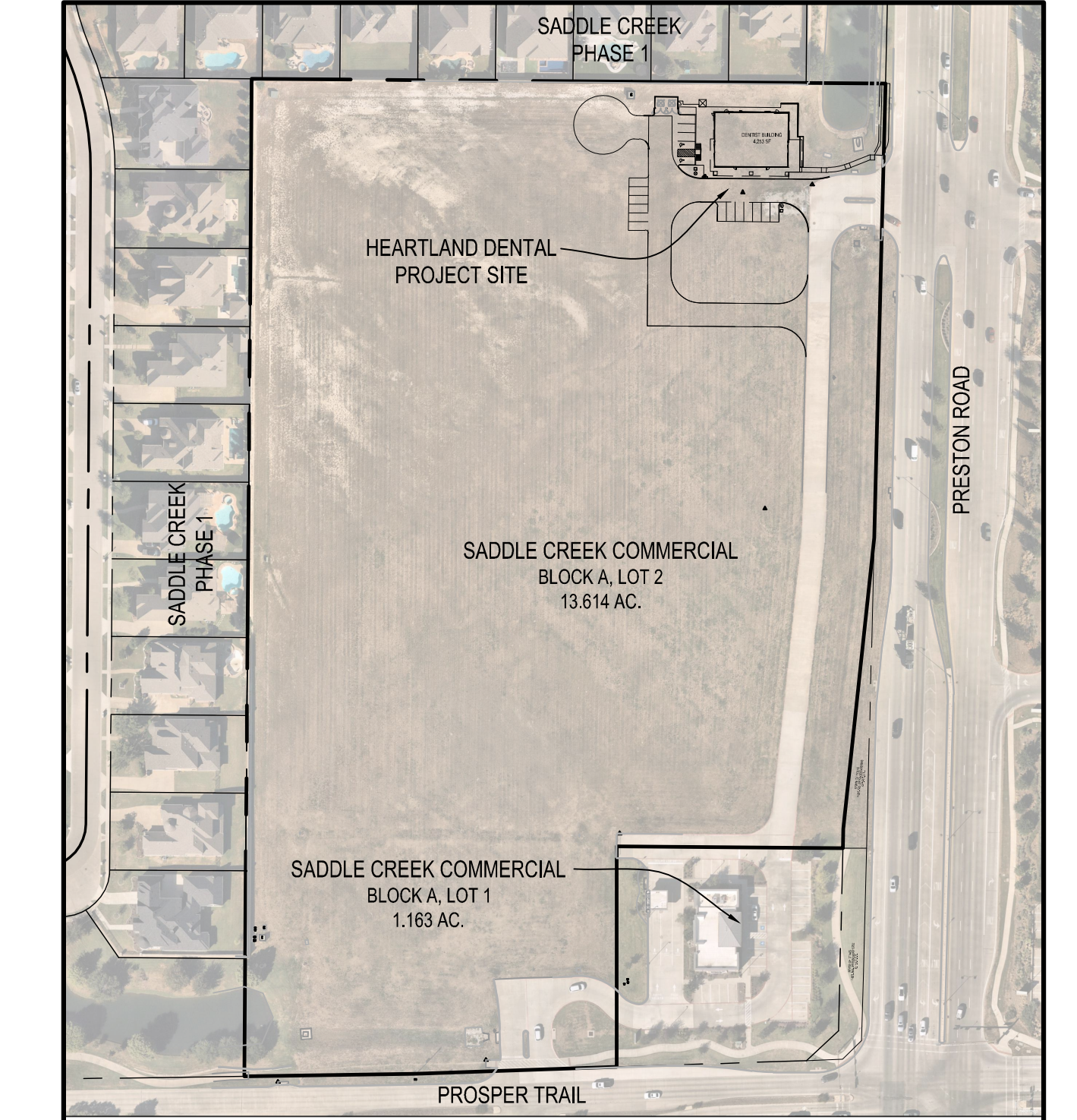


**LEGEND**

---	PROPERTY LINE	[E]	EX. ELECTRICAL SWITCHGEAR
- - -	EX. PROPERTY LINE	⊕	EX. POWER POLE
○	EX. FIRE HYDRANT	⊖	EX. GUY WIRE
●	PROP. FIRE HYDRANT	⊕	EX. CURB INLET
▨	PROP. SIDEWALK	⊕	EX. GRATE INLET
▨	PROP. FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT	⊕	EX. SEWER MANHOLE
▨	PROP. BUILDING OVERHANG COLUMNS	⊕	PROP. SEWER MANHOLE
---	LIMITS OF CONSTRUCTION	⊕	PROP. BACKFLOW DEVICE
○	PARKING COUNT	⊕	PROP. WATER METER
		⊕	PROP. FIRE DEPARTMENT CONNECTION

- 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.
- All development standards shall follow Town Standards. Open storage, where permitted, shall be screened per the Zoning Ordinance.
  - Landscaping shall conform to landscape plans approved by the Town of Prosper.
  - All development standards shall follow Fire Requirements per the Town of Prosper.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - 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.
  - The approval of the Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning and Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
  - Open Space requirements shall follow the Zoning Ordinance, per Part C. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.



**SITE DATA SUMMARY**

LOT AREA:	13.614 AC (593,039 S.F.)
PROJECT LAND AREA:	0.953 AC (41,513 S.F.)
CURRENT ZONING:	PD-31 - OFFICE
EXISTING USE:	N/A
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	± 4,253 S.F.
BUILDING HEIGHT:	27' - 4.5" - 1 STORY
LOT COVERAGE:	4,253/593,039 = .0071 → 0.71%
BUILDING REQUIRED PARKING:	1,250 S.F. = 18 SPACES
BUILDING PARKING PROVIDED:	18
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE:	2
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE:	2
FLOOR AREA RATIO:	4,253/593,039 = .0071 → 0.71%
INTERIOR LANDSCAPE AREA REQUIRED:	20 S.F./PARKING SPACE = 20 x 18 = 360 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	1,578 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	29,705 S.F.
OPEN SPACE REQUIRED (7% OF ENTIRE PROPERTY):	593,039 x 0.07 = 41,513 S.F.
OPEN SPACE PROVIDED:	563,334 S.F.

**CONTROL POINTS**

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
62	714,3296.820	249,2959.920	750.28	5/8" CIRS
64	714,3304.892	249,3031.491	749.95	MAG NAIL

**OWNER INFORMATION**  
BRAD BURNS  
SADDLE CREEK INVESTMENTS, LTD.  
5550 GRANITE PKWY, SUITE 110  
PLANO, TX 75024  
(214) 850-8841

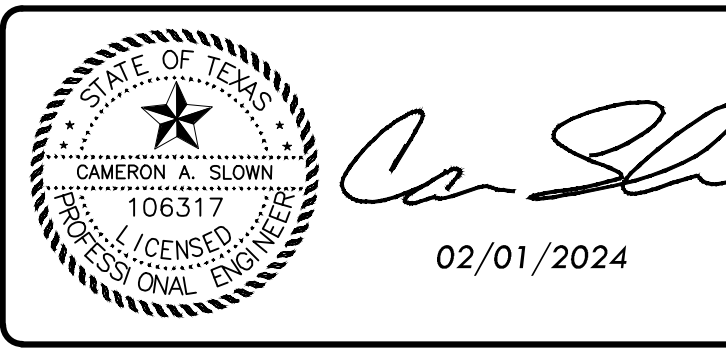
**ENGINEER INFORMATION**  
CAMERON SLOWIN, P.E.  
TEAGUE, NALL AND PERKINS, INC.  
825 WATTERS CREEK BLVD, SUITE M300  
ALLEN, TX 75013  
(214) 461-9867

Drawing: T:\Projects\BRB23540\Eng\CAD\CAD\Sheet\BRB23540 - SITE PLAN.dwg at Feb 01, 2024 12:03pm by cslown

no.	revision	by	date



**teague nall and perkins, inc**  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpsc.com  
TBP: ENGR F-230; SURV 10011600, 10011601, 10194388  
GBPE: PEF007431; TBAE: BR 2673



scale  
when bar is  
1 inch long  
horiz  
1" = 20'  
vert  
N/A  
FEB 2024

**BRAD BURNS DEVELOPMENT**  
5550 GRANITE PKWY, SUITE 110  
PLANO, TX 75024

**TOWN OF PROSPER, TEXAS**  
Improvements for  
**HEARTLAND DENTAL**  
SITE PLAN

tnp project  
BRB23540  
sheet  
06  
of  
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SADDLE CREEK COMMERCIAL  
BLOCK A, LOT 2  
TOWN PROJECT NUMBER: DEVAPP-23-0216  
DATE PREPARED: JANUARY 4, 2024  
**NOT FOR CONSTRUCTION**