



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED ZONING LINE
 - EXISTING ZONING LIMITS
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE LANE
 - PROPOSED SIDEWALK
 - PROPOSED PEDESTRIAN CROSSING
 - PROPOSED POND
 - LOT 3 PHASE 2 DEVELOPMENT
 - OPEN SPACE
- TOWN OF PROSPER STANDARD SITE PLAN NOTES:**
- All development standards shall follow Town Standards.
 - Landscape 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 a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
 - Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond *

SITE INFORMATION			
	OVERALL	LOT 2R	LOT 3
LAND AREA:	13.614 ACRES (593,039 SF)	12.627 ACRES (550,045 SF)	0.987 ACRES (42,994 SF)
CURRENT ZONING:	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)
EXISTING USE:	DENTAL OFFICE W/ REMAINING VACANT	VACANT	DENTAL OFFICE
PROPOSED USE:	DENTAL OFFICE & NON RESIDENTIAL USES PER PD	NON RESIDENTIAL USES PER PD	DENTAL OFFICE
BUILDING AREA:	± 113,078 SF	± 108,836 SF	± 4,242 SF
BUILDING HEIGHT:	40' MAX	40' MAX	27' MAX
LOT COVERAGE:	70,034/593,039= 11.8% > 11.8%	65,792/550,045= 11.9% > 11.9%	4,242/42,994= 9.8% > 9.8%
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	12	10	2
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	21	19	2
FLOOR AREA RATIO	113,078 SF / (13.614 x 43,560) = 0.19 > 0.19%	108,836 SF / (12.627 x 43,560) = 0.19 > 0.19%	4,242 SF / (0.987 x 43,560) = 0.098 > 0.098%
BUILDING REQUIRED PARKING:	1/250 SF OFFICE SPACE = 81,562 / 250 = 327 SPACES 1/100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1/75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 584	1/250 SF OFFICE SPACE = 77,322 / 250 = 310 SPACES 1/100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1/75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 567	1/250 SF OFFICE SPACE = 4,242 / 250 = 17 SPACES
BUILDING PARKING PROVIDED:	646	617	29
INTERIOR LANDSCAPE AREA REQUIRED (15 SF / PARKING SPACE):	9,690 SF	9,255 SF	435 SF
INTERIOR LANDSCAPE AREA PROVIDED	31,021	27,787	3,234
IMPERVIOUS SURFACE (SF)	480,860	446,745 SF	33,915 SF
OPEN SPACE REQUIRED (7% TOTAL AREA)	593,039 x 0.07 = 41,513 SF	550,045 x 0.07 = 38,504 SF	42,994 x 0.07 = 3,010 SF
OPEN SPACE PROVIDED	72,550 SF	69,344 SF	3,206 SF

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

CASE NO. DEVAPP - 25-0088

OPEN SPACE PLAN
SADDLE CREEK COMMERCIAL
BLOCK A, LOTS 2R & 3

593,039 SQUARE FEET
13.614 ACRES

ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2024010000593 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER SADDLE CREEK INVESTMENTS, LTD. 5550 Granite Pkwy Ste 110 Plano, TX 75024 Contact: Brad Burns 972.931.9585	PROJECT INFORMATION Project No.: BRB 23074 Date: SEPT 10, 2025 Drawn By: CAS Scale: 1"=60'	SURVEYOR TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpsc.com Contact: Jay Maddox	ENGINEER TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpsc.com Contact: Cameron Slown
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