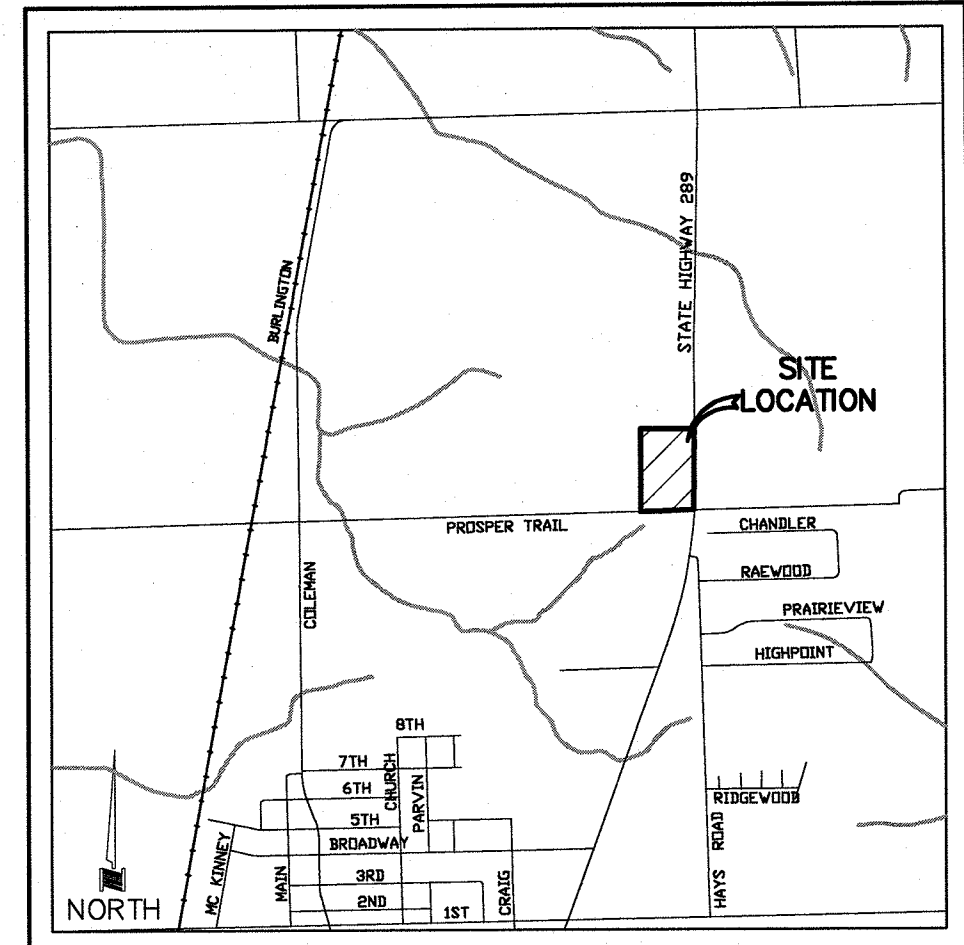
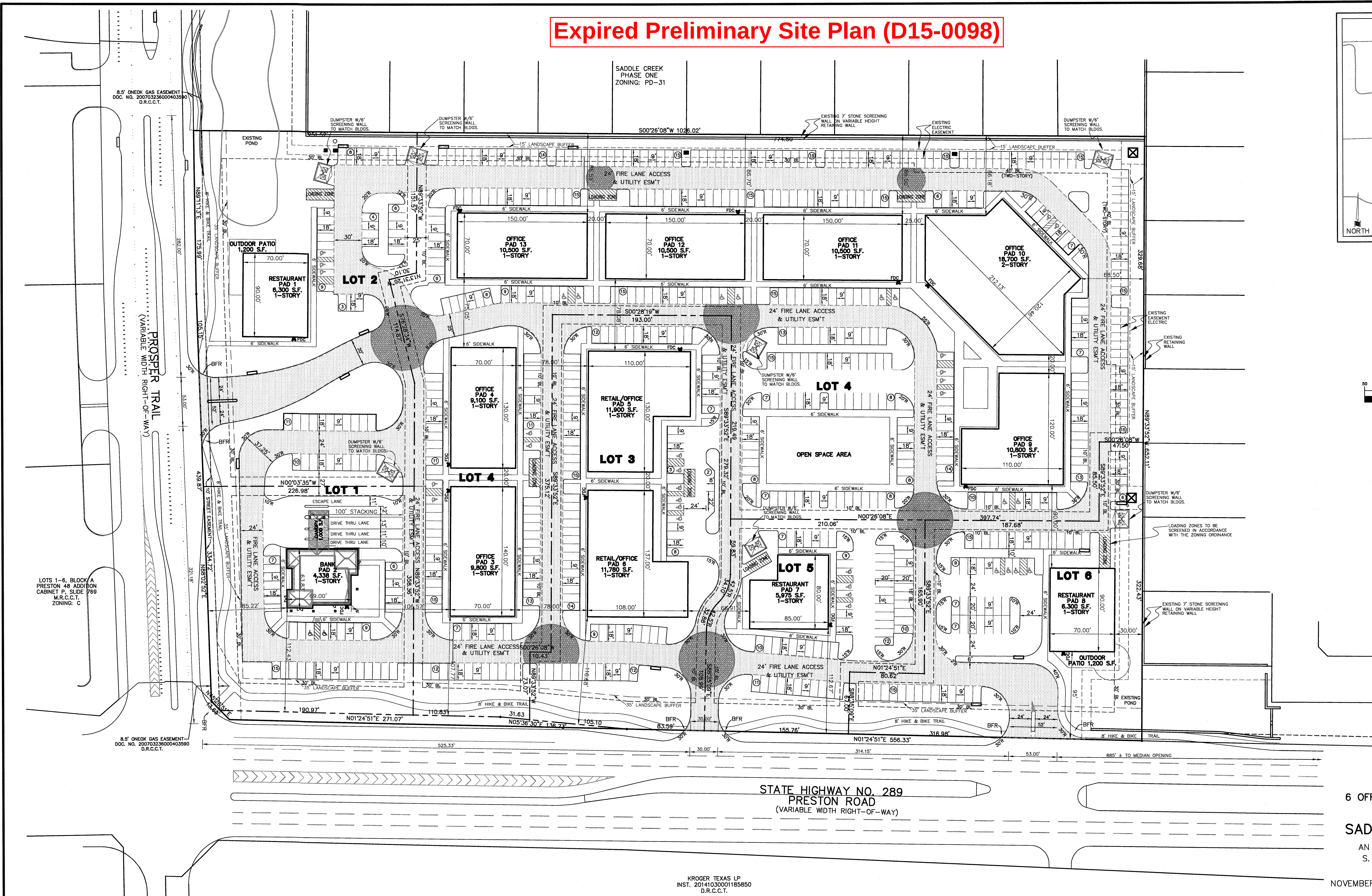
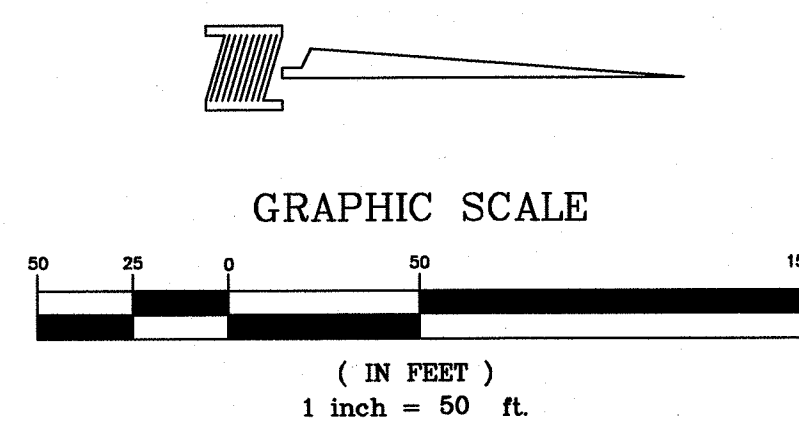


Expired Preliminary Site Plan (D15-0098)



LOCATION MAP
NOT TO SCALE



KROGER TEXAS LP
INST. 2014103000185850
D.R.C.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD
C1	10°49'12"	112.50'	10.85'	21.24'
C2	10°49'12"	112.50'	10.85'	21.24'
C3	45°58'12"	42.50'	18.03'	34.10'
C4	44°39'29"	42.50'	17.46'	33.13'

LEGEND

- | | | | |
|--|------------------------|--|----------------------------|
| | FIRE HYDRANT | | FIRE LANE |
| | WATER VALVE | | DE DRAINAGE EASEMENT |
| | EXISTING CONTOUR | | SE SANITARY SEWER EASEMENT |
| | # OF PARKING SPACES | | WE WATER EASEMENT |
| | HANDICAP PARKING SPACE | | UE UTILITY EASEMENT |
| | | | BL BUILDING LINE |
| | | | LS LANDSCAPE |

STATE HIGHWAY NO. 289
PRESTON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



01/05/2016
CASE # D15-0098
6 OFFICE/RETAIL LOTS ~ 15.000 ACRES
PRELIMINARY SITE PLAN
SADDLE CREEK COMMERCIAL
AN ADDITION TO THE TOWN OF PROSPER
S. RICE SURVEY ~ ABSTRACT NO. 787
COLLIN COUNTY, TEXAS

NOVEMBER 02, 2015 SCALE: 1"=50'

OWNER
SADDLE CREEK INVESTMENTS, LTD.
6900 DALLAS PARKWAY SUITE 780
(972)608-5388 PLANO, TEXAS 75024
OWNER - LOT 1
LEGACYTEXAS BANK
5851 LEGACY CIRCLE SUITE 1200
(972)758-1570 PLANO, TEXAS 75024
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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 Regulation 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 Uniform 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') 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) Shared parking agreement must be filed with Town prior to any final site plans with shared parking approved by Town.

SITE DATA SUMMARY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL
1. ZONING:	PD-31	PD-31	PD-31	PD-31	PD-31	PD-31	
2. PROPOSED USE:	BANK	RESTAURANT	OFFICE/RETAIL	OFFICE	RESTAURANT	RESTAURANT	
3. PROJECT AREA	1.2 AC. 54,209 SF	2.0 AC 88,125 SF	1.9 AC 84,095 SF	7.2 AC 311,821 SF	1.1 AC 46,762 SF	1.5 AC 64,750 SF	14.9 AC 649,762 SF
4. BUILDING AREA	4,338 SF	7,500 SF (6,300 SF MAIN/ 1,200 SF OUTDOOR DINING)	23,680 SF	98,200 SF	5,975 SF	7,500 SF (6,300 SF MAIN/ 1,200 SF OUTDOOR DINING)	147,193 SF
5. BUILDING HEIGHT	MAX 40.0'	MAX 30.0'	MAX 30.0'	MAX 30.0'-40.0'	MAX 30.0'	MAX 30.0'	MAX 30.0'-40.0'
6. LOT COVERAGE	8.0%	8.5%	28.2%	25.6%	12.8%	11.6%	19.8%
7. FLOOR AREA RATIO	0.080:1	0.085:1	0.282:1	0.315:1	0.128:1	0.116:1	0.227:1
8. TOTAL PARKING REQUIRED	13 (350:1)	100 (75:1)	79 (300:1)	281 (350:1)	80 (75:1)	100 (75:1)	658 VARIES
9. TOTAL PARKING PROVIDED	37*	49*	84*	403*	59*	59*	699*
10. TOTAL HANDICAP REQUIRED	2	4	4	9	4	4	27
11. TOTAL HANDICAP PROVIDED	2	4	6	16	4	4	36
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH A.D.A. STANDARDS							
12. INTERIOR LANDSCAPE REQUIRED	555 SF	765 SF	1,260 SF	6,150 SF	900 SF	885 SF	10,515 SF
13. INTERIOR LANDSCAPE PROVIDED	2,650 SF	2,215 SF	3,471 SF	7,105 SF	1,750 SF	1,875 SF	19,066 SF
14. SQUARE FOOTAGE OF IMPERVIOUS SURFACE	34,282 SF	41,120 SF	63,996 SF	220,865 SF	34,699 SF	34,156 SF	429,118 SF
15. OPEN SPACE REQUIRED (7% OF NET AREA)	3,795 SF	6,169 SF	5,887 SF	21,827 SF	3,273 SF	4,533 SF	45,483 SF
16. OPEN SPACE PROVIDED	12,850 SF (23.7%)	7,650 SF (8.7%)	10,550 SF (12.5%)	25,285 SF (8.1%)	6,200 SF (13.3%)	7,500 SF (11.6%)	60,035 SF (9.2%)

CROSS PARKING AGREEMENT LOTS 1-6 (SEE NOTE 19)



01/05/2016

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