



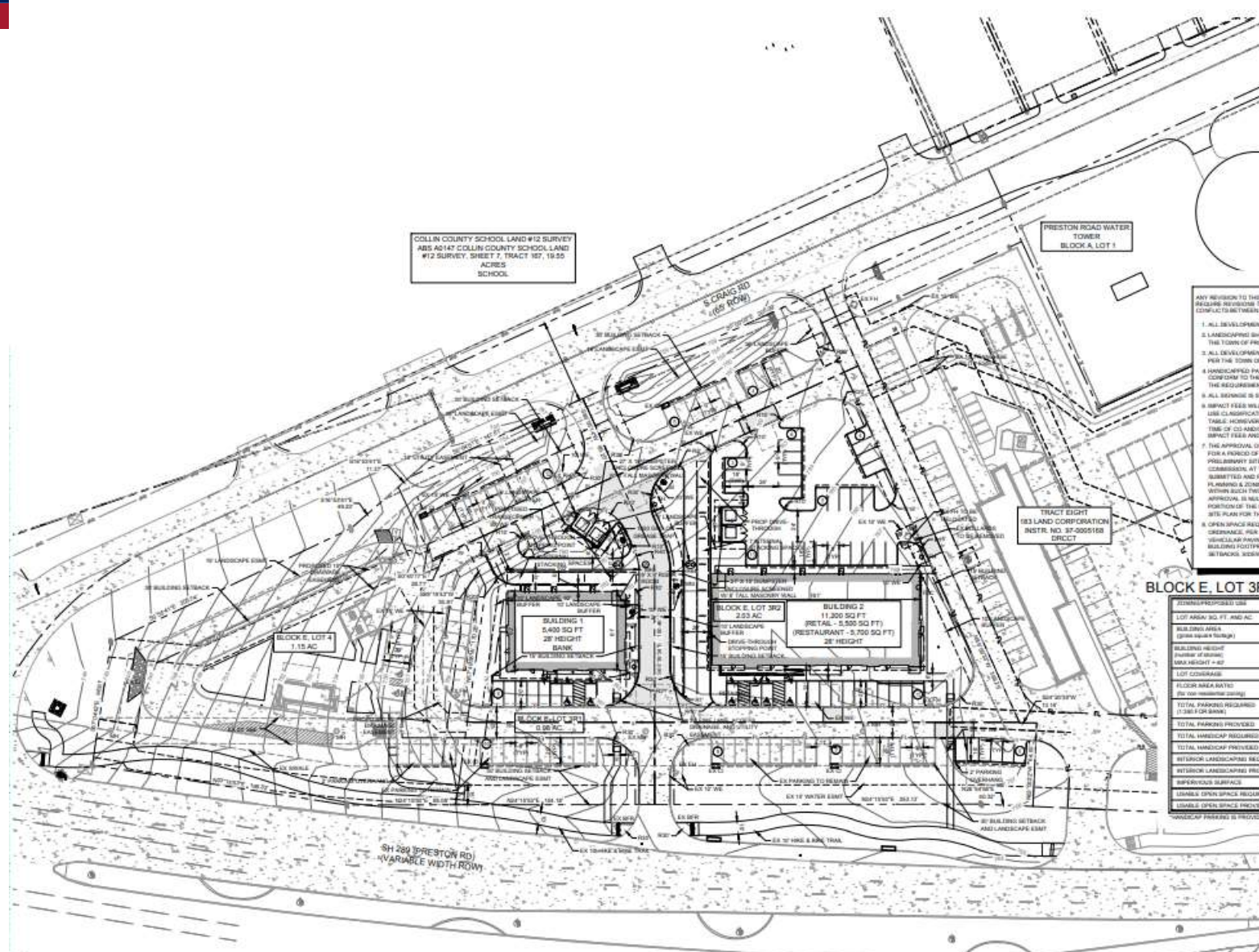
# Information

## Purpose

- Construct two restaurant/retail buildings totaling 16,600 square feet and associated parking.

## History

- A Preliminary Site Plan (DEVAPP-24-0082) was approved by the Planning & Zoning Commission on September 4, 2024.



COLLIN COUNTY SCHOOL LAND #12 SURVEY  
ABS A0147 COLLIN COUNTY SCHOOL LAND  
#12 SURVEY, SHEET 7, TRACT 187, 19.55  
ACRES  
SCHOOL

PRESTON ROAD WATER  
TOWER  
BLOCK A, LOT 1

TRACT EIGHT  
83 LAND CORPORATION  
INSTR. NO. 87-0005168  
CRICCT



- PROPOSED FIRE LINE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- EXISTING CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- MANHOLE
- TYPICAL
- SANITARY SEWER EASEMENT
- FIRE WATER EASEMENT
- DOWNPIPE EASEMENT
- BARRIER FREE RAMP
- BERM
- BUILDING SETBACK
- CLEAR INLET
- GRATE INLET
- WYE INLET
- JUNCTION BOX
- MANHOLE
- EXISTING
- PROPOSED

NOTE  
FIVE EQUIPMENT TO BE ROOF  
MOUNTED AND SCHEDULED PER TOWN  
OF PROSPER REQUIREMENTS

NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. UNDEVELOPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE ASSOCIATE WITH DISABLED ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
5. ALL WORK SHALL BE SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FLOOD-GUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. 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 OCCURS FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE PER TRACT. OPEN SPACE SHALL NOT INCLUDE "WHEELCHAIR PATHS, REQUIRED PARKING LOT LANDSCAPE, GRASS, BUILDING FOOTPRINT, UTILITY TRENCH, REQUIRED LANDSCAPE, MULTIPATH, SIDEWALKS" AND ORIENTATION POND.

BLOCK E, LOT 3R1 SITE DATA TABLE

ZONING/PROPOSED USE	PERMIT
LOT AREA SQ. FT. AND AC.	8338
1.07 ACRES	45,781 SF, 0.86 AC
BUILDING AREA (GROSS AREA)	9,480 SQ FT
BUILDING HEIGHT	28' (1 STORY)
MAX HEIGHT - 40'	
LOT COVERAGE	13.88%
FLOOR AREA RATIO	1.01
PER 100 (MINIMUM REQUIRED)	79
TOTAL PARKING REQUIRED (1,360 FOR BANK)	79 SPACES
TOTAL PARKING PROVIDED	30 SURFACE SPACES
TOTAL MANDEP REQUIRED	2 SPACES
TOTAL MANDEP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	89 SQ FT
INTERIOR LANDSCAPING PROVIDED	780 SQ FT
IMPERVIOUS SURFACE	28,800 SQ FT
IMPERVIOUS SURFACE PROVIDED	3,000 SQ FT (10%)
IMPERVIOUS SURFACE	4,200 SQ FT (10%)
IMPERVIOUS SURFACE PROVIDED	8,000 SQ FT (18%)

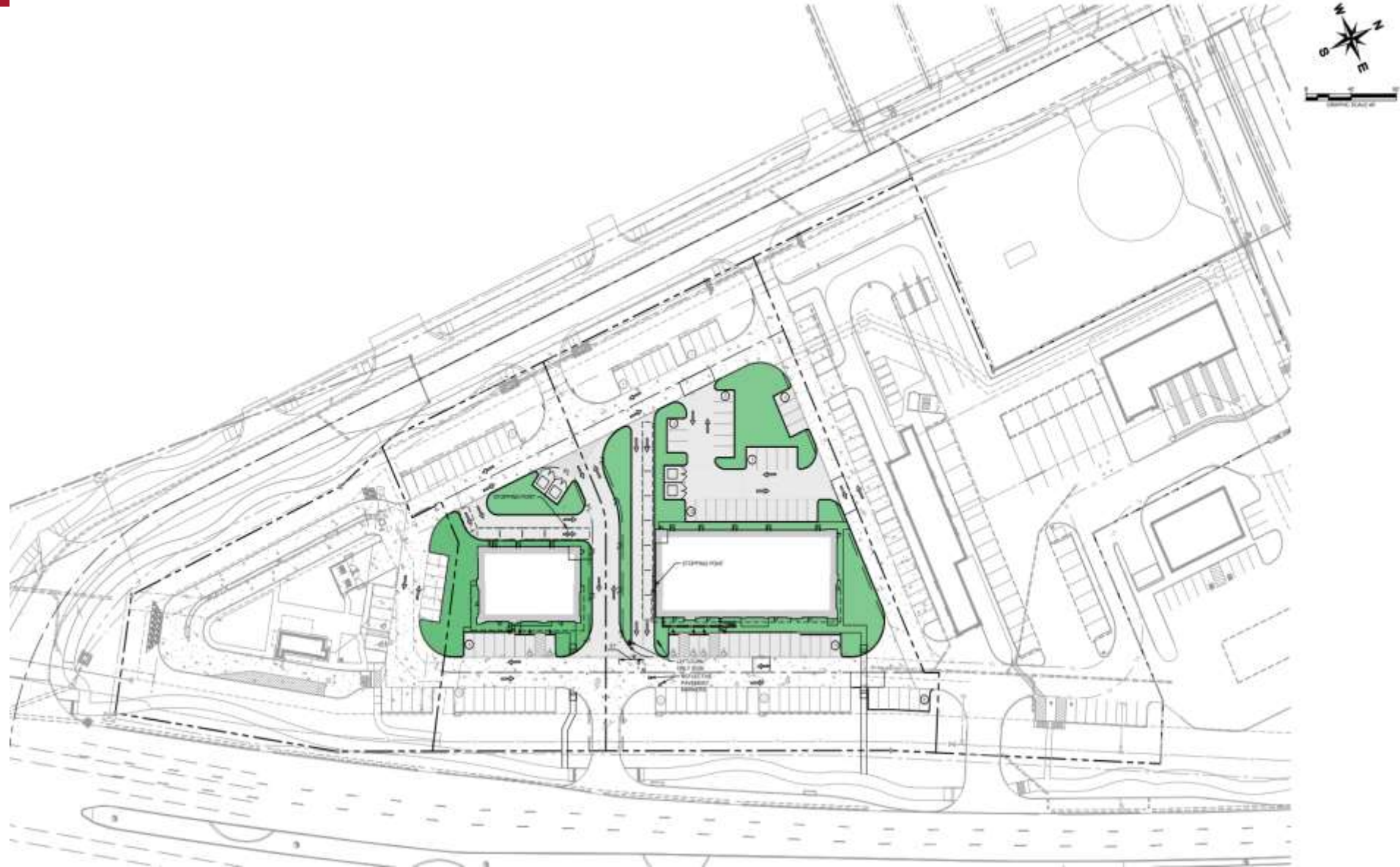
BLOCK E, LOT 3R2 SITE DATA TABLE

ZONING/PROPOSED USE	PERMIT
LOT AREA SQ. FT. AND AC.	97874
LOT AREA SQ. FT. AND AC.	97,874 SQ FT, 2.24 AC
BUILDING AREA (gross square footage)	6,000 SQ FT (RESTAURANT), 1,700 SQ FT (TOTAL)
BUILDING HEIGHT	28' (1 STORY)
NUMBER OF STORIES	1
MAX HEIGHT - 40'	
FLOOR AREA RATIO	13.17%
PER 100 (MINIMUM REQUIRED)	73
TOTAL PARKING REQUIRED (1,300 FOR RESTAURANT)	79 SPACES
TOTAL PARKING PROVIDED	79 SURFACE SPACES
TOTAL MANDEP REQUIRED	4 SPACES
TOTAL MANDEP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,700 SQ FT
INTERIOR LANDSCAPING PROVIDED	2,200 SQ FT
IMPERVIOUS SURFACE	41,100 SQ FT
IMPERVIOUS SURFACE PROVIDED	4,200 SQ FT (10%)
IMPERVIOUS SURFACE	8,000 SQ FT (18%)

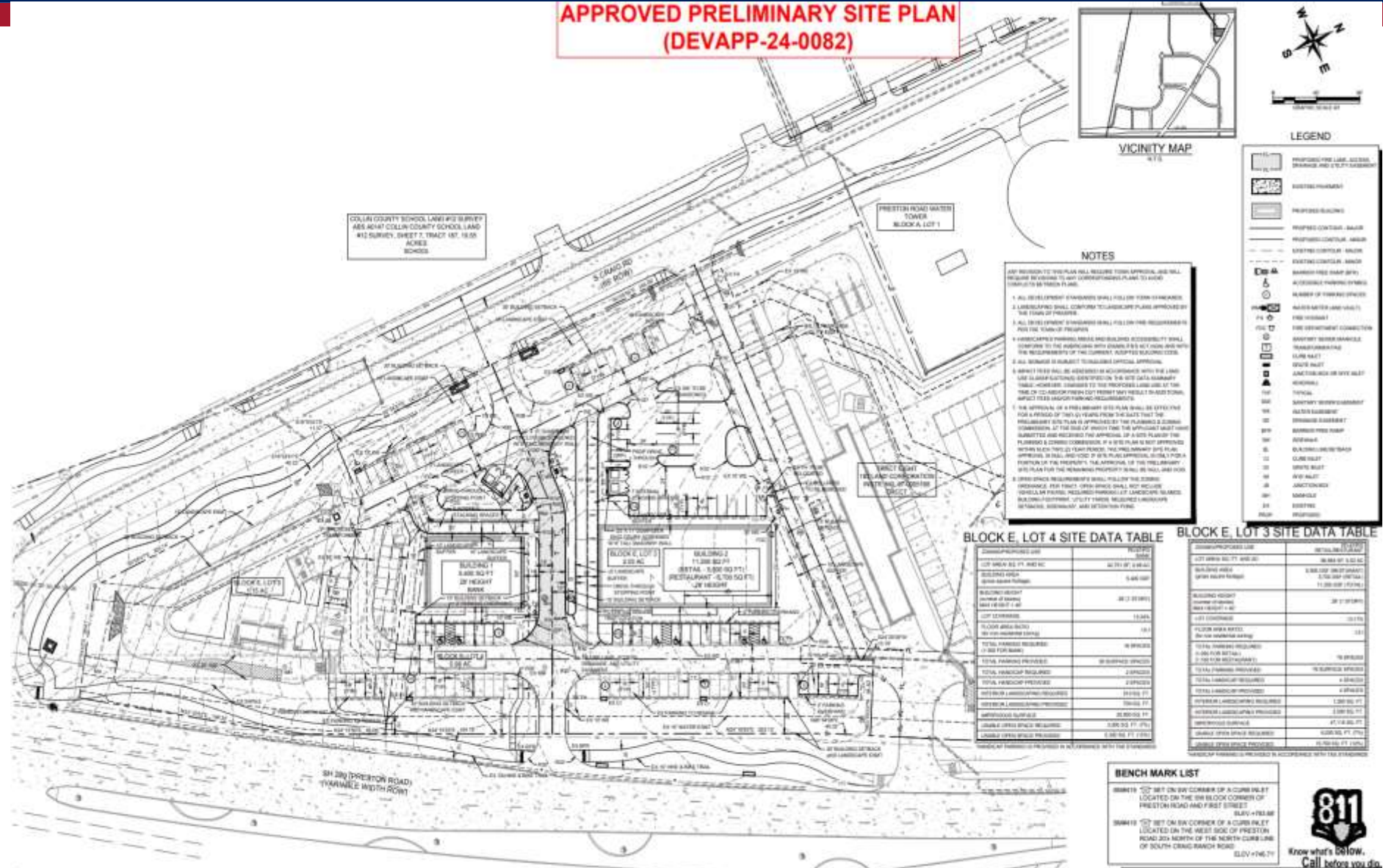
WATER METER SCHEDULE

ID.	TYPE	SIZE	NO.	SAN. SEW.
1	DOMESTIC	2"	2	1-8"
2	IRRIGATION	1.5"	2	-





**APPROVED PRELIMINARY SITE PLAN  
(DEVAPP-24-0082)**



**LEGEND**

[Symbol]	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY SUBMITTALS
[Symbol]	EXISTING PARKING
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTROLS - MAJOR
[Symbol]	PROPOSED CONTROLS - MINOR
[Symbol]	EXISTING CONTROLS - MAJOR
[Symbol]	EXISTING CONTROLS - MINOR
[Symbol]	BARRETT TREE SHAD-0979
[Symbol]	ACCESSIBLE PARKING SPACES
[Symbol]	ACCESSIBLE PARKING SPACES
[Symbol]	ACCESSIBLE PARKING SPACES
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**NOTES**

NOTES:  
 1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.  
 2. LANDSCAPE SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.  
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW THE REQUIREMENTS FOR THE TOWN OF PROSPER.  
 4. LANDSCAPE PLANNING SHALL INCLUDE ACCESSIBILITY SHALL COMPLY TO THE AMERICAN WITH DISABLES ACT AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.  
 5. ALL SIGNAGE IS SUBJECT TO LOCAL ORDINANCE, APPROVING.  
 6. SIGNAGE TO BE ASSESSING AS ACCORDANCE WITH THE LAND USE ZONING REGULATIONS. IDENTIFIED ON THE SITE DATA SUMMARY TABLE NUMBERED CORRESPOND TO THE PROPOSED LAND USE AT THE TIME OF THE APPROVAL OF THE PRELIMINARY SITE PLAN. IMPACT FEES AND OTHER REQUIREMENTS.  
 7. 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. IF THE PLANNING ZONING COMMISSION AT THE END OF WHICH TIME THE APPROVAL MUST BE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SIX (6) MONTHS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY IS NULL AND VOID.  
 8. SPECIAL REQUIREMENTS SHALL APPLY TO THE SCENE (OR SIGNAGE FOR OTHER CASES) SHALL NOT INCLUDE VEHICLES AND OTHER INFORMATION AT LANDSCAPE IN THE BUILDING FOOTPRINT, UTILITY TRENCH REQUIREMENTS OR OTHER INFORMATION, SHALL BE EXCLUDED FROM THE SITE PLAN.

**BLOCK E, LOT 4 SITE DATA TABLE**

COMPARISON ITEM	REQUIRED VALUE
LOT AREA SQ. FT. AND AC.	67,711 FT. 2.48 AC.
DESIGNATED AREA	5,486 SQ. FT.
PERCENTAGE COVERED	8.1%
NUMBER OF SPACES	487 (37 SPACES)
FLOOR AREA SQ. FT.	19,284
TOTAL PARKING PROVIDED	96 SPACES
TOTAL PARKING REQUIRED	219 SPACES
TOTAL PARKING PROVIDED	219 SPACES
NET BALANCE LANDSCAPED	91,500 FT.
NET BALANCE LANDSCAPED PROVIDED	91,500 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.
NET BALANCE LANDSCAPED PROVIDED	91,500 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.
NET BALANCE LANDSCAPED PROVIDED	91,500 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.

**BLOCK E, LOT 3 SITE DATA TABLE**

COMPARISON ITEM	REQUIRED VALUE
LOT AREA SQ. FT. AND AC.	10,343 FT. 0.24 AC.
DESIGNATED AREA	2,760 SQ. FT. (0.06 AC.)
PERCENTAGE COVERED	26.7%
NUMBER OF SPACES	31 (21 SPACES)
FLOOR AREA SQ. FT.	10,343
TOTAL PARKING PROVIDED	62 SPACES
TOTAL PARKING REQUIRED	159 SPACES
TOTAL PARKING PROVIDED	159 SPACES
NET BALANCE LANDSCAPED	32,174 FT.
NET BALANCE LANDSCAPED PROVIDED	32,174 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.
NET BALANCE LANDSCAPED PROVIDED	32,174 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.
NET BALANCE LANDSCAPED PROVIDED	32,174 FT.
NET BALANCE LANDSCAPED REQUIRED	0 FT.

**BENCH MARK LIST**

BM0019 10' SET ON NW CORNER OF A CURB INLET LOCATED ON THE SW BLOCK CORNER OF PRESTON ROAD AND FIRST STREET (ELEV +188.88)

BM0018 10' SET ON SW CORNER OF A CURB INLET LOCATED ON THE WEST SIDE OF PRESTON ROAD 205 NORTH OF THE NORTH CURB LINE OF SOUTH CRAIG RANCH ROAD (ELEV +146.71)

