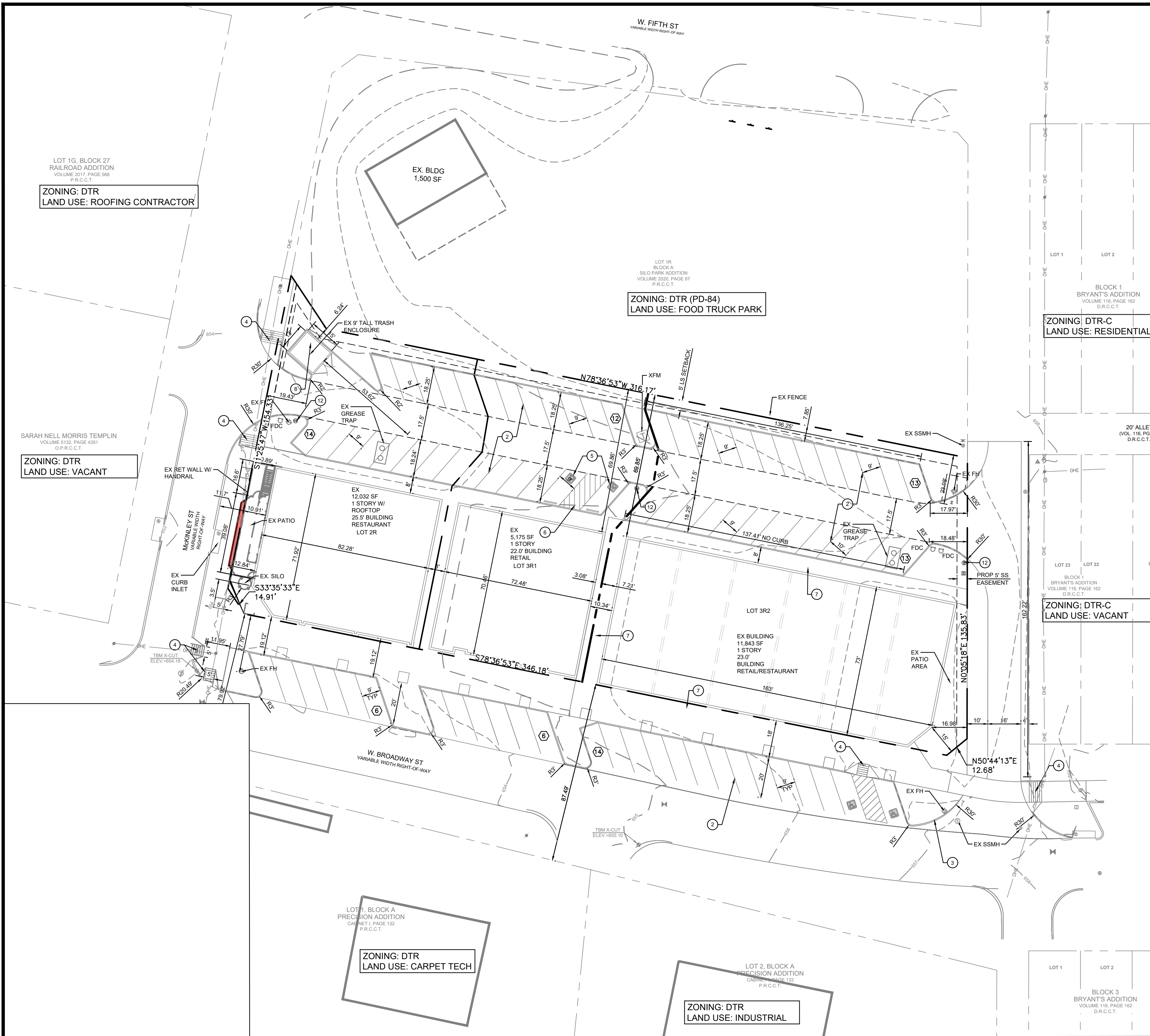
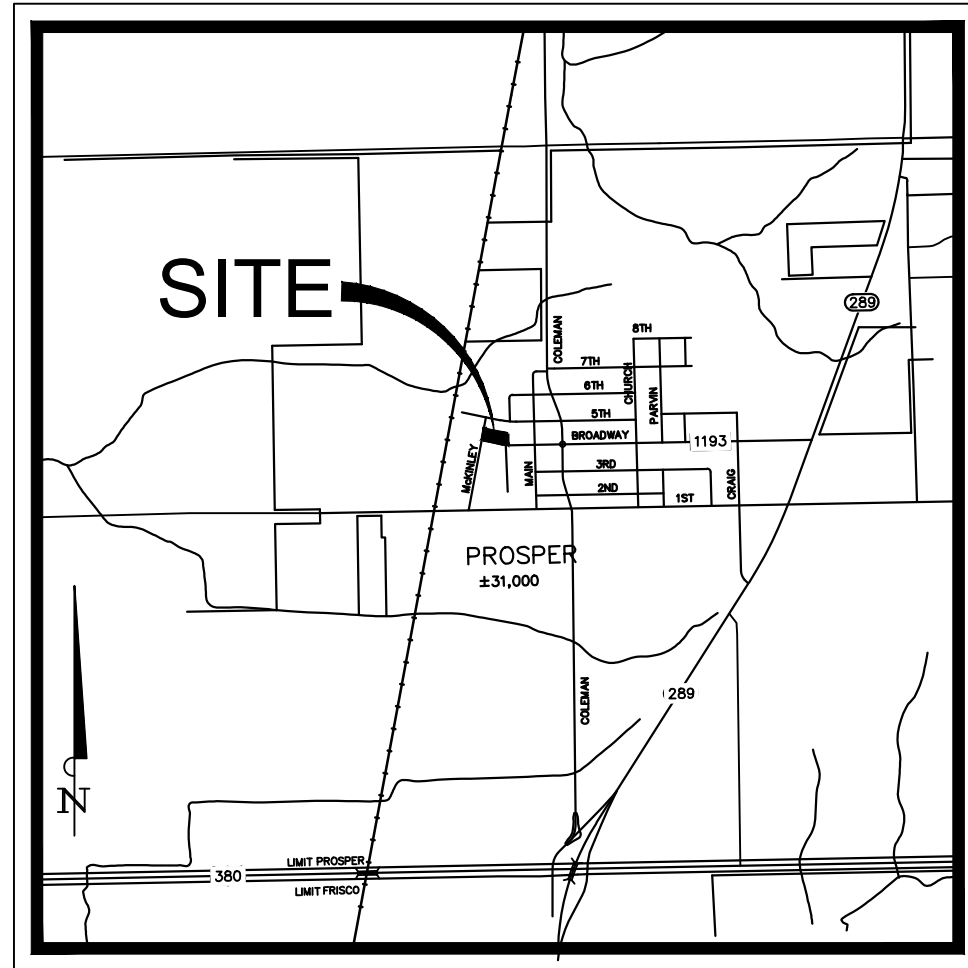
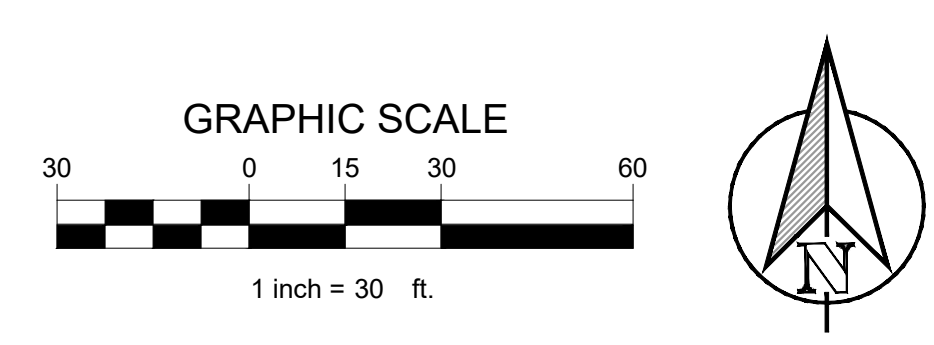


PLOTTED BY: RECIFE SMITH 5:49 PM  
 PLOT DATE: 10/23/2024  
 LOCATION: Z:\PROJECTS\PROJETS\2021-056 BOREA BROADWAY RETAIL\CADD\SHEETS\PHASE 2\SP-1 SITE PLAN.DWG  
 LAST SAVED: 10/18/2024 2:03 PM



- TOWN OF PROSPER SITE PLAN NOTES**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  - 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 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.



**LEGEND**

	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT
	TRANSFORMER

**METER TABLE**

	DOMESTIC METER
--	----------------

**GENERAL SITE PLAN NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

**CONSTRUCTION SCHEDULE**

②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	PAVEMENT STRIPING
⑦	PROPOSED SIDEWALK
⑧	PROPOSED TRASH ENCLOSURE
⑨	PROPOSED SERVICE RAMP

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)		LANDSCAPING		OPEN SPACE		
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	PROV.	PROV.	
3R2	DTR	RETAIL RESTAURANT	0.56	24,759	RETAIL: 7,921 RESTAURANT: 3,922	1 STORY (23')	50% MAX	47.8%	0.4:1 MAX	0.48	RETAIL: 1 / 250 SF RESTAURANT: 1 / 100 SF	32 40	26	2	2	21,998	89%	390	2,761	1,754		
											TOTAL:	72										
											NOTE: DTR ZONING ALLOWS FOR 50% REDUCTION IN PARKING	36										
3R1	DTR	RETAIL	0.27	11,410	RETAIL: 5,175	1 STORY (22')	50% MAX	45.4%	0.4:1 MAX	0.45	RETAIL: 1 / 250 SF	21	13	2	2	10,421	91%	195	989	0		
											TOTAL:	21										
											NOTE: DTR ZONING ALLOWS FOR 50% REDUCTION IN PARKING	11										

REVISIONS:  
- PREVIOUS LOT 3R IS BEING DIVIDED INTO TWO LOTS

**SITE PLAN**  
1.16 AC  
SILO PARK ADDN, BLOCK A, LOT 3R1, 3R2

**CASE #: DEVAPP-24-0104**

**OWNER:**  
BROADWAY RETAIL PARTNERS, LP  
1061 N. COLEMAN ST  
PROSPER, TX 75078  
PH: 972.347.9900  
CONTACT NAME: LUKE BROWN

**APPLICANT/ENGINEER:**  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572  
CONTACT NAME: MATT MOORE

**SURVEYOR:**  
EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET, SUITE 104  
DENTON, TX 76201  
PH: 940.222.3009  
CONTACT NAME: DAN RICK

**LEGAL DESCRIPTION:**  
0.83 ACRES OF LAND OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, SITUATED IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 3R, BLOCK A, SILO PARK 2ND ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023251 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO BROADWAY RETAIL PARTNERS, LP BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2022000143761 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

**CITY:** TOWN OF PROSPER  
**STATE:** TEXAS

**COUNTY:** COLLIN  
**SURVEY:** COLLIN COUNTY SCHOOL  
**ABSTRACT NO.:** 147

**DESIGN:** ASD  
**DRAWN:** RDS  
**CHECKED:** ASD  
**DATE:** 06/01/2024

**SHEET**  
**SP-1**

File No. 2021-056

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1105 OBER SPARGER NO. SUITE #1  
COLLEENVILLE, TX 76034  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

STATE OF TEXAS

DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER

*Drew Donosky*

10/24/2024

**BGREA BROADWAY RETAIL PHASE II**  
**360 & 370 W BROADWAY STREET**  
**PROSPER, TEXAS**

NO.	DATE	REVISION	BY

**SITE PLAN**