

PLOTTED BY: DREW DONOSKY
 2/5/2025 10:51 AM
 PLOT DATE: 2/5/2025 10:51 AM
 LOCATION: Y:\SHARED\PROJECTS\2015-137 PROSPER 104 AND 108 2ND ST\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/5/2025 9:44 AM

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. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ FT	PROV.	
1R	DTO	PROFESSIONAL OFFICE	0.57	24,782	7,378	34'-8"	55% MAX	29.8%	0.5:1 MAX	0.30	OFFICE (1 PER 350 SQ FT)		22	24	1	2	13,502	54%	360	11,280	1734.76	1,561.56

JAMES RALPH JORDAN, MARK HENRY JORDAN AND WILLIAM THOMAS JORDAN
 INST NO. 20110217000179950
 LAND USE: RESIDENTIAL MOBILE HOME ZONED SINGLE FAMILY

TLS INVESTMENTS
 DOC. NO. 20141222001389220
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

MARCIA PETTIS
 DOC. NO. 20130221000235310
 LAND USE: RESIDENTIAL ZONED DTSF

VIDAL RAMIRES
 VOL. 4551, PG. 2777
 D.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

HUBERT F. LOWRY
 VOL. 1310, PG. 48
 D.R.D.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

HESTER LOUISE MEVNSER REVOCABLE TRUST
 VOL 5377, PG 336
 D.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

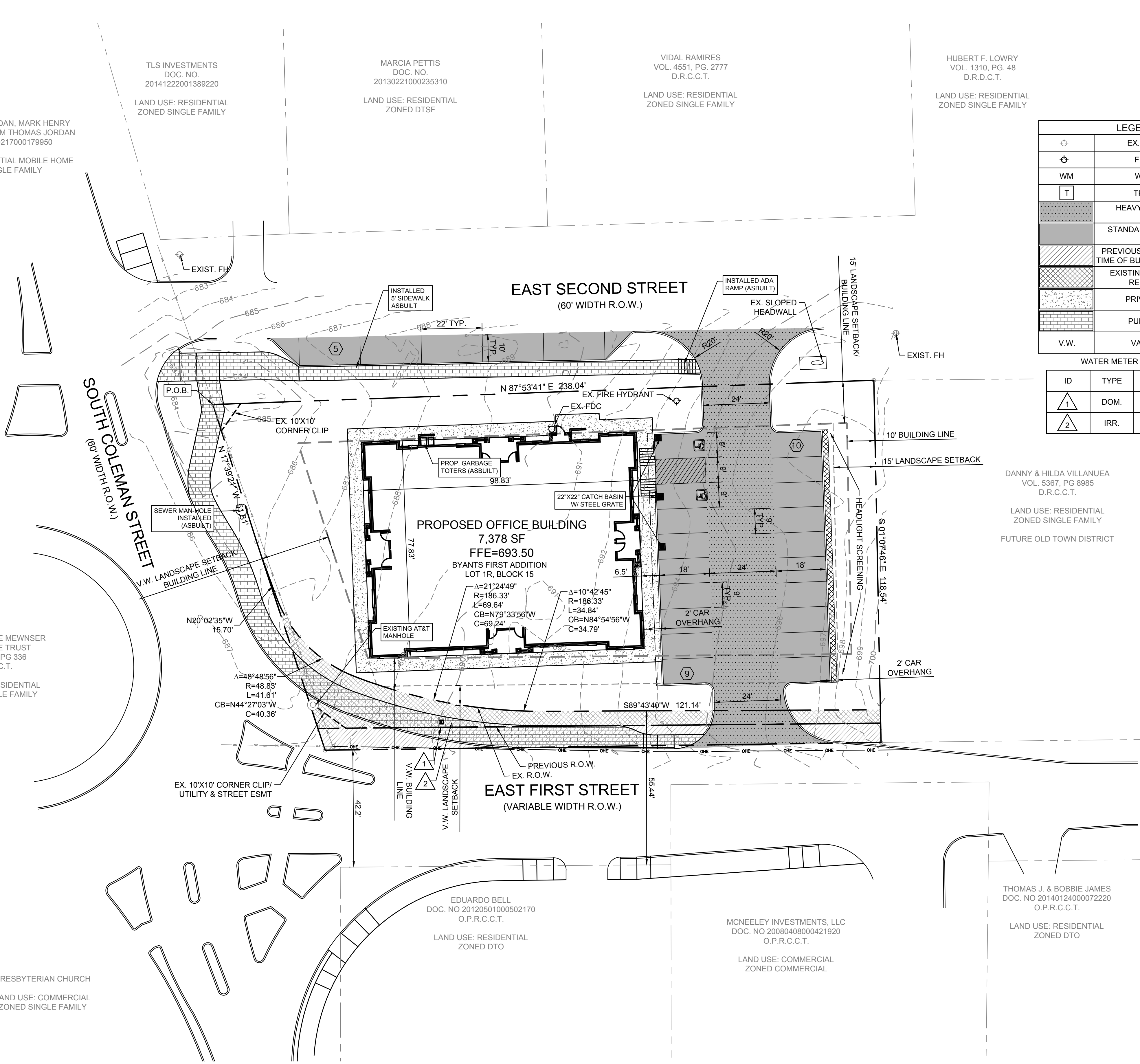
LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

PRESBYTERIAN CHURCH
 LAND USE: COMMERCIAL ZONED SINGLE FAMILY

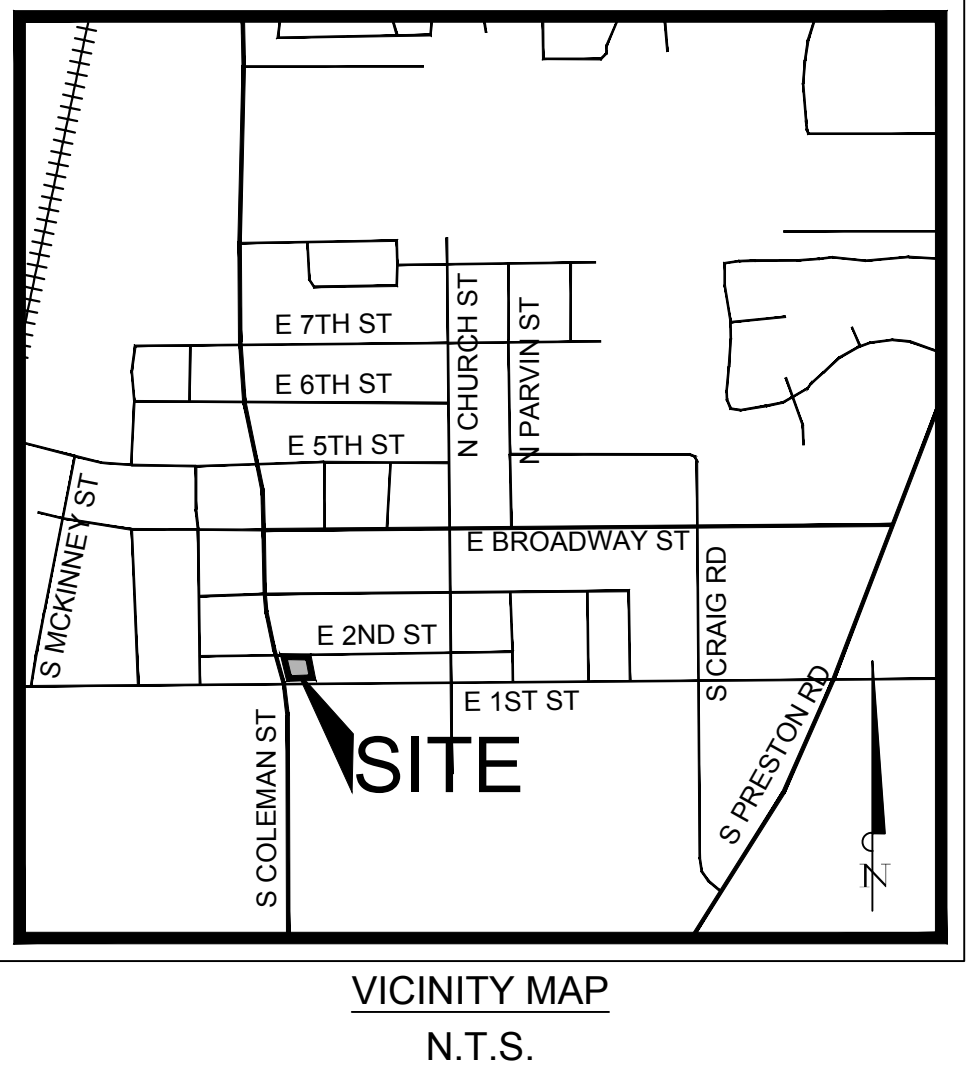
EDUARDO BELL
 DOC. NO 20120501000502170
 O.P.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED DTO

MCNEELEY INVESTMENTS, LLC
 DOC. NO 20080408000421920
 O.P.R.C.C.T.
 LAND USE: COMMERCIAL ZONED COMMERCIAL

THOMAS J. & BOBBIE JAMES
 DOC. NO 20140124000072220
 O.P.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED DTO



LEGEND			
	EX. FIRE HYDRANT		
	FIRE HYDRANT		
WM	WATER METER		
T	TRANSFORMER		
	HEAVY DUTY CONCRETE PAVEMENT		
	STANDARD DUTY CONCRETE PAVEMENT		
	PREVIOUS ROW DEDICATION AT TIME OF BUILDING CONSTRUCTION		
	EXISTING ROW DEDICATION RECENTLY TAKEN		
	PRIVATE SIDEWALK		
	PUBLIC SIDEWALK		
V.W.	VARIABLE WIDTH		
WATER METER SCHEDULE			
ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1 1/2"	1



- 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 *

FLOOD PLAIN NOTE
 ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

CASE#: ZONE-24-0026	
EXHIBIT D-1: SITE PLAN	
LEGAL DESCRIPTION BRYANT'S FIRST ADDITION VOL. 116, PG 162 LOT 1R, BLOCK 15 0.57 ACRES	
OWNER: HAIBY COLEMAN LLC 9271 SADDLE HORN CT PROSPER, TX 75078-8827 PH:817.201.6982	
APPLICANT: HAIBY COLEMAN LLC 9271 SADDLE HORN CT PROSPER, TX 75078-8827 PH:817.201.6982	
SURVEYOR: EAGLE SURVEYING, LLC. 210 SOUTH ELM STREET, SUITE 104 DENTON, TX 76201 ERNEST WOOSTER PH:940.222.3009	
CITY: PROSPER	STATE: TEXAS
COUNTY: COLLIN	SURVEY: EAGLE SURVEYING, LLC

TEXAS REGISTRATION #14199
CLAY MOORE
 ENGINEERING
 PHONE: 817.281.0072
 1903 CENTRAL DRIVE, SUITE #408
 BEDFORD, TX 76021
 WWW.CLAYMOOREENG.COM

STATE OF TEXAS
 DREW DONOSKY
 125651
 PROFESSIONAL ENGINEER
 00050105

PROPOSED BUILDING
301 S. COLEMAN ST.
PROSPER, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN
 DESIGN: ASD
 DRAWN: ASD
 CHECKED: ASD
 DATE: 6/7/2017
 SHEET
SP-1
 File No. 2015-137