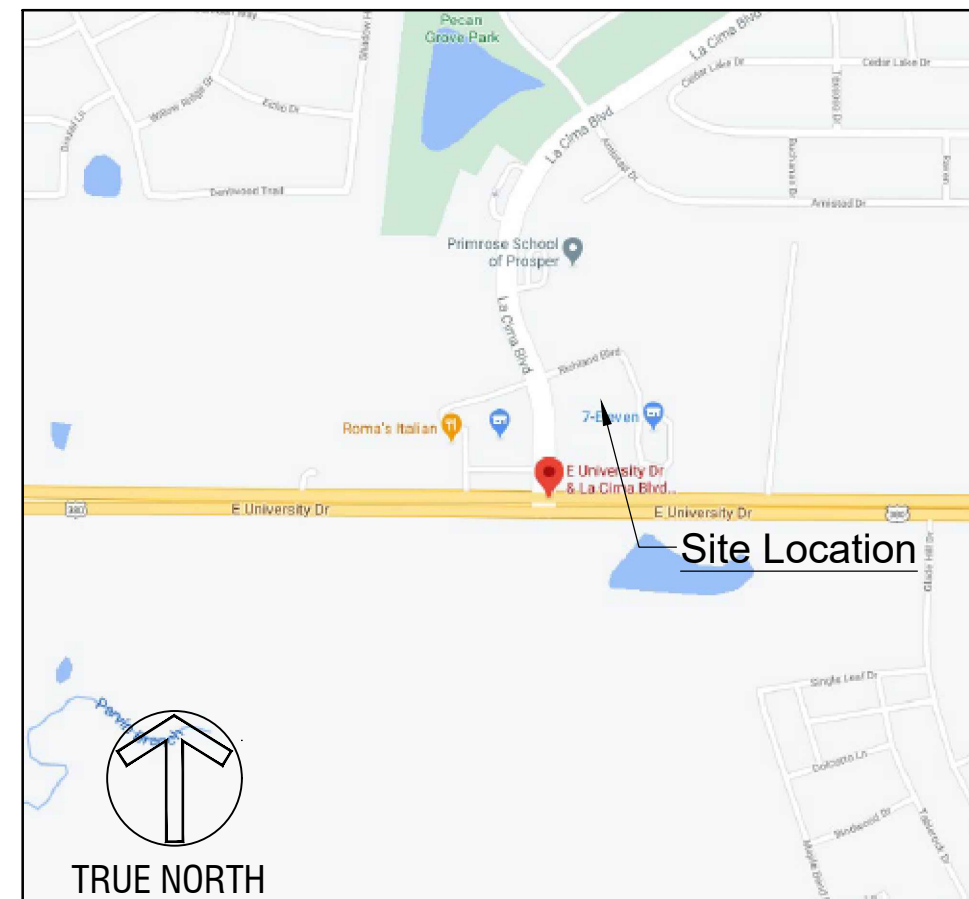


SITE DATA SUMMARY TABLE:	
Zoning	PD-2
Proposed Use:	Retail Building
Lot Area (S.F. & Acres)	36,554 Sq. Ft. (0.84 acres)
Building Area	6,579 Sq. Ft.
Building Height & # of Stories	20'-10"
Lot Coverage	19.7%
Floor Area Ratio:	0.47:1
Total Parking Required (with Ratio)	26 Spaces (@ 1:250 sq. ft.)
Total Parking Provided	32
Handicap Parking Required, including van-accessible	2 Spaces
Handicap Parking Provided, including van-accessible	2 Spaces
Interior Landscaping Required	2.561
Interior Landscaping Provided	9.781
Square footage of Impervious Surface	27,410 Sq. Ft.
Open space Required	2.561 Sq. Ft. (7% of Lot)
Open Space Provided	8.566 Sq. Ft. (23% of Lot)

- ## SITE PLAN CHECKLIST GENERAL NOTES
- (APPLICABLE WHEREVER THE SUBJECT MATTER OCCURS, THROUGHOUT THE PROJECT)
- 1) ALL PERMIT 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) 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.
 - 5) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 6) 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-ANNUAL/INFLIGHT 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 A SITE PLAN APPROVAL IS 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 VEHICULAR PARKING, REQUIRED PARKING LOT/LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS AND DETENTION LOT.

OWNER:
La Cima Investments, LLC.
422 Desert Willow Lane,
Murphy, TX 75094
Phone: (972) 890-8738
Contact: Vishnu Patel

APPLICANT:
RK Patel Design & Planning, LLC
4908 Carmel Place,
Colleyville, TX 76034
Phone: (682) 365-0300
Email: rkpatel@design@gmail.com
Contact: Chet Patel

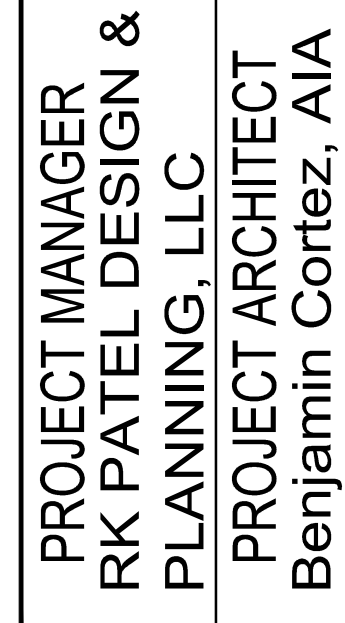


LOCATION MAP

SITE LOCATION:
Intersection of U.S. Highway 380 &
La Cima Blvd, Prosper, TX
Block A, LOT 3
Hunter Gateway Centre
Vol. 2019, PG. 12
P.R.C.C.T.
0.84 Acres, 36,554 Sq. Ft.

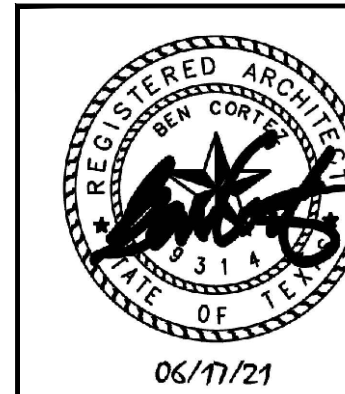
TOWN PROJECT #: DEVAPP-23-0225

DATE: 04/09/2024



OWNER:
La Cima Investments, Inc.
422 Desert Willow Lane,
Murphy, Texas 75094

SHELL RETAIL BUILDING
1501 E. University Drive,
Prosper, Texas 75078



Revisions:	
Drawn By: CP	
Checked By: BC	
Issue Date:	
Project No:	

Sheet Information:
SITE PLAN

Sheet No:
A1.01