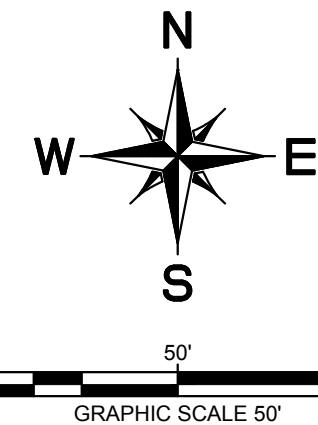
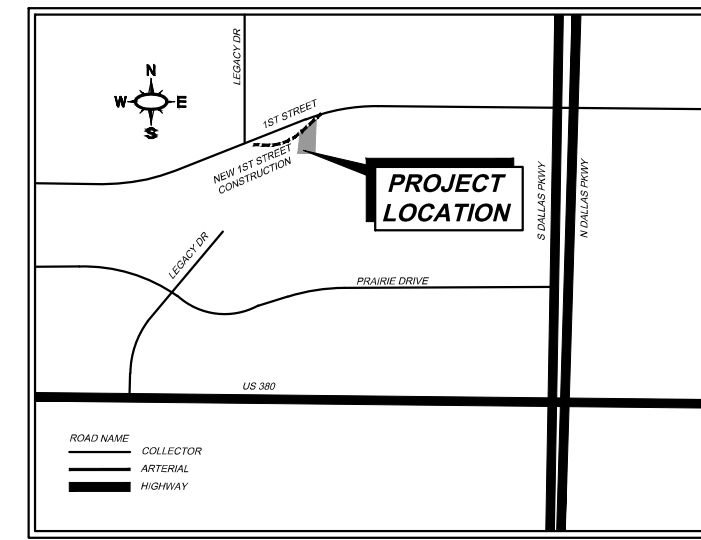


Approved Preliminary Site Plan (DEVAPP-24-0038)

ABS A0147 COLLIN COUNTY
SCHOOL LAND #12 SURVEY,
SHEET 4, TRACT 23, 15.775
ACRES



LEGEND

FL	PROPOSED FIRE LANE
FL	PROPOSED BUILDING
FL	EMERGENCY ACCESS ONLY FIRELANE ACCESS DRAINAGE UTILITY EASEMENT
FL	PROPOSED CONTOUR - MAJOR
FL	PROPOSED CONTOUR - MINOR
FL	EXISTING CONTOUR - MAJOR
FL	EXISTING CONTOUR - MINOR
FL	BARRIER FREE RAMP (BFR)
FL	ACCESSIBLE PARKING SYMBOL
FL	NUMBER OF PARKING SPACES
FL	WATER METER (AND VAULT)
FL	FIRE HYDRANT
FL	FIRE DEPARTMENT CONNECTION
FL	SANITARY SEWER MANHOLE
FL	TRANSFORMER PAD
FL	TRAFFIC ARROWS
FL	CURB INLET
FL	GRATE INLET
FL	JUNCTION BOX OR WYE INLET
FL	HEADWALL
FL	TYPICAL
FL	SSE
FL	SANITARY SEWER EASEMENT
FL	WE
FL	WATER EASEMENT
FL	DE
FL	DRAINAGE EASEMENT
FL	BFR
FL	BARRIER FREE RAMP
FL	SW
FL	SIDEWALK
FL	BL
FL	BUILDING LINE/SETBACK
FL	CI
FL	CURB INLET
FL	GI
FL	GRATE INLET
FL	WI
FL	WYE INLET
FL	JB
FL	JUNCTION BOX
FL	MH
FL	MANHOLE
FL	EX
FL	EXISTING
FL	PROP.
FL	PROPOSED

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. 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 AND/OR FINISH-OUT 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 IS ONLY 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 PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

ABS A0147 COLLIN COUNTY
SCHOOL LAND #12 SURVEY,
SHEET 4, TRACT 29, 48.090
ACRES
ZONING C
RETAIL/COMMERCIAL

PARKING NOTE

GATES WILL REMAIN OPEN DURING HOURS OF OPERATION AND ALL EVENTS.

SITE DATA SUMMARY TABLE

ZONING	COMMERCIAL
PROPOSED USE	COMMUNITY CENTER
LOT AREA/ SQ. FT. AND AC	453,112 SF; 10.40 AC
BUILDING AREA (gross square footage)	88,431 GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' 2 (STORY)
LOT COVERAGE	19.3%
FLOOR AREA RATIO (for non-residential zoning)	19.1%
TOTAL PARKING REQUIRED (10 PARKING PLUS 1 ADDITIONAL SPACE PER 300 SF OVER 2,000 SF)	299 SPACES
TOTAL PARKING PROVIDED	300 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	4,500 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	11,500 SQ. FT.
IMPERVIOUS SURFACE	245,616 SQ. FT.
USABLE OPEN SPACE REQUIRED	31,718 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	44,508 SQ. FT. (10%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



P&Z Approved
07/02/2024

PRELIMINARY SITE PLAN CHILDRENS HUNGER FUND BLOCK 1 LOT 1

DEVAPP-24-0038

Being 10.40 Acres Out Of The
ABS A0147 COLLIN COUNTY
SCHOOL LAND #12 SURVEY, SHEET 4,
TRACT 64

Town of Prosper, Collin County, Texas
Submitted: JUNE 27, 2024

Owner:
Children's Hunger Fund
13931 Balboa Boulevard
Sylmar, California 91342
Contact: Jason Hartung
Phone: 818-979-7100 Ext. 22033

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
280 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

Kimley»Horn

PRELIMINARY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JOSEPH C. RICCARDI
P.E. No. 150472 Date: 10/19/2023

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	RK	DRAWN BY	IHA	CHECKED BY	JCR
084549001	04/09/2024								

CHILDRENS HUNGER FUND

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

BY
DATE
REVISIONS
No.