

**ABBREVIATION LEGEND**

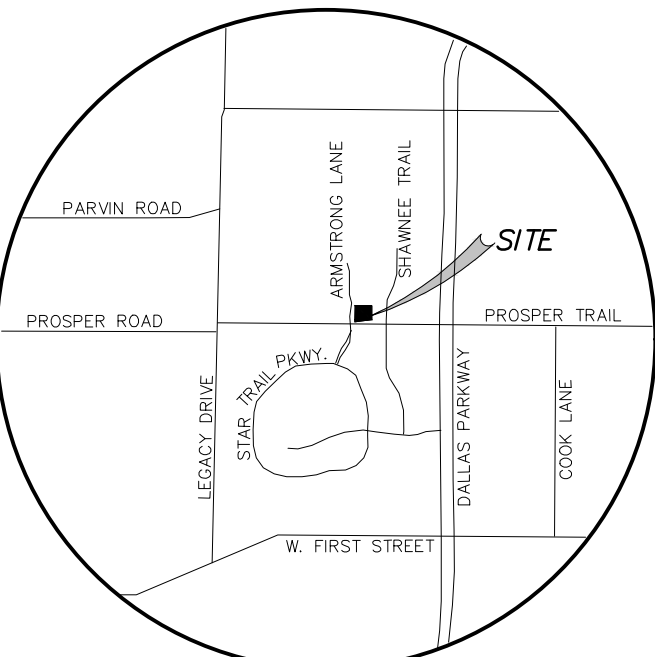
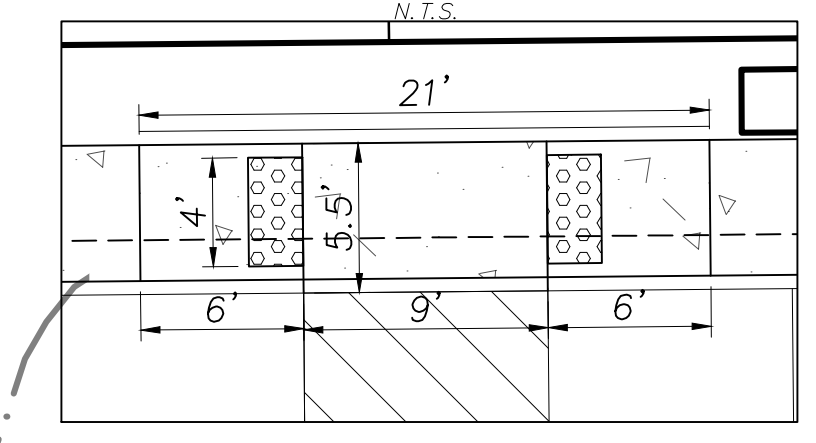
AC	AIR CONDITIONER	LP	LIGHT POLE
BB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER STAMPED
BL	BOLLARD	MB	MAIL BOX
C	COMMUNICATION	MH	MANHOLE
CC#	COUNTY CLERK'S FILE NO.	MP	METAL POST
CIR#	IRON ROD FOUND WITH CAP	OHL	OVERHEAD LINES
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"	PF	PIN FLAG
CM	CONTROLLING MONUMENT	PKF	PK NAIL FOUND
CO	CLEANOUT	PKS	PK NAIL SET
DS	DOWNSPOUT	PM	PAINT MARK
E	ELECTRIC	PP	POWER POLE
EB	ELECTRIC BOX	SB	SIGNAL BOX
EM	ELECTRIC METER	SN	SIGN
FH	FIRE HYDRANT	SP	SIGNAL POLE
FOMK	FIBER OPTIC MARKER	SS	SANITARY SEWER
FP	FLAG POLE	SW	STORM WATER
G	GAS	TMK	TELEPHONE MARKER
GI	GRATE INLET	TP	TELEPHONE PEDESTAL
GL	GROUND LIGHT	TPAD	TRANSFORMER PAD
GM	GAS METER	TSN	TRAFFIC SIGN
GMK	GAS MARKER	UGC	UNDERGROUND CABLE MARKER
GR	GAS RISER	W	WATER
GV	GAS VALVE	WM	WATER METER
GW	GUY WIRE	WP	WOOD POST
HI	BUILDING HEIGHT	WV	WATER VALVE
HC	HANDICAPPED	XCF	"X" CUT IN CONCRETE FOUND
ICV	IRRIGATION CONTROL VALVE	XCS	"X" CUT IN CONCRETE SET
IRF	IRON ROD FOUND		

**SITE DATA TABLE**

	PHASE 1	PHASE 2
LOT SIZE	7,496 A.C.	3,711 A.C.
PHASE AREA	3,800 A.C.	3,711 A.C.
	165000 SF	161651 SF
EXISTING ZONING	PD-75	
PROPOSED ZONING	O - Office	
PROPOSED USE	Office	
BUILDING HEIGHT	25'-53/4" (1 STORY)	25'-53/4" (1 STORY)
NUMBER OF BUILDINGS	8	8
NUMBER OF UNITS	24	30
<b>USE / BUILDING AREA</b>		
OFFICE	28,500 SF - 100%	33,508 SF - 100%
TOTAL (PER PHASE)	28,500 SF	33,508 SF
<b>REQUIRED PARKING</b>		
OFFICE (1 PER 350 S.F.)	82 SPACES	96 SPACES
TOTAL	82 SPACES	96 SPACES
<b>PARKING PROVIDED</b>		
PROVIDED PARKING RATIO	1:200	1:350
HANDICAP REQUIRED	5 SPACES	4 SPACES
HANDICAP PROVIDED	6 SPACES	8 SPACES
VAN SPOT REQUIRED	1 SPACES	0
VAN SPOT PROVIDED	8 SPACES	8
<b>INTERIOR LANDSCAPING REQUIRED</b>		
INTERIOR LANDSCAPING PROVIDED	2145 SF	15 SF per space
INTERIOR LANDSCAPING PROVIDED	3966 SF	2%
FLOOR AREA RATIO COVERAGE	0.09:1	0.10:1
LOT COVERAGE	8.73%	10.26%
IMPERVIOUS SURFACE	116345 SF	71%
	78970 SF	49%
<b>OVERALL OPEN SPACE</b>		
OPEN SPACE REQUIRED	11550 SF	7%
OPEN SPACE PROVIDED	16335 SF	10.00%
	26322 SF	16.28%

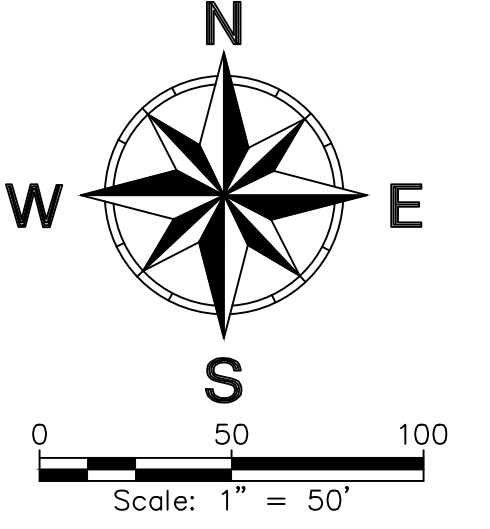
\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**PRIVATE SIDEWALK ADA RAMPS (TYP.)**



**SITE PLAN NOTES:**

- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE STATED.
- 2) ALL RADII ARE 3' UNLESS OTHERWISE STATED.
- 3) THERE ARE CURRENTLY NO TREES ON SITE, THEREFORE A TREE SURVEY WAS NOT PROVIDED.
- 4) HVAC SCREEN WALLS (BRICK SCREEN TO MATCH BUILDING, 3'-8" HIGH WALL TO BE AT LEAST 1'-0" TALLER THAN HVAC EQUIPMENT)
- 5) ALL PARKING SPACES TO BE 9'X18', UNLESS OTHERWISE NOTED. NO CURB STOPS ALLOWED ON 18FT PARKING STALLS.



**LEGEND**

[Pattern]	PROPOSED SIDEWALK	[Symbol]	HANDICAP SPACE
[Pattern]	PROPOSED FIRELANE / ACCESS DRIVE	[Symbol]	NUMBER OF PARKING SPACES
[Pattern]	PROPOSED OPEN SPACE	[Symbol]	PROPOSED FIRE HYDRANT
[Pattern]	PROPOSED LIVING SCREEN	[Symbol]	PROPOSED 5' SEWER MANHOLE
[Pattern]	FEMA 100 YEAR FLOODPLAIN	[Symbol]	PROPOSED CURB INLET
		[Symbol]	EXISTING CURB INLET
		[Symbol]	FUTURE CURB INLET BY OTHERS

**TOWN OF PROSPER SITE PLAN 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. 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 GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
6. 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.
7. 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 \*

**CASE NO. DEVAPP-23-0127 C-04.00**

**SITE PLAN**  
**THE OFFICES AT PROSPER TRAIL PHASE 2**  
 3.711 ACRES ~ 161,651 S.F.

OUT OF THE COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. A0147  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS

<b>OWNER:</b> CLA-PROSPER TOLLWAY 1, LLC. 8072 PRESTON ROAD SUITE 205 FRISCO, TEXAS 75034 ALEX LESTOCK, MANAGER 214-497-7725	<b>DEVELOPER:</b> CLOUDLOT DEVELOPMENT, LLC 8072 PRESTON ROAD SUITE 205 FRISCO, TEXAS 75034 TOM MARTIN 214-533-2800	<b>ENGINEER/SURVEYOR:</b> WINKELMANN & ASSOC., INC. 6750 HILLCREST PLAZA DR. SUITE 215 DALLAS, TEXAS 75230 BRIAN UMBERGER 972-490-7090
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**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480141, dated January 27, 2022, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

