



SEE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPING/HARDSCAPING INFO.

SITE DATA SUMMARY

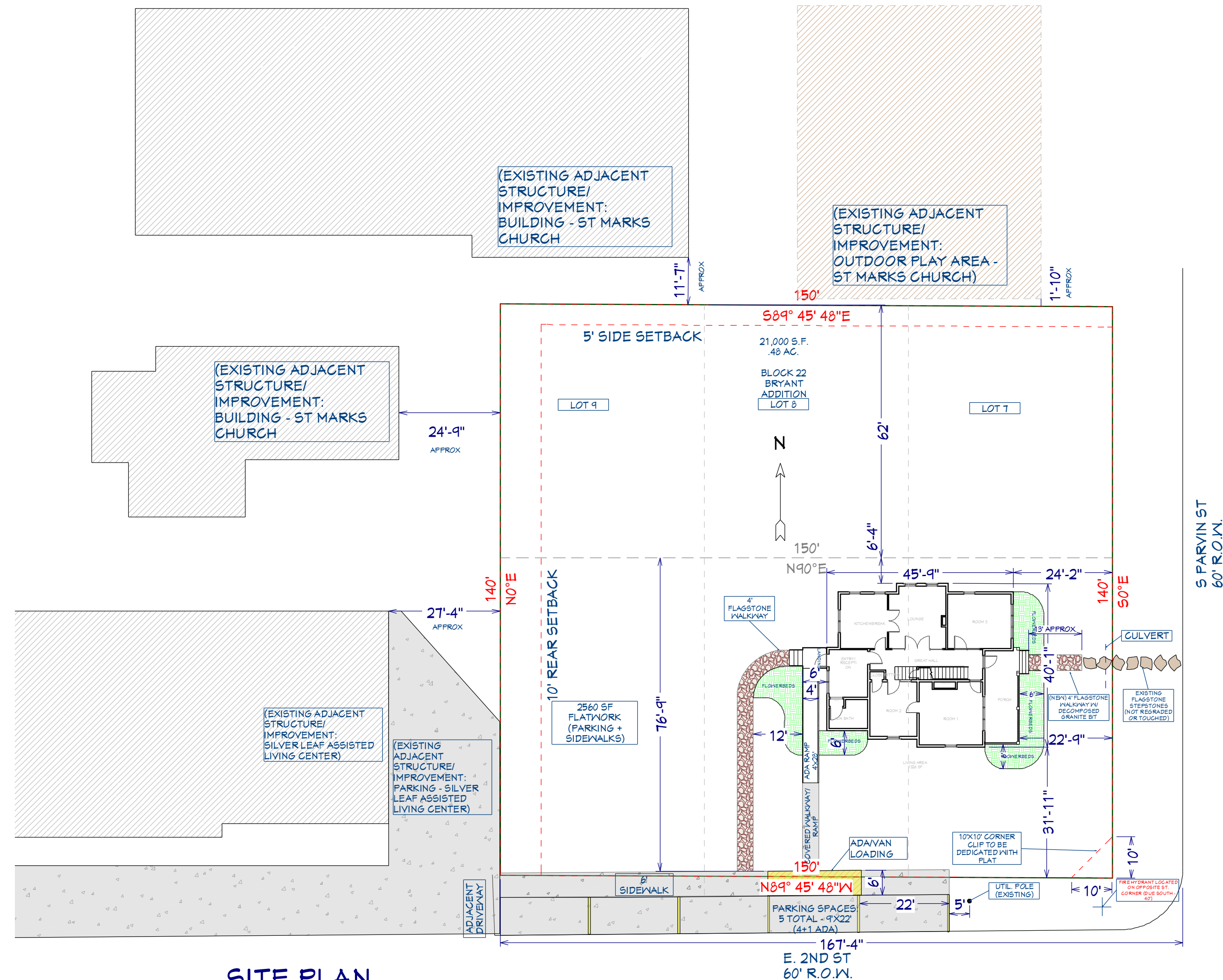
ZONING:	DOWNTOWN OFFICE
PROPOSED USE:	OFFICE
LOT AREA:	21,000 SF, .48 ACRE
BUILDING AREA:	1734 SF (GROSS)
OPEN SPACE REQUIRED:	7% MINIMUM
OPEN SPACE PROVIDED:	90%
OFFICE AREA:	1326 SF
BUILDING HEIGHT:	27' (2 STORIES)
LOT COVERAGE:	8%
FLOOR AREA RATIO:	.08
TOTAL PARKING REQUIRED:	4 SPACES (REGULAR)
TOTAL PARKING PROVIDED:	4 SPACES * (REGULAR)
HANDICAP PARKING REQUIRED:	1 SP.
HANDICAP PARKING PROVIDED:	1 SP.*
SQ. FT. OF IMPERVIOUS SURFACE:	2379 SF

*ON-STREET PARKING LOCATED IN RIGHT-OF-WAY CANNOT BE RESTRICTED AND SHALL BE OPEN TO THE PUBLIC

TOWN OF PROSPER 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 *

Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.



SITE PLAN



VICINITY MAP

SUBJECT PROPERTY

GRAPHIC SHEET SCALE



1 INCH = 20 FT. (IN FEET)

FLOOD PLAIN NOTE:
No 100 year floodplain exists on this property

OWNER:
PITTMAN FINANCIAL PLANNING
202 S PARVIN ST
PROSPER, TX

APPLICANT:
PITTMAN FINANCIAL PLANNING
202 S PARVIN ST
PROSPER, TX

ENGINEER:
NAVEEN KHAMMAMPATI, P.E., CFM
TURNKEY TRACT
#2770 MAIN ST., #171
FRISCO, TEXAS 75033

TOWN OF PROSPER SUBMITTAL INFORMATION

PROJECT NO. DEVAPP-24-0002

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0459
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SITE PLAN

202 S. PARVIN ST
BRYANT FIRST ADDN, LOT
7,8&9, BLOCK 22, .48 AC
PROSPER, COLLIN, TEXAS



DATE:

2/27/2024

SCALE:

1/4"=1'

SHEET:

1