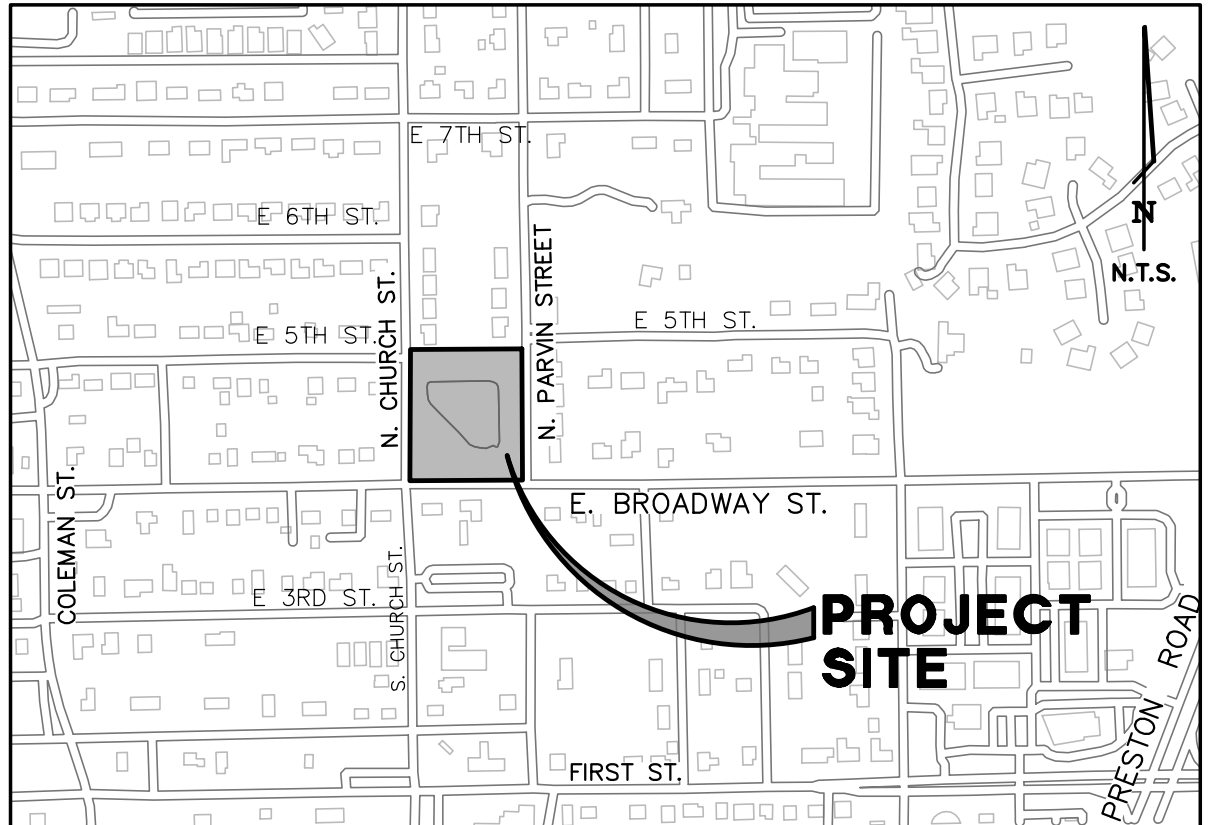


- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
  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 CD 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 PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
  9. TOWN OF PROSPER PARKS DEPARTMENT REPRESENTATIVES HAVE DISCUSSED THIS MATTER WITH CDDT MEMBER, AND HAVE AGREED THAT SIDEWALK EXTENSIONS TO THE INTERSECTION OF EAST BROADWAY STREET AND PARVIN STREET AND TO THE INTERSECTION OF EAST BROADWAY STREET AND CHURCH STREET FROM THE PROPOSED PARK LOOP TRAIL WILL NOT BE A PART OF THIS PHASE OF DEVELOPMENT.

SITE DATA SUMMARY	
EXISTING ZONING:	SF-15 (SINGLE-FAMILY)
PROPOSED USE:	PARK
LOT AREA:	2,482 ACRES (108,095 SF)
TOTAL IMPERVIOUS AREA:	10.34% (11,185 SF)
PARKING:	3 ON STREET PARKING SPACES (1 ADA)



**LOCATION MAP**  
NOT TO SCALE

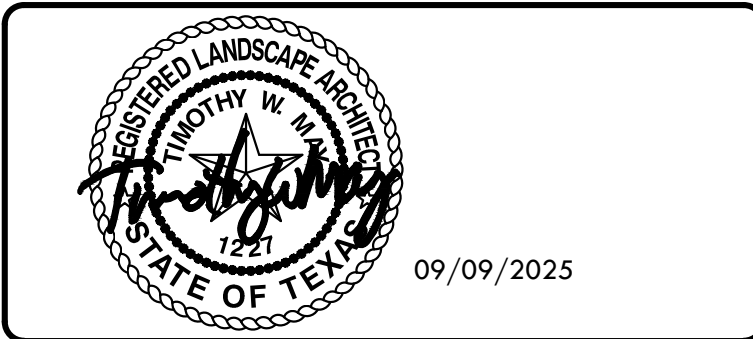
**DEVAPP-25-0062**  
**SITE PLAN**  
**FOR**  
**PARVIN PARK**  
**BLOCK A, LOTS 1 and 2**  
**TOWN OF PROSPER,**  
**COLLIN COUNTY, TEXAS**

**DATE PREPARED: AUG 2025**

1	TOWN SITEPLAN SUBMITTAL		06/18/2025
2	REVISIONS PER TOWN'S MARKUPS		08/19/2025
3	REVISIONS PER TOWN'S MARKUPS		09/09/2025
no.	revision	by	date



**teague nall and perkins, inc**  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpinc.com  
TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
GBPE: PEF007431; TBAE: BR 2673



scale  
when bar is  
1 inch long  
horiz  
1"=30'  
vert  
N/A  
AUG 2025

Town of Prosper, Texas
Improvements for <b>PARVIN PARK</b>
<b>SITE PLAN</b>

tnp project  
PRO24296  
sheet  
**SP1.01**