

1 PROPOSED SITE PLAN
C1.00 SCALE: 1" = 20'

PARKING ANALYSIS					
USE	AREA (SQ.FT)	REQUIRED NUMBER OF SPACES	SPACES REQUIRED	ACCESSIBLE SPACE	
BUSINESS OR PROFESSIONAL OFFICE (GENERAL)	7000	ONE SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA EXCEPT AS OTHERWISE SPECIFIED HEREIN.		1	
TOTAL SPACES REQUIRED			21		
SPACES PROPOSED			15		

PARKING NOTE: 25% REDUCTION PARKING

LEGAL DESCRIPTION FOR TRACT 1:

BEING LOT 11 AND 12, IN BLOCK 11, OF BRYANT'S ADDITION TO PROSPER AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 116, PAGE 162, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

LEGAL DESCRIPTION FOR TRACT 2:

BEING A 0.040 ACRE TRACT OF LANDS SITUATED IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 11, OF BRYANT'S ADDITION TO PROSPER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 116, PAGE 162, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS (M.R.C.C.T.), AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO MCGEE FAMILY PARTNERS, LTD., AS RECORDED IN DOCUMENT NO. 20170727000993550, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS,

	LEGEND.		
R.O.W.	RIGHT OF WAY		
I.R.F	IRON ROD FOUND		
I.R.S	IRON ROD SET		
	PROPERTY LINE		
ð	PROPOSED HANDICAP		
OHP	OVERHEAD UTILITY LINES		
x	FENCE		
	PROPOSED BUILDING		
A . A . A	PROPOSED CONCRETE PAVING		
	PROPOSED SIDEWALK		
——FL——	FIRE LANE		
	PROPOSED 25'X25' VISIBILITY TRIANGLE		
+ + + + + + + + + + + + + + + + + + +	TREE ISLAND PROPOSED		
	PROPOSED SHRUBS		
	PROPOSED LANDSCAPE AREA		
- -	PROPOSED 8' CEDAR FENCE		





