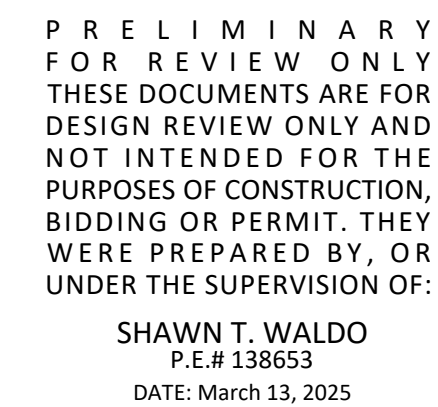


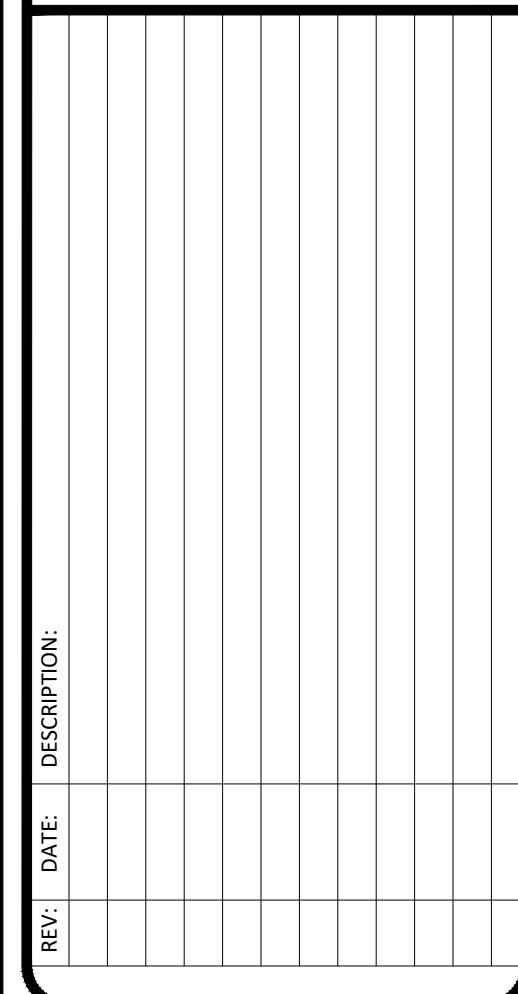
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PEARLS OF
PROSPER HOLDING
COMPANY LLC

PH: 860-503-9018

23.06 ACRES OF
J.J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS



1	PROP. SIDEWALK	5	PROP. BFR
2	INTERSECTION RAMP	6	PROP. CURB INLET
3	SINGLE 12'x11" DUMPSTER (TYPICAL) W/ 8' MASONRY ENCLOSURE AND 5' SURROUNDING LANDSCAPE BUFFER	7	PROP. FIRE HYDRANT
4	PROP. 10' WIDE WALKING TRAIL	8	GREASE TRAPS
		9	ORDER BOARD

1. PER DEVELOPMENT STANDARD, BLOCK D, LOTS 1 & 2 AND BLOCK F, LOT 1 WILL BE REQUIRED TO HAVE PITCHED ROOFS



SCALE: 1" = 80'

BLOCK F, LOTS 1-2
22.20 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350,
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/13/2005

OWNER/APPLICANT
PEARLS OF PROSPER HOLDING
COMPANY, LLC
7070 COULTER LAKE RD
FRISCO, TEXAS 75086
PH: 817-795-5405
CONTACT: LOHIT KUMAR RANGINENI

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEGEVILLE, TX 76034
PH: 817-488-4861
CONTACT: SHAWN T. WALDO, PE

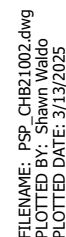
SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEGEVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

SHEET:

PSP 1.0

PRELIMINARY SITE PLAN STANDARD 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 IDENTIFIED ON THE TOWN OF PROSPER ZONING MAP, TABLE, HOWEVER CHANGES TO THE PROPOSED USE AT THE TIME OF CO AND/OR FIN/FIN/OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY PLANNING & ZONING COMMISSION. THE DATE OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF THE SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS VOID. IF A SITE PLAN APPROVAL IS VOID, THE ONLY WAY 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 DRIVEWAYS, REQUIRED PARKING LOT LANDSCAPE ISLANDS, PRELIMINARY UTILITY YARDS, REQUIRED LANDSCAPE SETBACK, SIDEWALKS, AND DETENTION PONDING.



GRAPHIC SCALE



50 160 FEET

SCALE: 1" = 50'

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N,
B I D D I N G O R P E R M I T. T H E Y
W E R E P R E P A R E D B Y , O R
U N D E R T H E S U P E R V I S I O N O F :

S H A W N T . W A L D O
P . E . N O 138653
D A T E : M a r c h 13, 2025

PEARLS OF
PROSPER HOLDING
COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPERITY

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

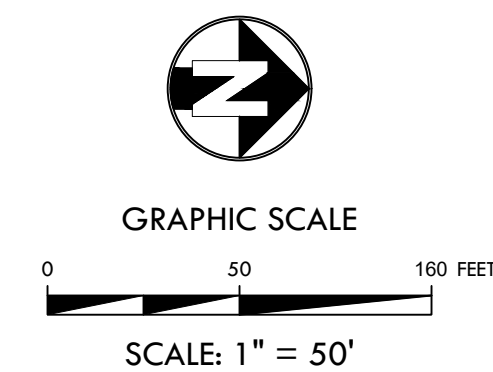
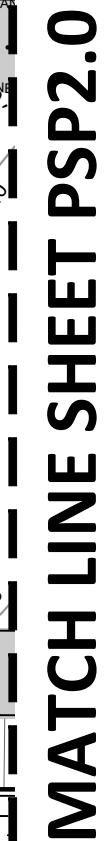
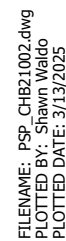
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KIRKMAN ENGINEERING, LLO
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: CHB21002_PROPSPER
ISSUE DATE: 3/13/2025

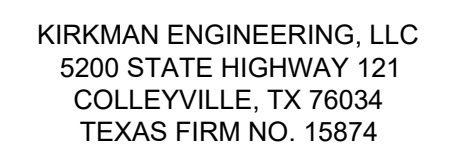
PRELIMINARY SITE PLAN

SHEET:
PSP 2.0



PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

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ISSUE DATE: 3/13/2025

PRELIMINARY SITE PLAN

SHEET:

PSP 3.0