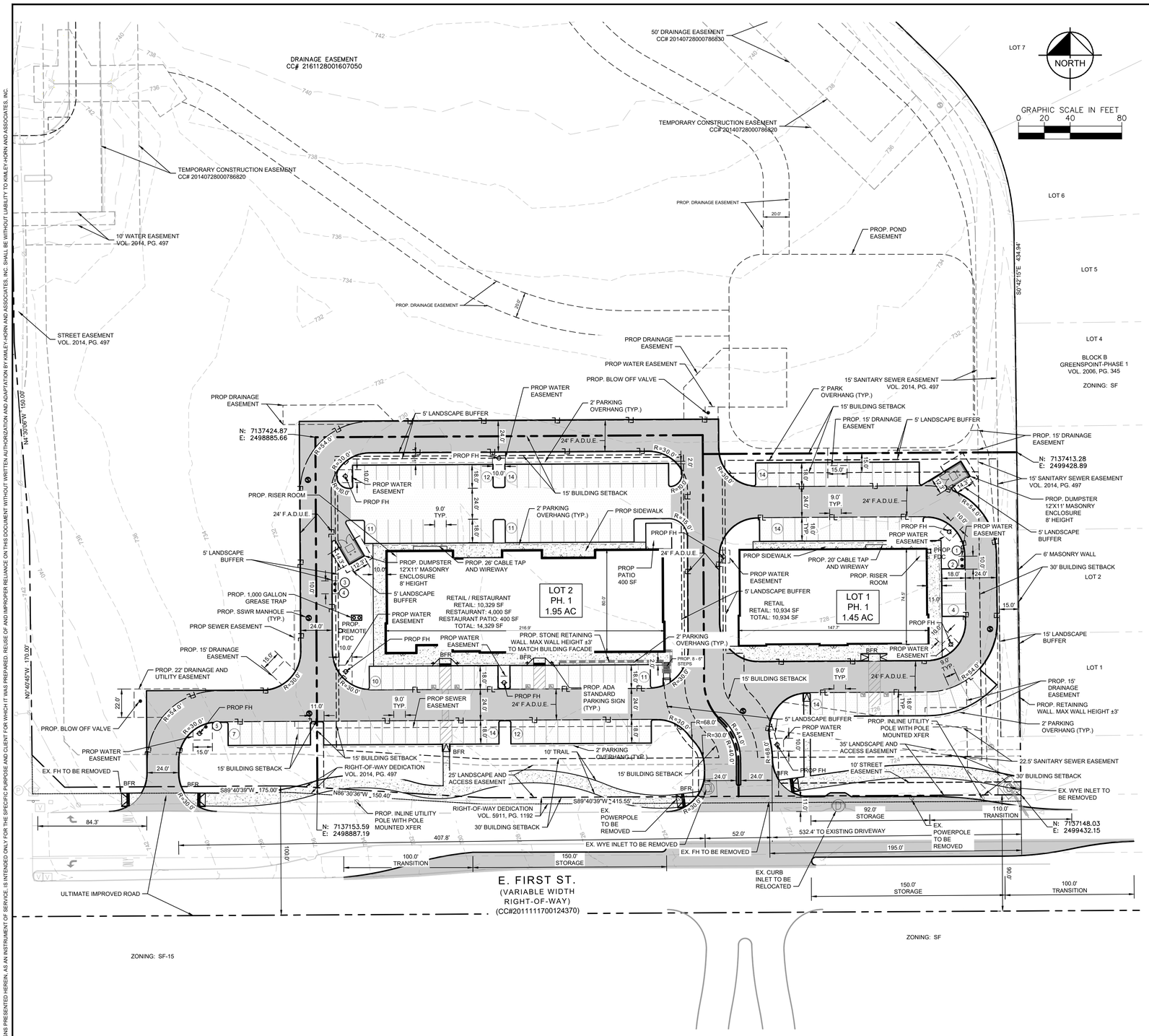


LOT 1 SITE DATA SUMMARY TABLE

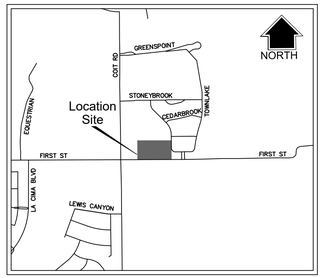
ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RETAIL
LOT AREA	63,199 SF (1.45 AC)
BUILDING AREA	10,934 SF (0.25 AC)
BUILDING HEIGHT	20'-10" MAX BUILDING 1: 2 STORY
LOT COVERAGE	17.30%
FLOOR AREA RATIO	0.2:1
PARKING RATIO	1 SPACE PER 250 SF (RETAIL)
TOTAL PARKING REQUIRED	44
TOTAL PARKING PROVIDED	46
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PARKING LOT LANDSCAPE REQUIRED	690 SF
PARKING LOT LANDSCAPE PROVIDED	1,552 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	44,667 SF
OPEN SPACE REQUIRED	4,424 SF (7%)
OPEN SPACE PROVIDED	6,327 SF (10%)

LOT 2 SITE DATA SUMMARY TABLE

ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RESTAURANT/RETAIL
LOT AREA	84,953 SF (1.95 AC)
BUILDING AREA	14,329 SF (0.39 AC)
BUILDING HEIGHT	20'-10" MAX BUILDING 2: 2 STORY
LOT COVERAGE	16.87%
FLOOR AREA RATIO	0.2:1
PARKING RATIO	1 SPACE PER 100 SF (RESTAURANT) 1 SPACE PER 250 SF (RETAIL) 1 SPACE PER 200 SF (RESTAURANT PATIO)
TOTAL PARKING REQUIRED	84
TOTAL PARKING PROVIDED	95
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4
PARKING LOT LANDSCAPE REQUIRED	1,440 SF
PARKING LOT LANDSCAPE PROVIDED	8,662 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	66,584 SF
OPEN SPACE REQUIRED	5,947 SF (7%)
OPEN SPACE PROVIDED	6,998 SF (8.2%)

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN



LOCATION MAP
N.T.S.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
1	DOMESTIC	2"	1	6"	PROPOSED
2	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED
3	DOMESTIC	2"	1	6"	PROPOSED
4	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED
5	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED

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 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*.

SITE PLAN
TOWN OF PROSPER CASE NO. DEVAPP-24-0152
MUSTANG CROSSING
MUSTANG TEXAS REALTY ADDITION
BLOCK A, LOTS 1-2
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SEPTEMBER 2025

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TELEPHONE: (972) 770-1300
TBPE NO. F-928
CONTACT: CAITLIN FLAHERTY, P.E.

OWNER / DEVELOPER
MUSTANG TEXAS REALTY LLC
1505 ISAAC LANE
MCKINNEY, TEXAS 75071
CONTACT: MR. PHANI JUNGA
PHANI.J7@GMAIL.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAITLIN FLAHERTY, P.E.
P.E. No.: 127516 Date: 09/18/2025

PROJECT No.	060002600
DATE:	09/2025
SCALE:	AS SHOWN
DESIGNED BY:	AMW
DRAWN BY:	AMW
CHECKED BY:	CMF

MUSTANG CROSSING
PHASE 1
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-09

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES: XREF: Aerial - XREF: SSurv - XREF: 24x36_Exhibit - XREF: KHA Clean - Cut and Fill - CAD Base - XREF: e-24x36_ XREF: e-site PH1 - XREF: e-util PH1 - XREF: eESMT-PH1 - XREF: e-hatch-PH1
PLOTTED BY: ORTIZ-MATHEW, 9/18/2025 8:53 AM
DWG NAME: C:\Users\matthew.ortiz\DESKTOP\PROSPER\CADP\LANSHEETS\PHASE 1\C-SITE.DWG
LAST SAVED: 9/18/2025 9:52 AM