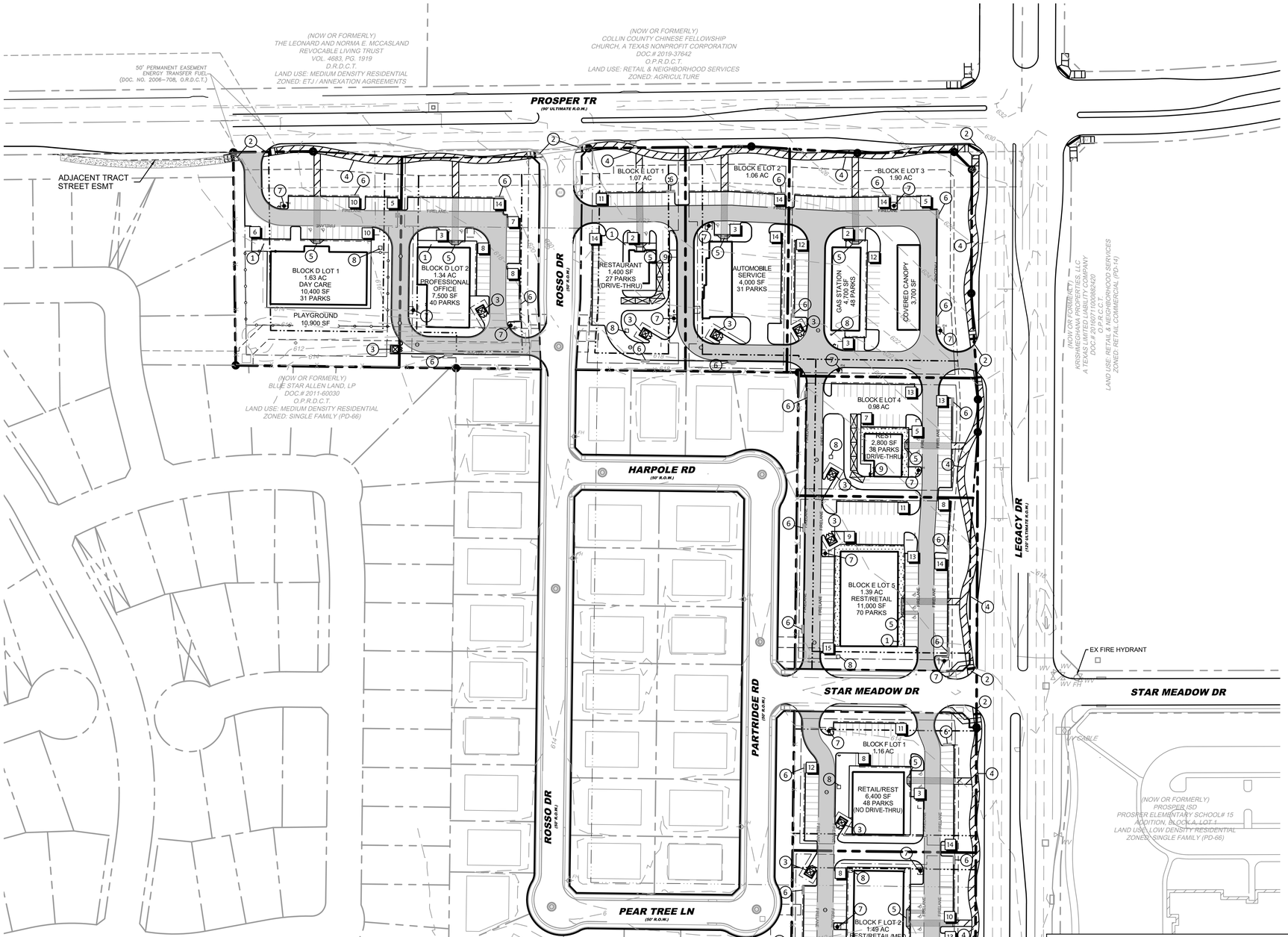

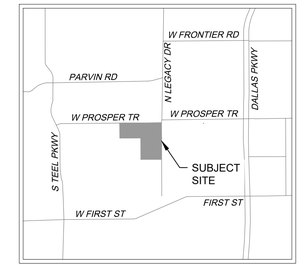

LOCATION MAP

N.T.S.

LEGEND

- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED FIRELANE
- PROPOSED SIDEWALK
- PROPOSED 10' WIDE TRAIL
- PROPOSED GRATE INLET
- PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE)
- PROPOSED FDC
- PROPOSED LANDSCAPE SETBACK
- PROPOSED BUILDING SETBACK
- ADJACENT RESIDENTIAL SETBACK
- PROPOSED FENCE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 2FT PARKING OVERHANG
- EXISTING 6' MASONRY WALL PER CIVIL 23-0018
- PROPERTY BOUNDARY

SITE CONSTRUCTION NOTES

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

PRELIMINARY SITE PLAN NOTE:

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

GRAPHIC SCALE

0 80 160 FEET

SCALE: 1" = 80'

SITE DATA TABLE

ABSTRACT NO.	ZONING	BLOCK	LOT	PROPOSED USE	LOT AREA (SF)	LOT AREA (AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED			PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	PLAYGROUND AREA REQUIRED	PLAYGROUND AREA PROVIDED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
-	-	-	-	-	(SF)	(AC)	(SF)	(FT)	(%)	-	DAYCARE= 1 PER 10 CHILDREN + 1 PER TEACHER RESTAURANT (NO DRIVE-THRU)= 1 PER 100SF RESTAURANT (DRIVE-THRU)= 1 PER 100SF BUSINESS/PROFESSIONAL OFFICES= 1 PER 350 MEDICAL OFFICE= 1/250SF SERVICE= 1 PER SERVICE BAY + 1 PER MAXIMUM EMPLOYEE ON SHIFT AUTOMOBILE RETAIL = 1SF/250SF			15 SF PER SPACE (SF)	(SF)	(SF)	65 SF PER CHILD (SF)	(SF)	7% OF LOT AREA (SF)	(SF)
350	PD-14	BLOCK D	1	DAYCARE	70,872	1.63	10,400	1-STORY, 30'	14.67%	0.147:1	1 CHILD PER 70 SQFT= 1 PARKING PER 10 CHILD 1 TEACHER PER 10 STUDENTS	15 (MAXIMUM 150 CHILDREN) 15	30	31	2	2	465	903	31,724	9,750	10,935	4,961.04	16,173.00
			2	PROFESSIONAL OFFICES	58,428	1.34	7,500	1-STORY, 30'	12.84%	0.128:1			22	40	2	2	600	1,188	33,265			4,089.93	13,800.00
		BLOCK E	1	RESTAURANT (DRIVE-THRU)	46,728	1.07	1,400	1-STORY, 30'	3.00%	0.030:1			14	27	2	2	405	862	26,470			3,270.97	8,300.00
			2	AUTOMOBILE SERVICE	46,188	1.06	4,000	1-STORY, 30'	8.66%	0.087:1	NUMBER OF SERVICE BAYS NUMBER OF EMPLOYEES ON SHIFT	7 14	21	31	2	2	465	630	28,857			3,233.14	11,341.00
			3	GAS STATION	82,627	1.90	4,700	1-STORY, 30'	5.69%	0.057:1			47	48	2	2	720	1,434	51,090			5,783.89	17,716.00
			4	RESTAURANT (DRIVE-THRU)	42,756	0.98	2,800	1-STORY, 30'	6.55%	0.066:1			28	38	2	2	570	1,067	28,570			2,992.89	3,700.00
			5	RESTAURANT (NO DRIVE-THRU)	60,396	1.39	11,000	1-STORY, 30'	18.21%	0.183:1			68	70	3	3	1,050	1,237	44,000			4,227.75	4,300.00
				RESTAURANT/RETAIL (TOTAL)			3,850																
				RETAIL			7,150																
		BLOCK F	1	RESTAURANT/RETAIL (TOTAL)	50,643	1.16	6,400	1-STORY, 30'	8.69%	0.059:1			32	48	2	2	720	1,257	31,200			3,545.02	5,049.00
				RESTAURANT (NO DRIVE-THRU)			2,000																
				RETAIL			4,400																
			2	REST/RETAIL/MED OFFICES (TOTAL)	64,808	1.49	11,650	1-STORY, 30'	17.98%	0.180:1			58	71	3	3	1,065	1,100	44,480			4,536.55	5,142.00
				RESTAURANT (NO DRIVE-THRU)			1,748																
				RETAIL			4,951																
				MEDICAL OFFICES			4,951																
				TOTALS	523,445	12.02							301	492	20	20							

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(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED 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 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, 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 THE SITE PLAN IN NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF A 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 SETBACK, SIDEWALKS*, AND DETENTION PONDS*.

PRELIMINARY SITE PLAN
DEVAPP-24-0083

PROSPERY LEGACY
BLOCK D, LOTS 1-2
BLOCK E, LOTS 1-5
BLOCK F, LOTS 1-2
22.20 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/4/2025

OWNER/APPLICANT
PEARLS OF PROSPER HOLDING COMPANY, LLC
7070 COULTER LAKE RD
FRISCO, TEXAS 75036
PH: 818-795-5405
CONTACT: LOHIT KUMAR RANGINENI

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, PE

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

PRELIMINARY FOR REVIEW ONLY
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SHAWN T. WALDO
P.E.# 138653
DATE: March 4, 2025

PEARLS OF PROSPER HOLDING COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPER

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

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING

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

JOB NUMBER: CHB21002_PROPSER

ISSUE DATE: 3/4/2025

PRELIMINARY SITE PLAN

SHEET:

PSP 1.0

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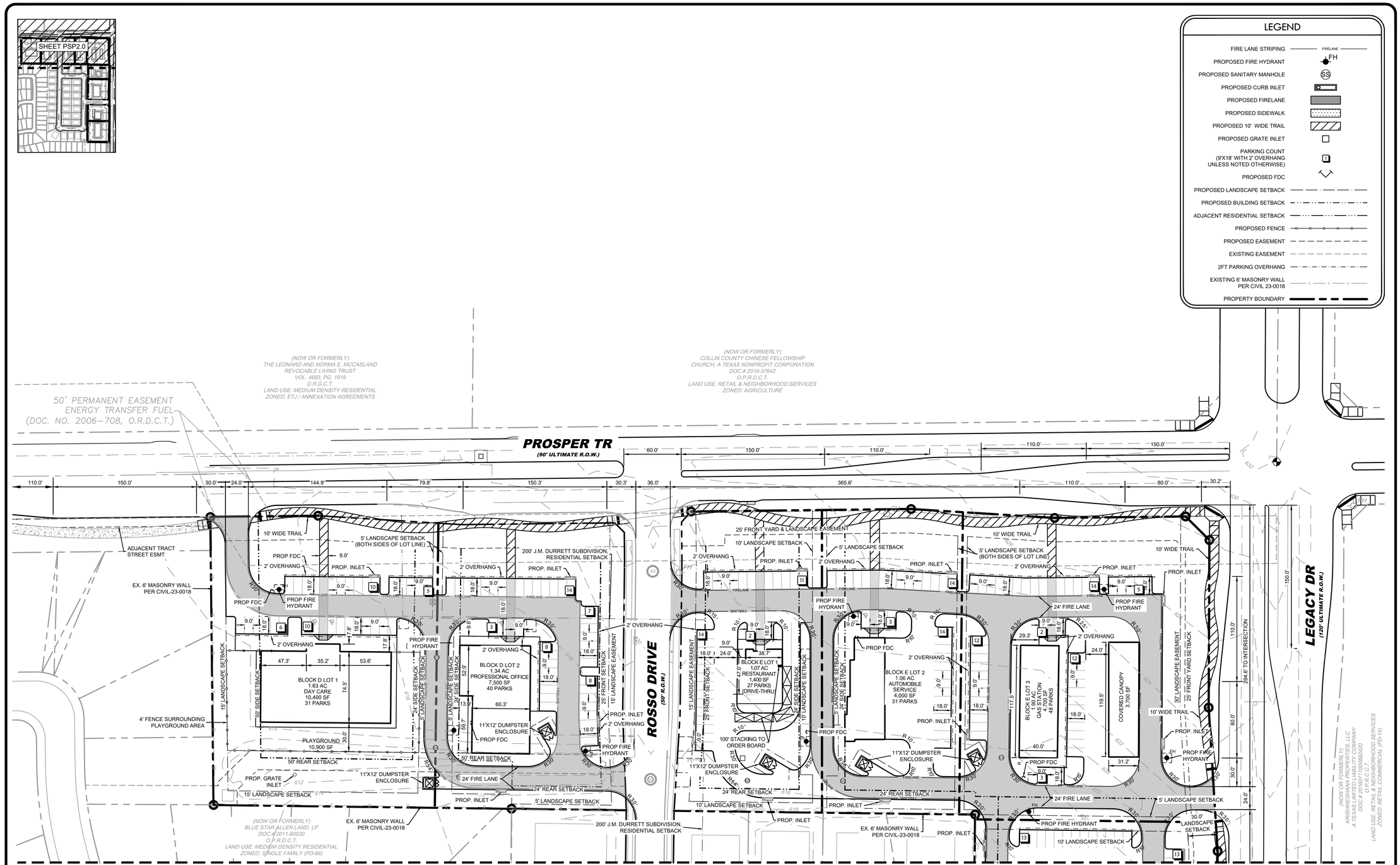
PLOTTED DATE: 3/4/2025



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PRELIMINARY SITE PLAN

SHEET:

PSP 2.0

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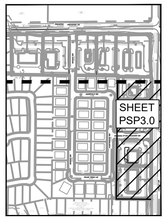

LEGEND

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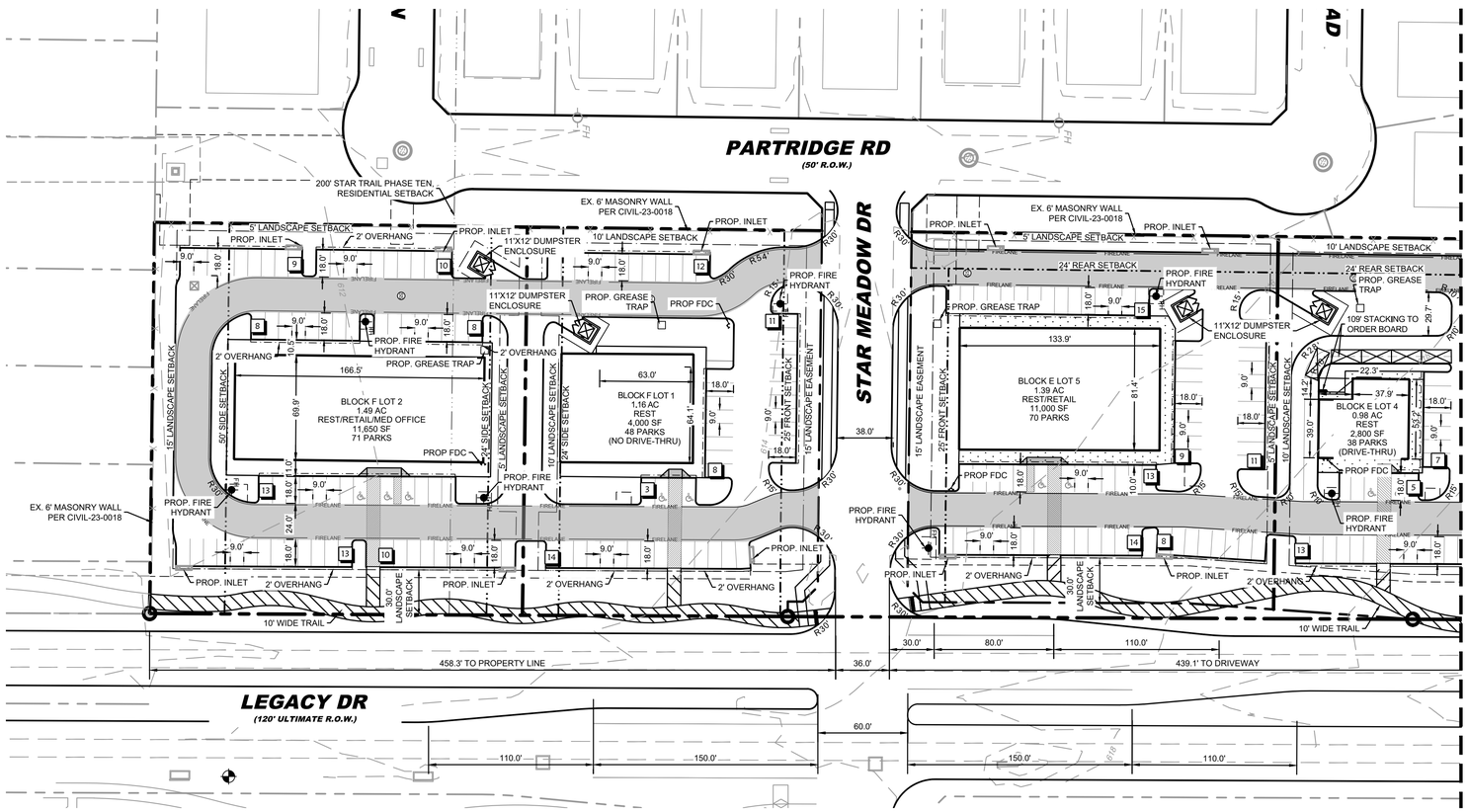

GRAPHIC SCALE

0 50 160 FEET

SCALE: 1" = 50'

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PSP 3.0

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