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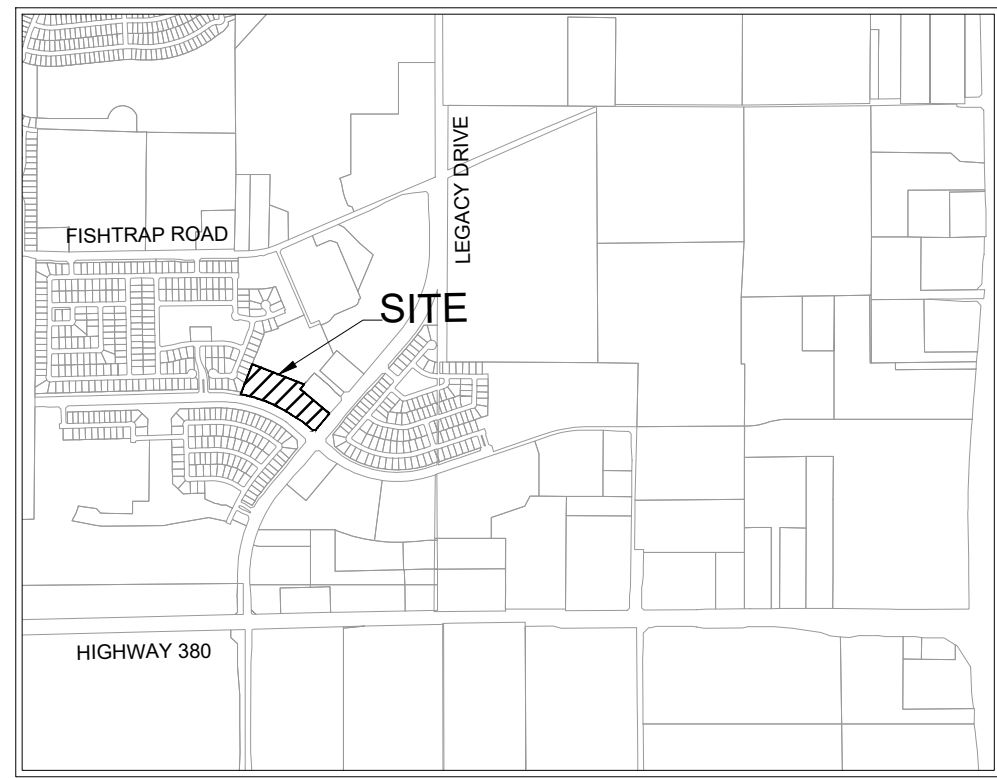
SITE DATA SUMMARY TABLE		
ZONING	LOT 10	LOT 11
PROPOSED USE	PD-65	PD-65
PROPOSED LOT AREA	2-STORY MEDICAL OFFICE BUILDING	RETAIL/RESTAURANT
LOT AREA	129,610 SF / 2.975 AC	141,190 SF / 3.241 AC
BUILDING AREA	16,655 SF / 0.38 AC	22,200 SF / 0.51 AC
BUILDING HEIGHT	35'	28'
LOT COVERAGE	12.85%	15.72%
FLOOR AREA RATIO	0.3 : 1	0.2 : 1
TOTAL PARKING REQUIRED		
TOTAL PARKING PROVIDED	134	138
HANDICAP PARKING REQUIRED	155	139
HANDICAP PARKING PROVIDED	6	5
PARKING LOT LANDSCAPING REQUIRED	2,325 SF / 1.79%	2,100 SF / 1.49%
PARKING LOT LANDSCAPING PROVIDED	3,931 SF / 3.03%	4,145 SF / 2.94%
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	96,875 SF	107,279 SF
OPEN SPACE REQUIRED	9,073 SF / 7.00%	9,883 SF / 7.00%
OPEN SPACE PROVIDED	10,686 SF / 8.24%	14,072 SF / 9.97%

## NOTES

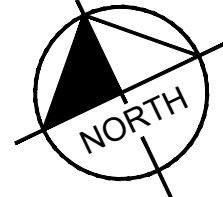
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADI ARE 3' OR 10' UNLESS NOTED OTHERWISE.
3. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROSPER REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30'.
4. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS AND WILL BE LOCATED IN A 10X10' WATER EASEMENT.
5. ALL STOP SIGNS TO BE INSTALLED AT LEAST 4-FT FROM SURFACE UTILITY STRUCTURES.

## PROSPER 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 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.



VICINITY MAP  
SCALE: 1" = 2,000'



GRAPHIC SCALE IN FEET  
0 20 40 80

## LEGEND

---	PROPERTY LINE
---	LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	BUILDING SETBACK
---	EXISTING CONTOUR
+	PROPOSED FIRE HYDRANT
+	FDC
+	SANITARY SEWER MANHOLE
+	WATER METER
+	WATER VALVE
+	STORM MANHOLE
---	PROPOSED FIRE LANE PAVEMENT
---	PROPOSED PRAIRIE DRIVE PAVEMENT
---	EXISTING FIRE LANE PAVEMENT

## KEY

TYP.	TYPICAL
BFR	BARRIER FREE RAMP
CI	CURB INLET
JB	JUNCTION BOX
GI	GRATE INLET
HW	HEADWALL
LS	LANDSCAPE
MH	MANHOLE
CO	CLEANOUT
FH	FIRE HYDRANT
WM	WATER METER
IRR	IRRIGATION METER
FDC	FIRE DEPARTMENT CONNECTION
+	NUMBER OF PARKING SPACES

## PRELIMINARY SITE PLAN PROSPER CENTER BLOCK A, LOTS 10 AND 11

6.217 ACRES SITUATED IN THE L. NETHERLY,  
ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
CASE# - DEVAPP-25-0041

OWNER:  
PROSPER VILLAGES AT LEGACY LLC  
10950 RESEARCH ROAD  
FRISCO, TX 75033  
CONTACT: CRAIG CURRY  
PHONE: (214) 387-3993  
EMAIL: CCURRY@TXLANDRESOURCES.COM

OWNER:  
LEGACY PRAIRIE SE LLC  
2720 WOOD VALE DR  
PROSPER, TX 75078  
CONTACT: SAMBA SIVA RAO KANNAGANTI  
PHONE: (972) 310-2265  
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KHA PROJECT  
060000302  
DATE  
5/27/2025  
SCALE  
AS SHOWN  
DESIGNED BY  
GSP  
DRAWN BY  
GSP  
CHECKED BY  
SEH  
PROSPER, TEXAS

PROSPER CENTER  
LOTS 10 AND 11

PRELIMINARY SITE  
PLAN

SHEET NUMBER  
PSP-1