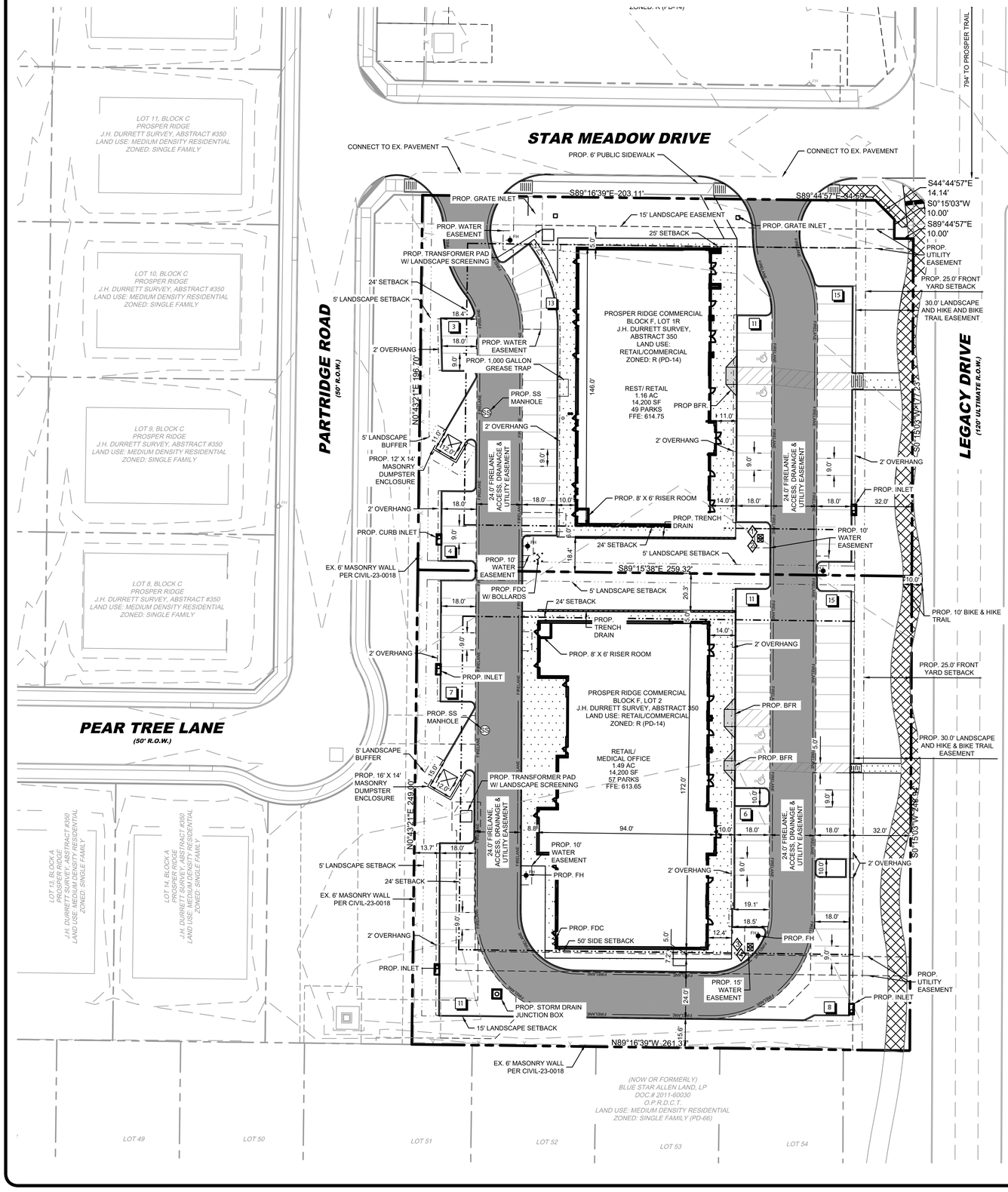

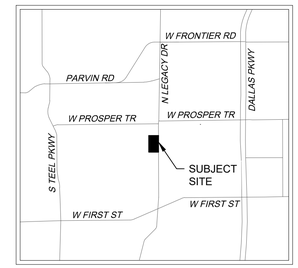

LOCATION MAP
N.T.S.

LEGEND

- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED FIRELANE
- PROPOSED PRIVATE SIDEWALK
- PROPOSED PUBLIC SIDEWALK
- PROPOSED GRATE INLET
- PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE) — 3
- PROPOSED FDC
- 2FT PARKING OVERHANG
- EXISTING 6' MASONRY WALL PER CIVIL 23-0018
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED SETBACK
- EXISTING EASEMENT
- LANDSCAPE SETBACK

SITE DATA SUMMARY TABLE

ABSTRACT		350			
ZONING		PD-14			
BLOCK		F			
LOT		1R1		2R	
PROPOSED USE		REST (NO DRIVE THRU)	RETAIL	RETAIL	MEDICAL OFFICE
	(SF)	1,200	9,169	7,100	7,100
LOT AREA	(SF)	50,614		64,793	
	(AC)	1.16		1.49	
BUILDING AREA	(SF)	10,369		14,200	
MAX BUILDING HEIGHT	(FT)	1-STORY, 24'		1-STORY, 24'	
COVERAGE	(%)	20.49%		21.92%	
FLOOR AREA RATIO		0.204:1		0.220:1	
PARKING RATIO		1/100 SF	1/250 SF	1/250 SF	1/250 SF
PARKING REQUIRED		49		57	
PARKING PROVIDED		49		57	
ADA PARKING REQUIRED		2		3	
ADA PARKING PROVIDED		2		4	
INTERIOR LANDSCAPE REQUIRED		735		855	
INTERIOR LANDSCAPE PROVIDED		869		954	
IMPERVIOUS SURFACE	(SF)	34,305		47,142	
OPEN SPACE REQUIRED	7% OF LOT AREA (SF)	3,543		4,536	
OPEN SPACE PROVIDED	(SF)	4,740 (9.4%)		4,555 (7.0%)	

WATER METER TABLE			
METER #	METER TYPE	METER SIZE	METER LOCATION
1	DOMESTIC	2"	FRONT OF BUILDING OF LOT 1R1
2	IRRIGATION	1"	FRONT OF BUILDING OF LOT 1R1
3	DOMESTIC	2"	FRONT OF BUILDING OF LOT 2R
4	IRRIGATION	1"	FRONT OF BUILDING OF LOT 2R

GRAPHIC SCALE
0 30 60 FEET
SCALE: 1" = 30'

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 HE 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*.

SITE PLAN
DEVAPP-26-0021

PROSPER RIDGE COMMERCIAL
BLOCK F, LOTS 1R1 & 2R
2.65 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/9/2026

OWNER/APPLICANT
SAI LEGACY TRAILS LLC
13483 GRAND ARBOR LN
FRISCO, TEXAS 75036
PH: 469-844-0304
CONTACT: MURALI M KODEMALA

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

DATE: 4/24/2026
STATE OF TEXAS
SHAWN T. WALDO
138653
REGISTERED
ENGINEER
4/24/2026

PROSPER RIDGE
COMMERCIAL 1 & 2

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: MUR25001_PROSPER F1

ISSUE DATE: 4/24/2026

SITE PLAN

SHEET:
C3.0

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FILENAME: C3.0 SITE PLAN_MUR25001.dwg
PLOTTED BY: Kevin Abbott
PLOTTED DATE: 4/24/2026