

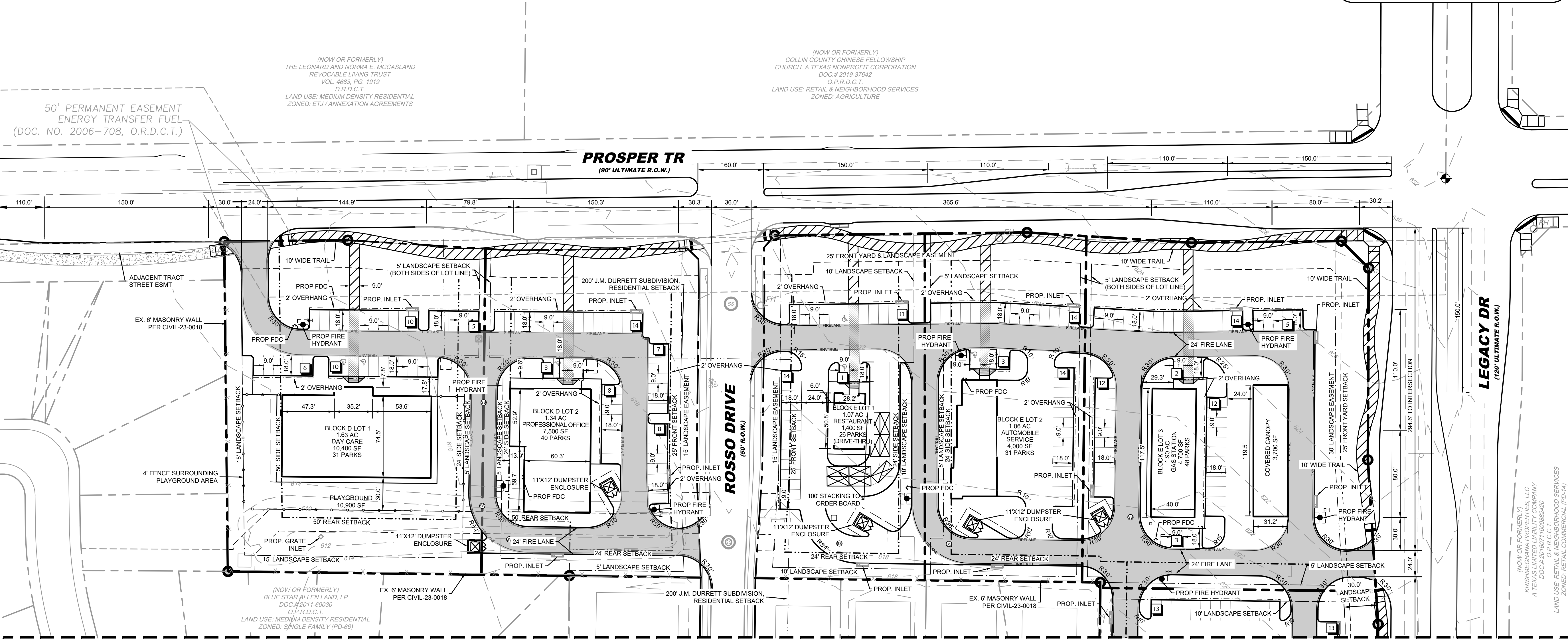
LEGEND	
FIRE LANE STRIPING	FIRELANE
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY MANHOLE	SS
PROPOSED CURB INLET	CI
PROPOSED FIRELANE	FL
PROPOSED SIDEWALK	SW
PROPOSED 10' WIDE TRAIL	WT
PROPOSED GRATE INLET	GI
PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE)	PK
PROPOSED FDC	FDC
PROPOSED LANDSCAPE SETBACK	LS
PROPOSED BUILDING SETBACK	BS
ADJACENT RESIDENTIAL SETBACK	ARS
PROPOSED FENCE	PF
PROPOSED EASEMENT	PE
EXISTING EASEMENT	EE
2FT PARKING OVERHANG	PO
EXISTING 6' MASONRY WALL PER CIVIL 23-0018	EMW
PROPERTY BOUNDARY	PB

PRELIMINARY FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
 SHAWN T. WALDO  
 P.E.# 138653  
 DATE: March 13, 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



50' PERMANENT EASEMENT ENERGY TRANSFER FUEL (DOC. NO. 2006-708, O.R.D.C.T.)

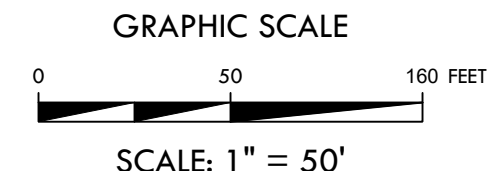
(NOW OR FORMERLY)  
 THE LEONARD AND NORMA E. MCCASLAND REVOCABLE LIVING TRUST  
 VOL. 483, PG. 1919  
 O.P.R.D.C.T.  
 LAND USE: MEDIUM DENSITY RESIDENTIAL  
 ZONED: ET1/ANNEXATION AGREEMENTS

(NOW OR FORMERLY)  
 COLLIN COUNTY CHINESE FELLOWSHIP CHURCH, A TEXAS NONPROFIT CORPORATION  
 DOC # 2019-37642  
 O.P.R.D.C.T.  
 LAND USE: RETAIL & NEIGHBORHOOD SERVICES  
 ZONED: AGRICULTURE

(NOW OR FORMERLY)  
 BLUE STAR ALLEN LAND, LP  
 DOC # 2011-60030  
 O.P.R.D.C.T.  
 LAND USE: MEDIUM DENSITY RESIDENTIAL  
 ZONED: SINGLE FAMILY (PD-66)

(NOW OR FORMERLY)  
 KRISHNEKHANA PROPERTIES, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 DOC # 2018-068420  
 O.P.R.C.T.  
 LAND USE: RETAIL & NEIGHBORHOOD SERVICES  
 ZONED: RETAIL COMMERCIAL (PD-14)

MATCH LINE SHEET PSP3.0



REV. DATE. DESCRIPTION.

KIRKMAN ENGINEERING, LLC  
 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

FULL PATH: K:\projects\2025\PropSP2.0.dwg - Commercial\3 - Production\PS\_01821002.dwg  
 PLOTTED BY: Shawn Waldo  
 PLOTTED DATE: 3/13/2025

