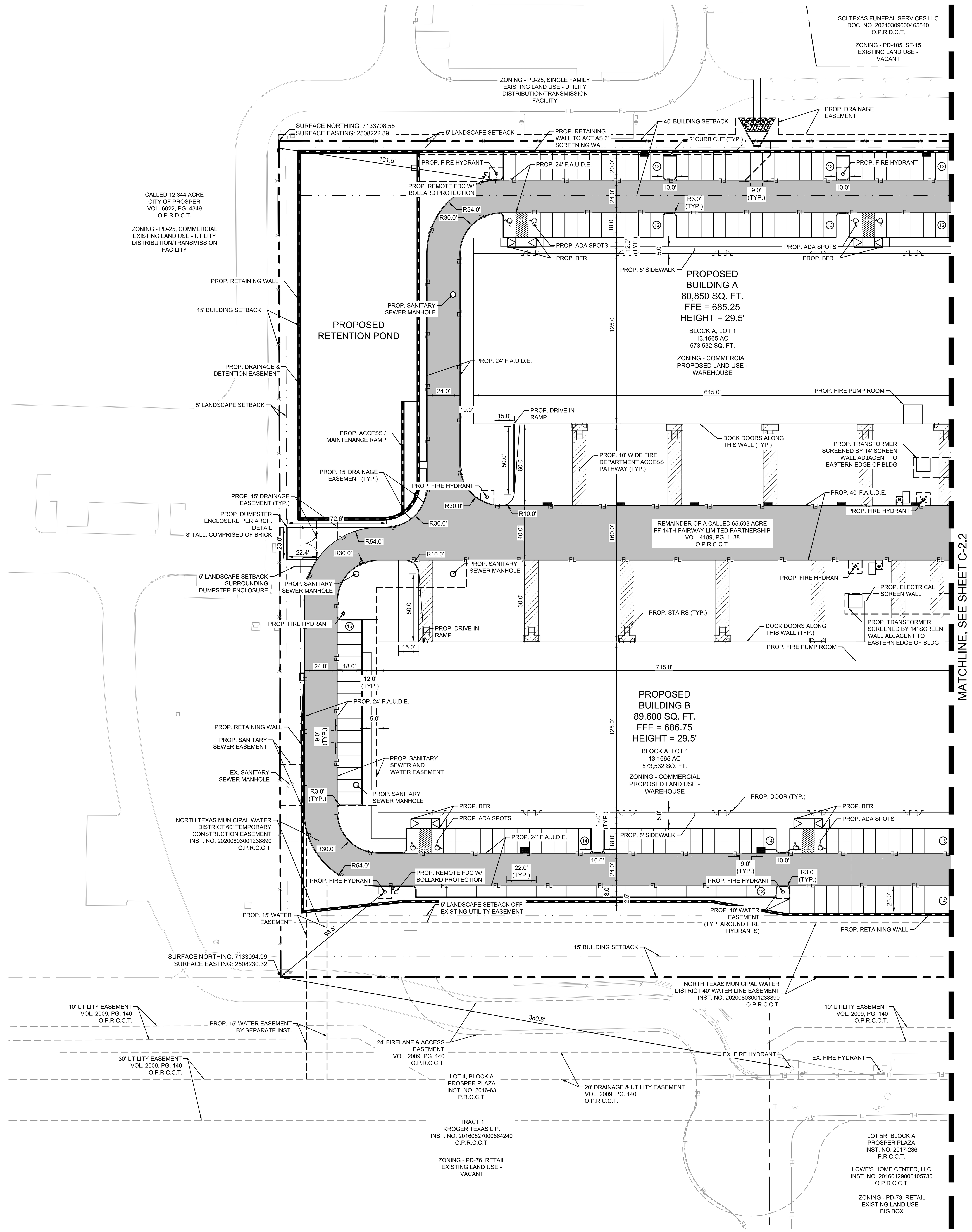

NORTH

GRAPHIC SCALE IN FEET
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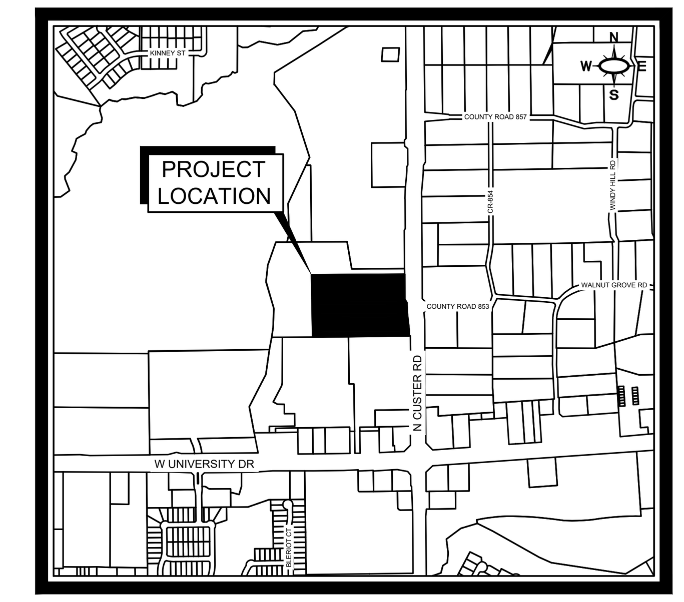

VICINITY MAP
N.T.S.

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
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7. 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 DETECTION PONDS

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED FIRELANE
- PROPOSED BERM
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- PROPOSED COMBO INLET
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED DOMESTIC AND IRRIGATION METERS
- PROPOSED WATER VAULT

SITE DATA SUMMARY TABLE

ZONING	C - COMMERCIAL
PROPOSED USES	OFFICE / WAREHOUSE
LOT AREA	13.17 AC / 573,532 SF
CONSTRUCTION TYPE	11-B
TOTAL BUILDING AREA	170,450 SF
TOTAL WAREHOUSE AREA	124,950 SF
TOTAL OFFICE AREA	45,500 SF
BUILDING HEIGHT	1 STORY / 29.5'
LOT COVERAGE	29.7%
FLOOR AREA RATIO	0.296:1
IMPERVIOUS SURFACE AREA	405,145 SF
SITE LANDSCAPE REQUIRED (15% OF LOT AREA)	86,030 SF
SITE LANDSCAPE PROVIDED (24% OF LOT AREA)	139,475 SF
OPEN SPACE REQUIRED (7% OF LOT AREA)	40,147 SF
OPEN SPACE PROVIDED (11% OF LOT AREA)	60,303 SF
WAREHOUSE PARKING REQUIRED (1/1000 SF)	125
OFFICE PARKING REQUIRED (1/350 SF)	131
TOTAL PARKING REQUIRED	256
TOTAL PARKING PROPOSED	256
TOTAL ADA PARKING REQUIRED	10
TOTAL ADA PARKING PROPOSED	12

SITE PLAN

PROSPER COMMERCE CENTER

BLOCK A, LOT 1

BEING AN ADDITION TO THE TOWN OF PROSPER JEREMIAH HORN SURVEY, ABSTRACT NO. 411

TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT NUMBER: DEVAPP-26-0006

PREPARATION DATE: APRIL 7TH, 2026

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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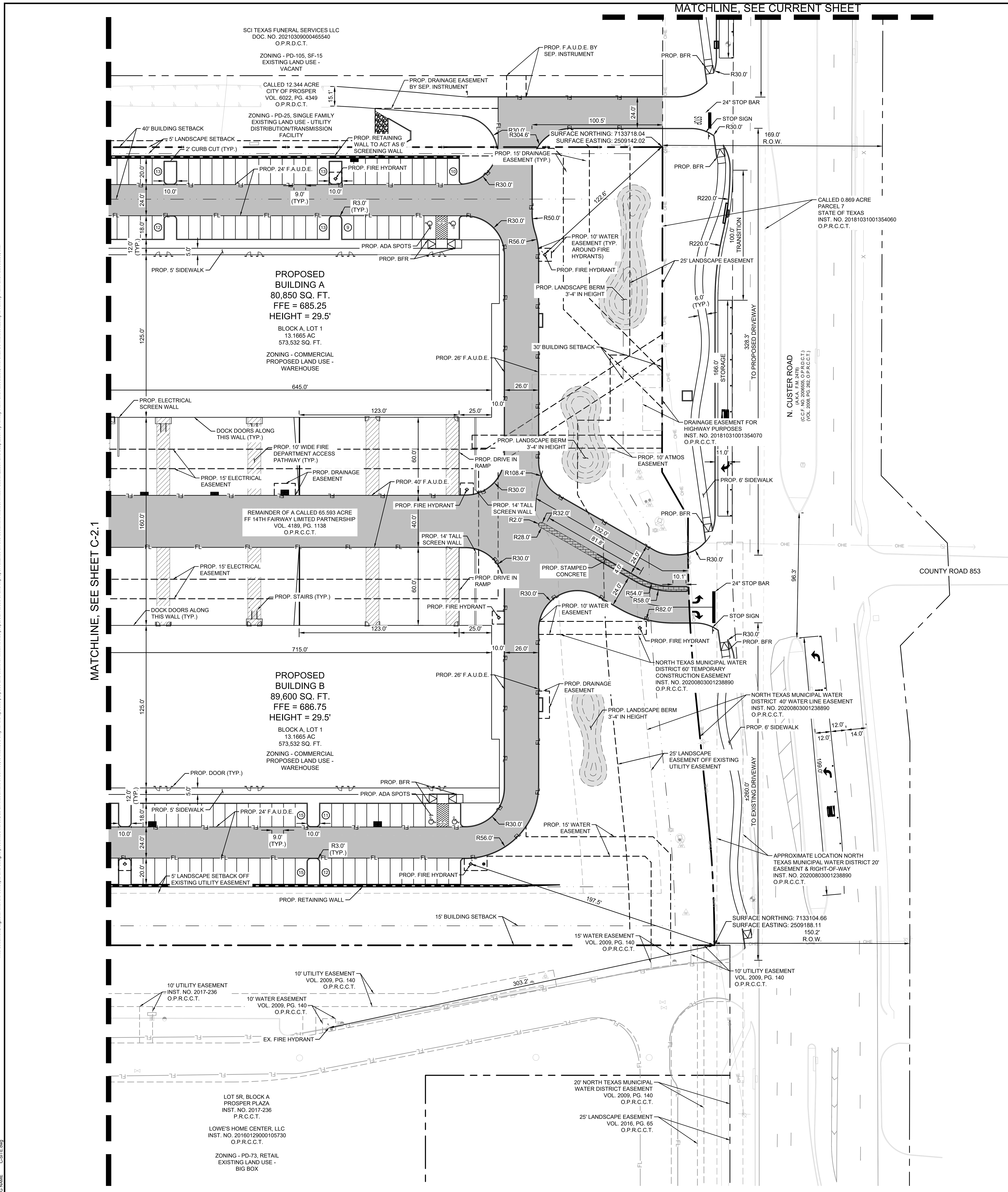
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

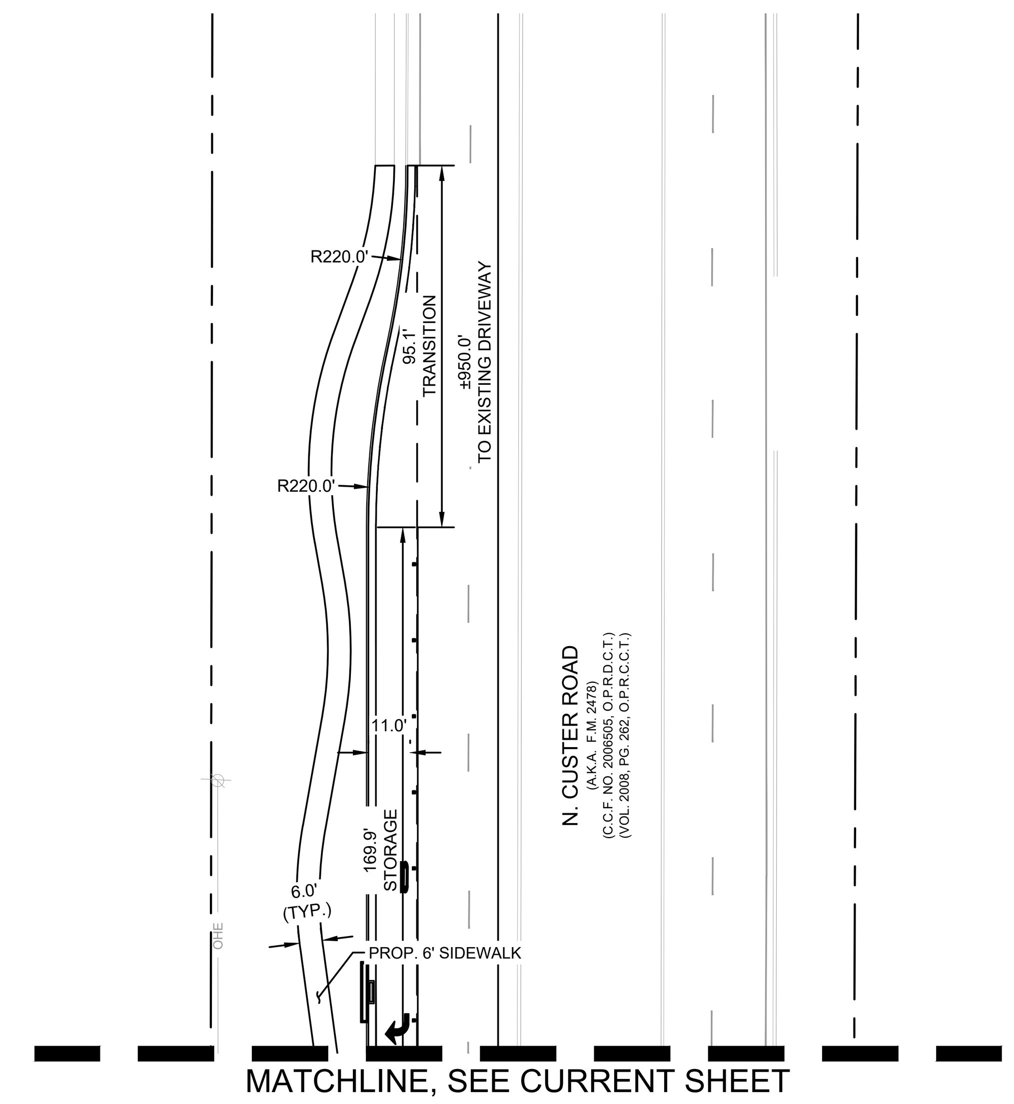
KHA PROJECT	064464513
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	SCP
DRAWN BY	MYB
CHECKED BY	DPG

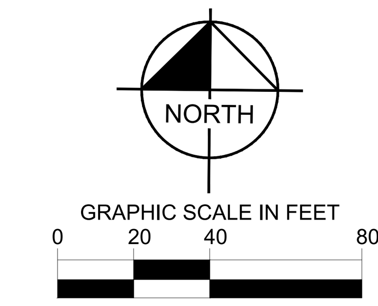
PROSPER COMMERCE CENTER
PROSPER TEXAS

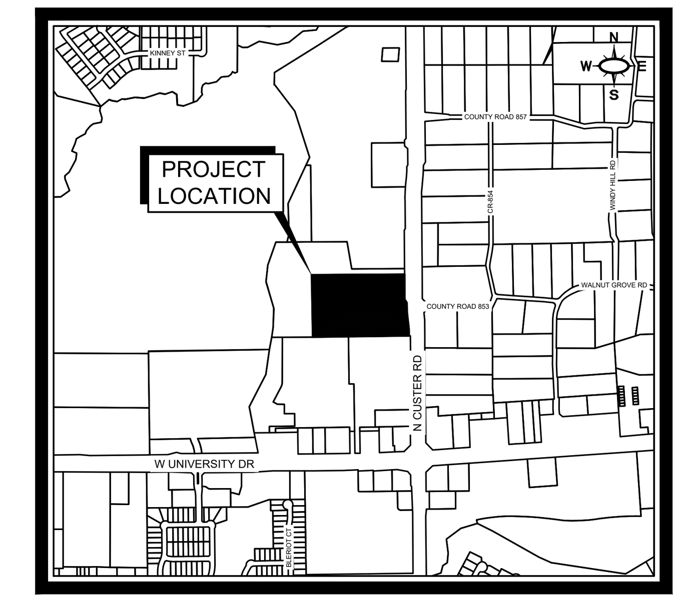
SITE PLAN (1 OF 2)

SHEET NUMBER
C-2.1









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Kimley»Horn
Engineer SARAH C. POLITSKI
P.E. No. 137906 Date APRIL 2026

KHA PROJECT	064464513
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	SCP
DRAWN BY	MYB
CHECKED BY	DPG

REVISIONS | No. | DATE

PROSPER COMMERCE CENTER
PROSPER | TEXAS

SITE PLAN (2 OF 2)

SHEET NUMBER
C-2.2

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