



LEGEND

FL	PROPOSED FIRE LANE
FL	FLOODPLAIN
T	TRANSFORMER
---	EXISTING STORM PIPE
---	PROPOSED RETAINING WALL
---	EXISTING EDGE OF PAVEMENT
---	EROSION HAZARD SETBACK
---	BARRIER FREE RAMP (BFR)
---	ACCESSIBLE PARKING SYMBOL
---	NUMBER OF PARKING SPACES
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED WATER METER
---	PROPOSED SEWER MANHOLE
---	PROPOSED CURB INLET
---	PROPOSED GRATE INLET
---	EXISTING SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	PROPOSED GREASE TRAP
---	PROPOSED CLEAN OUT

KEY

TYP.	TYPICAL
BFR	BARRIER FREE RAMP
EX	EXISTING
PROP.	PROPOSED
WM	WATER METER
GT	GREASE TRAP
CI	CURB INLET
GI	GRATE INLET
JB	JUNCTION BOX
MH	MANHOLE
FH	FIRE HYDRANT
HW	HEADWALL
CO	SANITARY SEWER CLEAN OUT
LP	LIGHT POLE
FDC	FIRE DEPARTMENT CONNECTION
WE	WATER EASEMENT
IRR WM	IRRIGATION WATER METER
FAUE	FIRE, ACCESS, AND UTILITY EASEMENT
GI	GRATE INLET
ST MH	STORM MANHOLE

SITE DATA SUMMARY TABLE

ZONING	PD-2
PROPOSED USES	RETAIL
LOT AREA	±208,652 SF ±4.79 AC.
BUILDING AREA	BUILDING A 29,513 SF RETAIL
BUILDING HEIGHT (# STORIES)	29'-0" (1 STORY)
LOT COVERAGE	15.07%
FLOOR AREA RATIO	0.15-1
IMPERVIOUS SURFACE AREA	84,616 SF
INTERIOR LANDSCAPE REQUIRED	1,905 SF
INTERIOR LANDSCAPE PROVIDED	7,178 SF
OPEN SPACE REQUIRED (7% OF LOT AREA)	14,606 SF
OPEN SPACE PROVIDED (29% OF LOT AREA)	60,243 SF
REQUIRED PARKING (WITH RATIO)	RETAIL 1 SPACE PER 250 SF
TOTAL PARKING REQUIRED	119 SPACES
TOTAL PARKING PROVIDED	120 SPACES
TOTAL HANDICAP PARKING REQUIRED	5 SPACES
TOTAL HANDICAP PARKING PROVIDED	5 SPACES
TOTAL HANDICAP VAN ACCESSIBLE PARKING REQUIRED	1 SPACE
TOTAL HANDICAP VAN ACCESSIBLE PARKING PROVIDED	2 SPACES

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- 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.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS 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.
- 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.

OWNER:
PROSPER MARKET LLC
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CORPELL, TEXAS 75019
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ENGINEER / SURVEYOR / APPLICANT/LANDSCAPE ARCHITECT:
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ARCHITECT:
CATALYST TECHNICAL GROUP, INC.
440 COBIA DRIVE, SUITE 1503
KATY, TX 77494
CONTACT: SRUJAN KUMAR
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SITE PLAN
LA CIMA CROSSING
BLOCK B, LOT 2
4.789 ACRES
BEING AN ADDITION TO THE TOWN OF PROSPER EDWARD BRADLEY SURVEY, ABSTRACT NO. 86
HARRISON JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT NUMBER DEVAPP-24-0027
SUBMITTED 03/11/2025
PREPARATION DATE: MARCH 11, 2025

Kimley-Horn
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PROSPER MARKET
PROSPER, TEXAS

SITE PLAN

SP-1

NO.	REVISIONS	DATE	BY

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