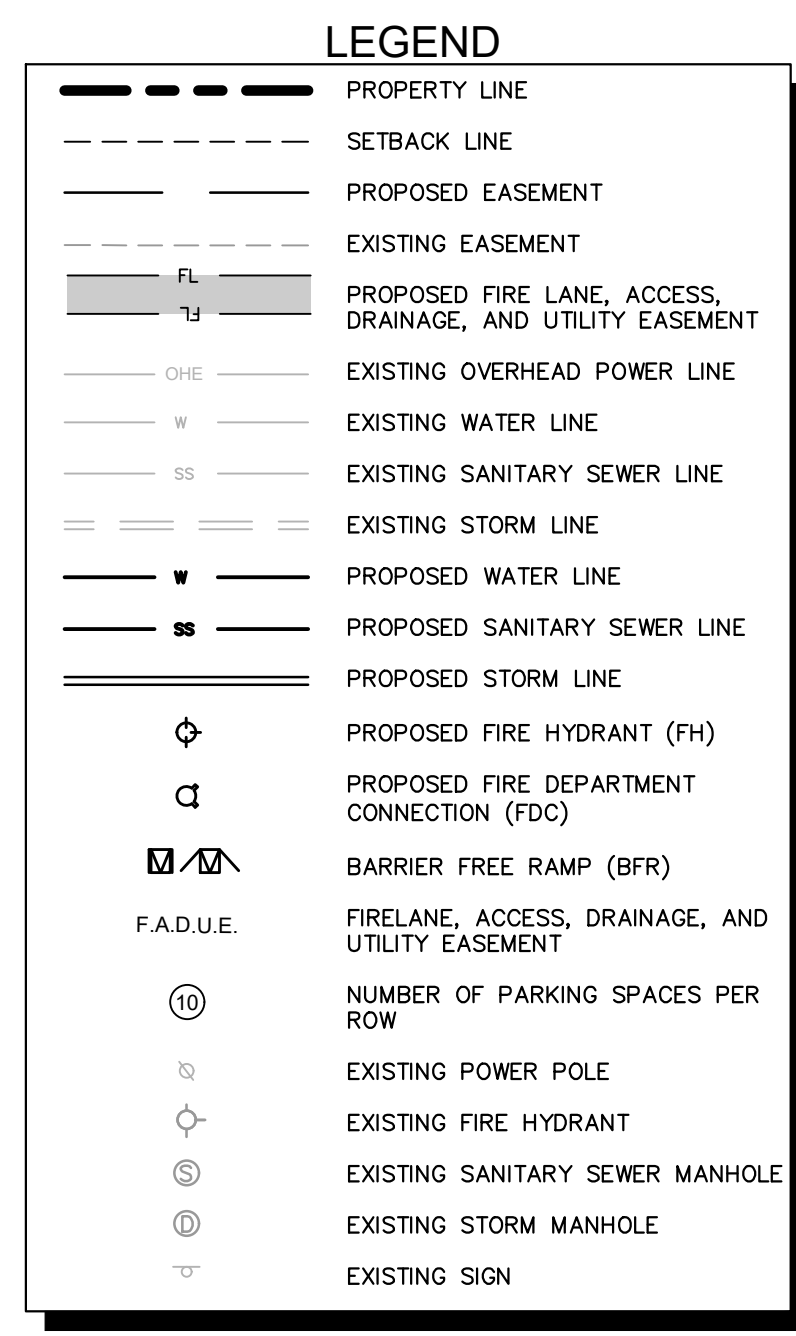


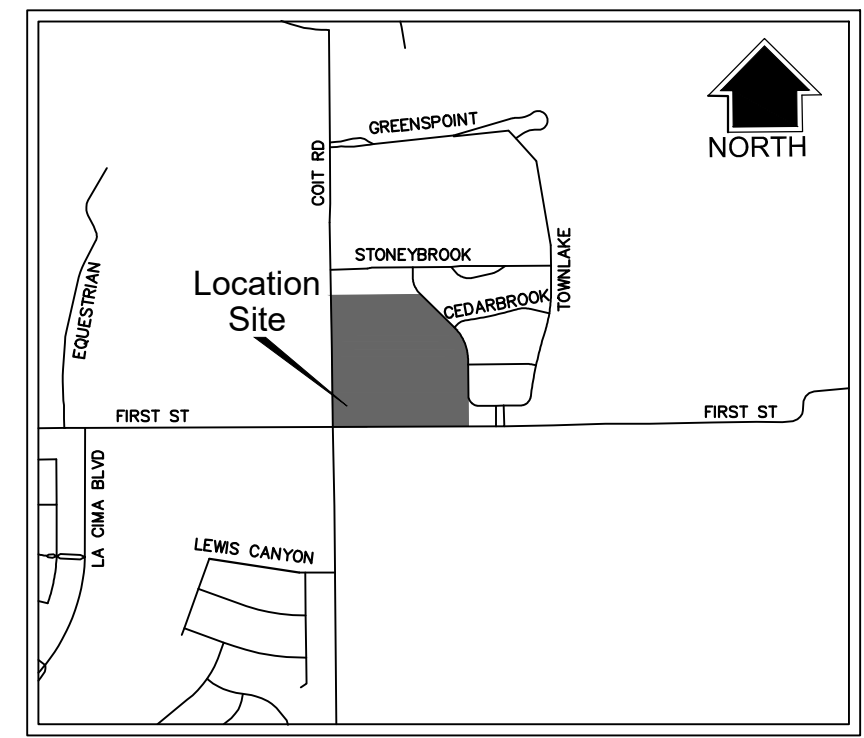
ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RETAIL
LOT AREA	63,199 SF (1.45 AC)
BUILDING AREA	11,075 SF (0.25 AC)
BUILDING HEIGHT	26' MAX
LOT COVERAGE	17.52%
FLOOR AREA RATIO	0.1752:1
PARKING RATIO	1 SPACE PER 250 SF (RETAIL)
TOTAL PARKING REQUIRED	46
TOTAL PARKING PROVIDED	46
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PARKING LOT LANDSCAPE REQUIRED	690 SF
PARKING LOT LANDSCAPE PROVIDED	1,552 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	43,785 SF
OPEN SPACE REQUIRED	4,774 SF (7%)
OPEN SPACE PROVIDED	6,580 SF (10.4%)

ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RESTAURANT/RETAIL
LOT AREA	84,953 SF (1.95 AC)
BUILDING AREA	17,265 SF (0.40 AC)
PATIO AREA	400 SF
BUILDING HEIGHT	26' MAX
LOT COVERAGE	20.32%
FLOOR AREA RATIO	0.2032:1
PARKING RATIO	1 SPACE PER 100 SF (RESTAURANT) 1 SPACE PER 250 SF (RETAIL) 1 SPACE PER 350 SF (OFFICE) 1 SPACE PER 200 SF (RESTAURANT PATIO)
TOTAL PARKING REQUIRED	96
TOTAL PARKING PROVIDED	96
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4
PARKING LOT LANDSCAPE REQUIRED	1,440 SF
PARKING LOT LANDSCAPE PROVIDED	8,862 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	66,584 SF
OPEN SPACE REQUIRED	5,947 SF (7%)
OPEN SPACE PROVIDED	7,880 SF (9.3%)

ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RETAIL
LOT AREA	407,489 SF (9.26 AC)
BUILDING AREA	96,441 SF (2.21 AC)
PATIO AREA	1,597 SF
BUILDING HEIGHT	26' MAX, 32' MAX FOR 2 STORY OFFICE/MEDICAL
LOT COVERAGE	23.65%
FLOOR AREA RATIO	0.2365:1
PARKING RATIO	1 SPACE PER 100 SF (RESTAURANT) 1 SPACE PER 250 SF (RETAIL) 1 SPACE PER 350 SF (OFFICE) 1 SPACE PER 200 SF (RESTAURANT PATIO)
TOTAL PARKING REQUIRED	460
TOTAL PARKING PROVIDED	486
HANDICAP PARKING REQUIRED	9
HANDICAP PARKING PROVIDED	9
PARKING LOT LANDSCAPE REQUIRED	7,290 SF
PARKING LOT LANDSCAPE PROVIDED	16,242 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	315,686 SF
OPEN SPACE REQUIRED	28,540 SF (7.1%)
OPEN SPACE PROVIDED	28,994 SF (7.1%)



- 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 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 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.
 - 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.
 - 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.



LOCATION MAP
N.T.S.

PRELIMINARY SITE PLAN
TOWN OF PROSPER CASE NO. DEVAPP-24-0049
MUSTANG CROSSING
MUSTANG TEXAS REALTY ADDITION
BLOCK A, LOTS 1-3
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
JUNE 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
19455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TELEPHONE: (972) 770-1300
TS&E NO. F-928
CONTACT: CAITLIN FLAHERTY, P.E.

OWNER / DEVELOPER
MUSTANG TEXAS REALTY LLC
1505 ISAAC LANE
MCKINNEY, TEXAS 75071
CONTACT: MR. PHANI JUNGA
PHANI.J7@GMAIL.COM