

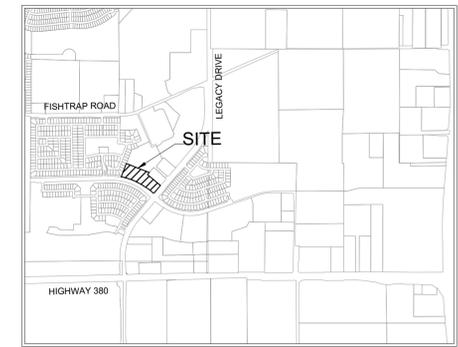
SITE DATA SUMMARY TABLE		
	LOT 10	LOT 11
ZONING	PD-65	PD-65
PROPOSED USE	2-STORY MEDICAL OFFICE BUILDING	RETAIL/RESTAURANT
LOT AREA	129,610 SF / 2.975 AC	141,190 SF / 3.241 AC
BUILDING AREA	16,655 SF / 0.38 AC	22,200 SF / 0.51 AC
BUILDING HEIGHT	35'	28'
LOT COVERAGE	12.85%	15.72%
FLOOR AREA RATIO	0.3 : 1	0.2 : 1
TOTAL PARKING REQUIRED	134	138
HANDICAP PARKING PROVIDED	155	139
HANDICAP PARKING REQUIRED	6	5
PARKING LOT LANDSCAPING PROVIDED	2,325 SF / 1.79%	2,100 SF / 1.49%
PARKING LOT LANDSCAPING REQUIRED	3,931 SF / 3.03%	4,145 SF / 2.94%
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	96,875 SF	107,279 SF
OPEN SPACE REQUIRED	9,073 SF / 7.00%	9,883 SF / 7.00%
OPEN SPACE PROVIDED	10,686 SF / 8.24%	14,072 SF / 9.97%

NOTES

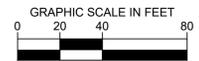
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADI ARE 3' OR 10' UNLESS NOTED OTHERWISE.
3. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROSPER REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30'.
4. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS AND WILL BE LOCATED IN A 10'X10' WATER EASEMENT.
5. ALL STOP SIGNS TO BE INSTALLED AT LEAST 4-FT FROM SURFACE UTILITY STRUCTURES.

PROSPER 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 LAND 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 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.



VICINITY MAP
SCALE: 1" = 2,000'

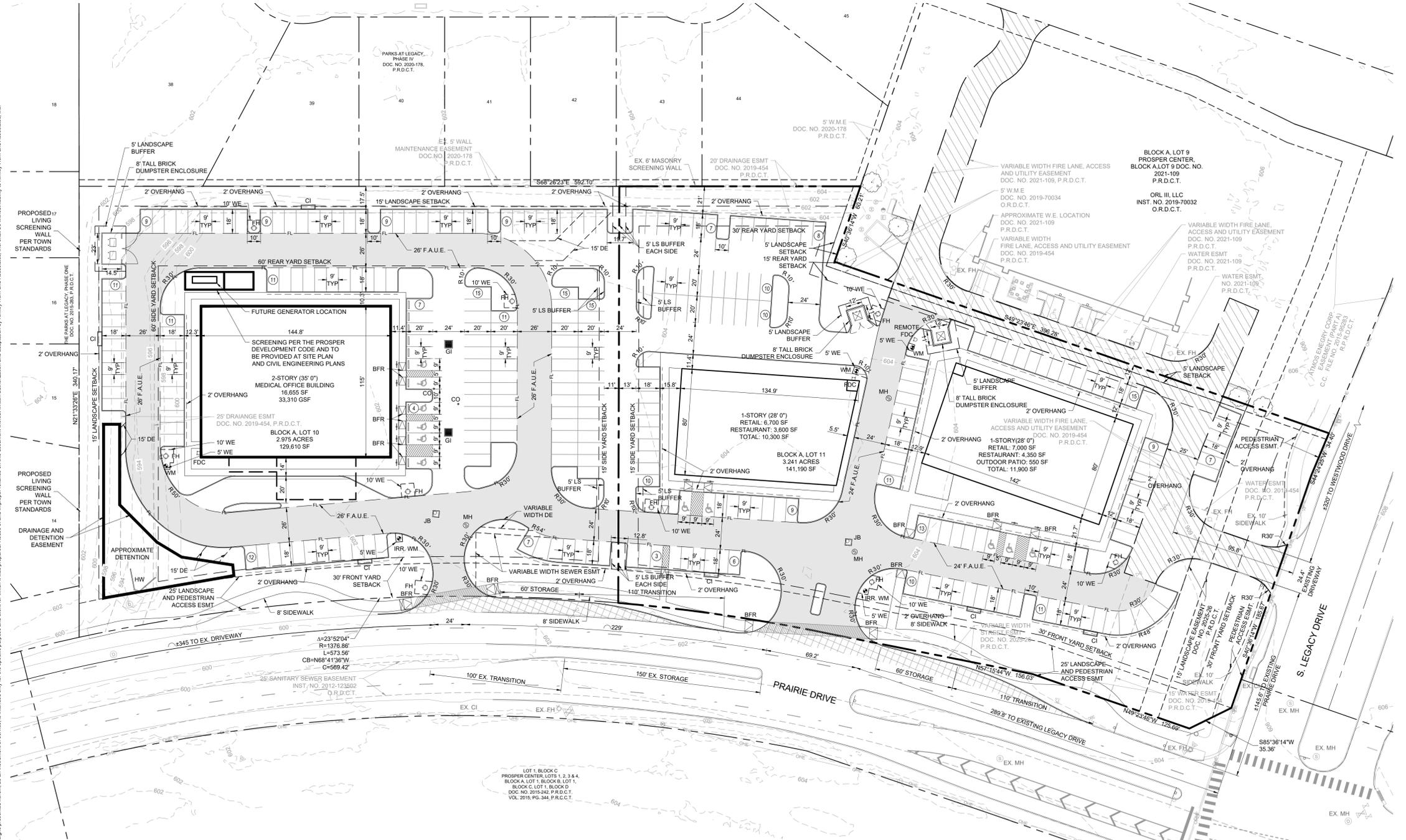


LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- PROPOSED FIRE HYDRANT
- FDC
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- STORM MANHOLE
- ▨ PROPOSED FIRE LANE PAVEMENT
- ▨ PROPOSED PRAIRIE DRIVE PAVEMENT
- ▨ EXISTING FIRE LANE PAVEMENT

KEY

- TYP. TYPICAL
- BFR. BARRIER FREE RAMP
- CI. CURB INLET
- JB. JUNCTION BOX
- GI. GRATE INLET
- HW. HEADWALL
- LS. LANDSCAPE
- MH. MANHOLE
- CO. CLEANOUT
- FH. FIRE HYDRANT
- WM. WATER METER
- IRR. IRRIGATION METER
- FDC. FIRE DEPARTMENT CONNECTION
- NUMBER OF PARKING SPACES



P&Z Approved
6/17/2025

**PRELIMINARY SITE PLAN
PROSPER CENTER
BLOCK A, LOTS 10 AND 11**

6.217 ACRES SITUATED IN THE L. NETHERLY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
CASE# - DEVAPP-25-0041

OWNER:
PROSPER VILLAGES AT LEGACY LLC
10950 RESEARCH ROAD
FRISCO, TX 75033
CONTACT: CRAIG CURRY
PHONE: (214) 387-3993
EMAIL: CCURRY@TXLANDRESOURCES.COM

OWNER:
LEGACY PRAIRIE SE LLC
2720 WOOD VALE DR
PROSPER, TX 75078
CONTACT: SAMBA SIVA RAO KANNAGANTI
PHONE: (972) 310-2265
PHONE: (972) 310-2265
EMAIL: RVCRANS@GMAIL.COM

ENGINEER/APPLICANT:
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2600 N CENTRAL EXPRESSWAY, STE. 400
RICHARDSON, TEXAS 75080
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PREPARATION DATE: MAY 27, 2025

NO.	REVISIONS	DATE

Kimley»Horn
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060000302	5/27/2025	AS SHOWN	GSP	GSP	SEH

PROSPER CENTER
LOTS 10 AND 11
PROSPER, TEXAS

PRELIMINARY SITE PLAN
SHEET NUMBER
PSP-1

P:\Projects\2025\DEVAPP-25-0041\Drawings\SitePlan\SP-1.dwg
 DATE PLOTTED: 6/17/2025 8:03 AM
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 PLOTTING SCALE: 1" = 2000'
 PLOTTING SHEET: 1 OF 1

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