SITE DATA SUMMARY TABLE		
	LOT 11	
ZONING	PD-65	
PROPOSED USE	RETAIL/RESTAURANT	
LOT AREA	141,190 SF / 3.241 AC	
	BUILDING A	BUILDING B
BUILDING AREA	**RETAIL:** 7,000 SF **RESTAURANT:** 4,350 SF **PATIO:** 550 SF	**RETAIL:** 6,700 SF **RESTAURANT:** 3,600 SF
	TOTAL: 11,900 SF	**TOTAL:** 10,300 SF
BUILDING HEIGHT	28' (1 STORY)	28' (1 STORY)
LOT COVERAGE	8.04%	7.30%
FLOOR AREA RATIO	0.08 : 1	0.07 : 1
TOTAL PARKING REQUIRED	RETAIL: 1 / 250 SF OF FLOOR AREA REST (MULTI-TENANT): 1 / 100 SF OF FLOOR AREA	RETAIL: 1 / 250 SF OF FLOOR AREA REST (MULTI-TENANT): 1 / 100 SF OF FLOOR AREA
	75	63
TOTAL PARKING PROVIDED	139	
HANDICAP PARKING REQUIRED	5	
HANDICAP PARKING PROVIDED	5	
PARKING LOT LANDSCAPING REQUIRED	2,085 SF / 1.48%	
PARKING LOT LANDSCAPING PROVIDED	4,478 SF / 3.17%	
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	107,279 SF	
OPEN SPACE REQUIRED	9,883 SF / 7.00%	
OPEN SPACE PROVIDED	13,859 SF / 9.82%	

NORTH

GRAPHIC SCALE IN FEET
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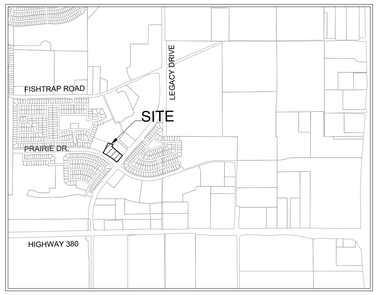
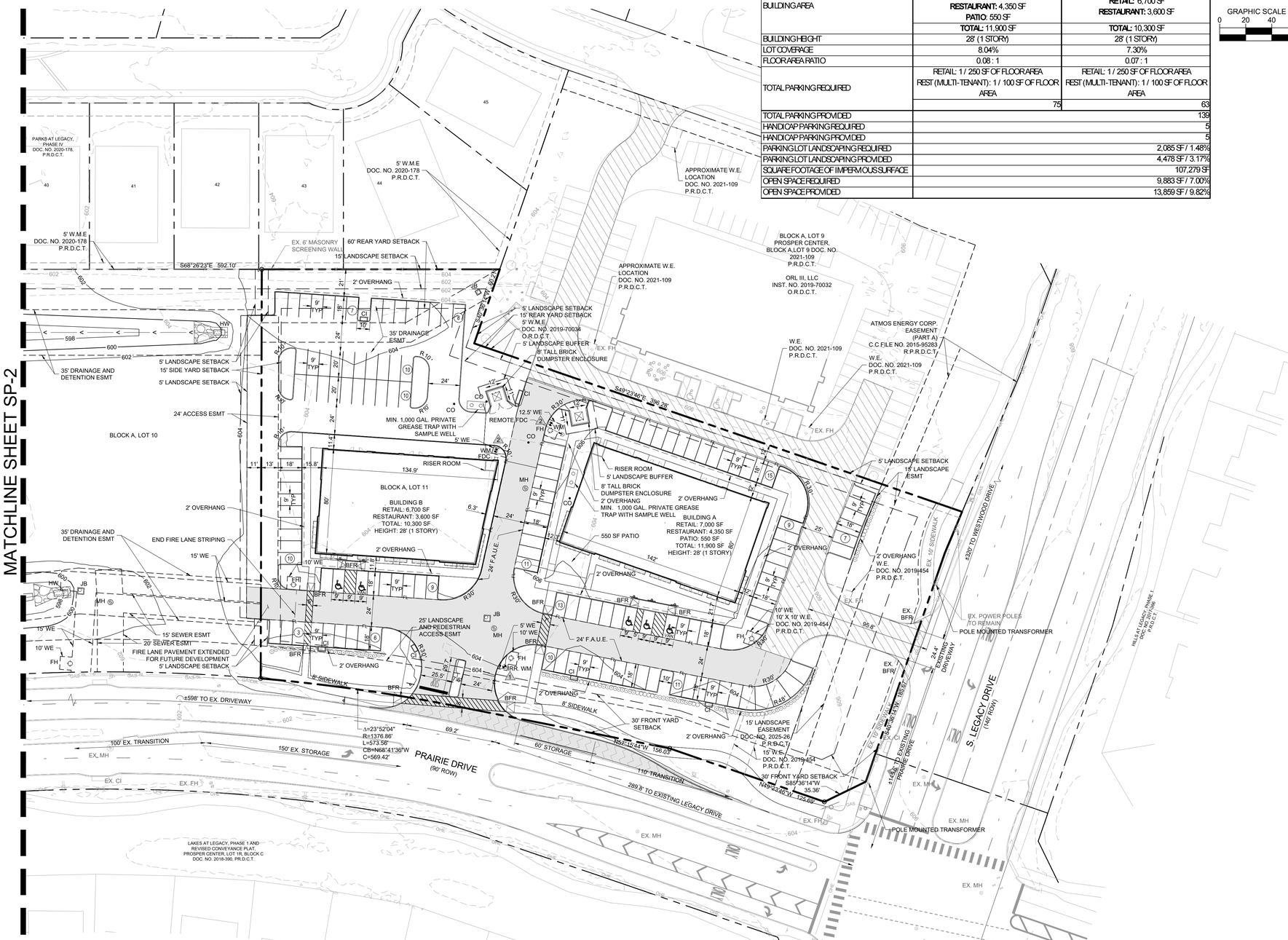


VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- PROPERTY LINE
- LOT LINE
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- EXISTING EASEMENT LINE
- BUILDING SETBACK
- 635 EXISTING CONTOUR
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- PROPOSED FIRE HYDRANT
- FDC
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- STORM MANHOLE
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- 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

NOTES

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PROSPER STANDARD NOTES

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2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
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WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
1	IRRIGATION	2"	1
2	DOMESTIC	2"	2

SITE PLAN
PROSPER CENTER
BLOCK A, LOT 11

3.241 ACRES SITUATED IN THE L. NETHERLY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
CASE# - DEVAPP-25-0066

ENGINEER/APPLICANT:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, STE. 400
RICHARDSON, TEXAS 75080
CONTACT: SHAY HUFFMAN, P.E.
PHONE: (972) 770-1300
EMAIL: SHAY.HUFFMAN@KIMLEY-HORN.COM

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

PREPARATION DATE: DECEMBER 23, 2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SHAY HUFFMAN
P.E. No. 127857 Date 12/23/2025

KHA PROJECT	060000302
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	GSP
DRAWN BY	GSP
CHECKED BY	SGH

PROSPER CENTER
LOT 11
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

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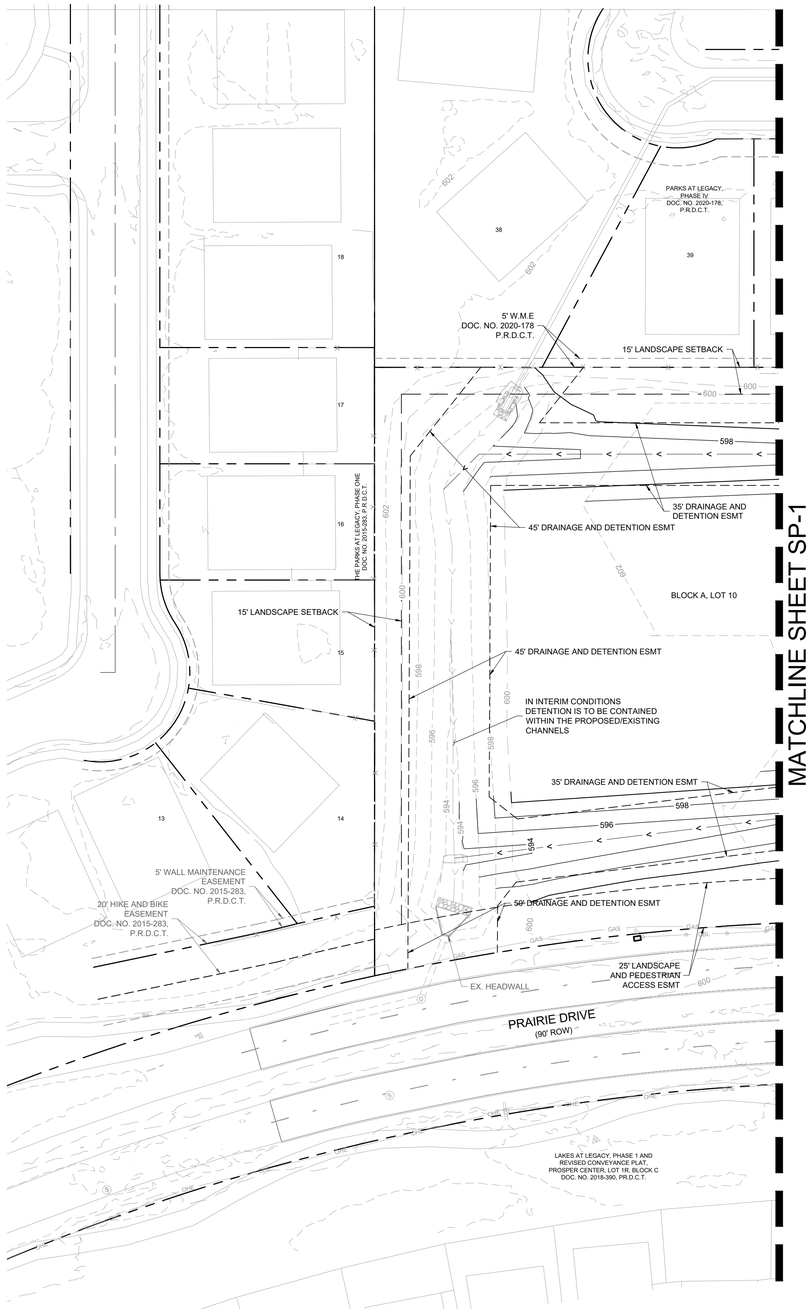

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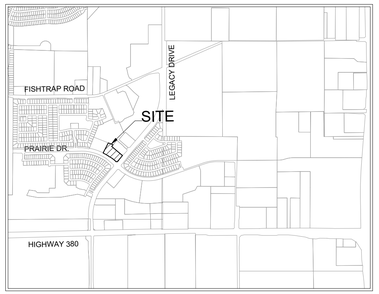

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DESIGNED BY	GSP
DRAWN BY	GSP
CHECKED BY	SGH

PROSPER CENTER
LOT 11
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-2

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