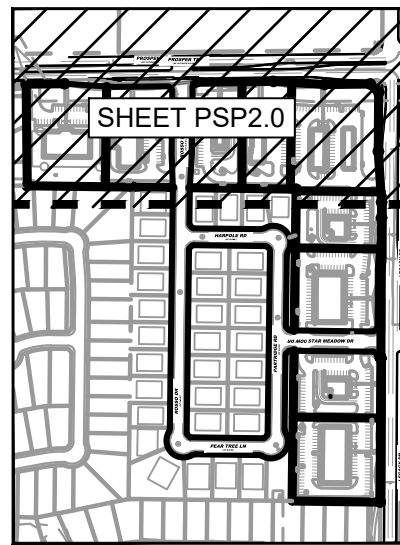


SITE DATA TABLE																								
ABSTRACT NO.	ZONING	BLOCK	LOT	PROPOSED USE	LOT AREA		BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	PLAYGROUND AREA REQUIRED	PLAYGROUND AREA PROVIDED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED			
					(SF)	(AC)	(SF)	(FT)	(%)	-	DAYCARE: 1 PER 10 CHILDREN + 1 PER TEACHER RESTAURANT (DRIVE-THRU): 1 PER 500 SQ. FT. MEDICAL OFFICE: 1/2500 SQ. FT. OFFICE: 1 PER 500 DAY: 1 PER 1000 MAXIMUM OVER 1000 1 CHILD PER 70 SQ. FT. 1 PARKING PER 10 CHILD 1 TEACHER PER 10 STUDENTS	15 (MAXIMUM 150 CHILDREN) 15												
350	PD-14	BLOCK D	1	DAYCARE	70,872	1.63	10,400	1-STORY, 30'	14.65%	0.147:1		30	31	2	2	465	903	31,724	9,750	10,935	4,961.04	16,173.30		
			2	PROFESSIONAL OFFICES	58,428	1.34	7,500	1-STORY, 30'	12.84%	0.128:1		22	40	2	2	600	1,188	33,265			4,089.93	16,198.45		
		BLOCK E	1	RESTAURANT (DRIVE-THRU)	46,728	1.07	1,400	1-STORY, 30'	3.00%	0.032:1		14	27	2	2	405	870	26,470			3,370.97	9,384.00		
			2	AUTOMOBILE SERVICE	46,168	1.06	400	1-STORY, 30'	8.86%	0.087:1		21	31	1	2	2	465	630	28,857			3,233.14	11,341.00	
			3	GAS STATION	82,627	1.90	4,700	1-STORY, 30'	5.89%	0.056:1		47	48	2	2	720	1,434	51,090			5,763.89	17,716.00		
			4	RESTAURANT (DRIVE-THRU)	42,756	0.98	3,300	1-STORY, 30'	7.72%	0.078:1		33	39	2	2	585	966	29,188			2,992.49	3,285.00		
			5	RESTAURANT (TOTAL)	60,396	1.39	3,960	1-STORY, 30'	18.88%	0.189:1		70	71	3	3	1,065	1,550	45,735			4,227.75	4,910.00		
			6	RETAIL			7,410																	
			7	RESTAURANT (DRIVE-THRU)	50,643	1.16	3,200	1-STORY, 30'	6.32%	0.063:1		33	48	2	2	720	1,039	33,721			3,545.02	5,718.00		
			8	RESTAURANT (MEDICAL OFFICES, TOTAL)			12,500						63	71	3	3	1,065	1,056	48,833				4,536.55	5,378.00
			9	RESTAURANT (NO DRIVE-THRU)	64,905	1.49	1,675																	
			10	RETAIL			5,313																	
11	MEDICAL OFFICES			5,313																				
TOTALS					523,445	12.00					328	406	20	20										

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. SIGNAGE IS SUBJECT TO THE TOWN OF PROSPER'S SPECIAL 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 USE AT THE TIME OF GO AND/OR FINISH-OUT PERMIT APPLICATION MUST BE SUBMITTED TO THE TOWN OF PROSPER FOR APPROVAL.
7. THE APPROVAL OF PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE PRELIMINARY SITE PLAN MUST BE SUBMITTED TO THE TOWN OF PROSPER FOR REVIEW BY THE PLANNING & ZONING COMMISSION. IF THE SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF A 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, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, REQUIRED LANDSCAPE, SETBACK, SIDEWALKS, AND DETENTION POND'S.

[illegible]

FILENAME: PSP_OHB21002.dwg
PLOTTED BY: Shawn Waldo
PLOTTED DATE: 1/16/2025



LEGEND	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED FIRELANE	
PROPOSED SIDEWALK	
PROPOSED 10' WIDE TRAIL	
PROPOSED GRATE INLET	
PARKING COUNT (9'X18' WITH 2' OVERHANG UNLESS NOTED OTHERWISE)	
PROPOSED FDC	
PROPOSED LANDSCAPE SETBACK	
PROPOSED BUILDING SETBACK	
ADJACENT RESIDENTIAL SETBACK	
PROPOSED FENCE	
PROPOSED EASEMENT	
EXISTING EASEMENT	
2FT PARKING OVERHANG	
PROPERTY BOUNDARY	

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:

SHAWN T. WALDO
P.E.# 138653
DATE: January 16, 2025

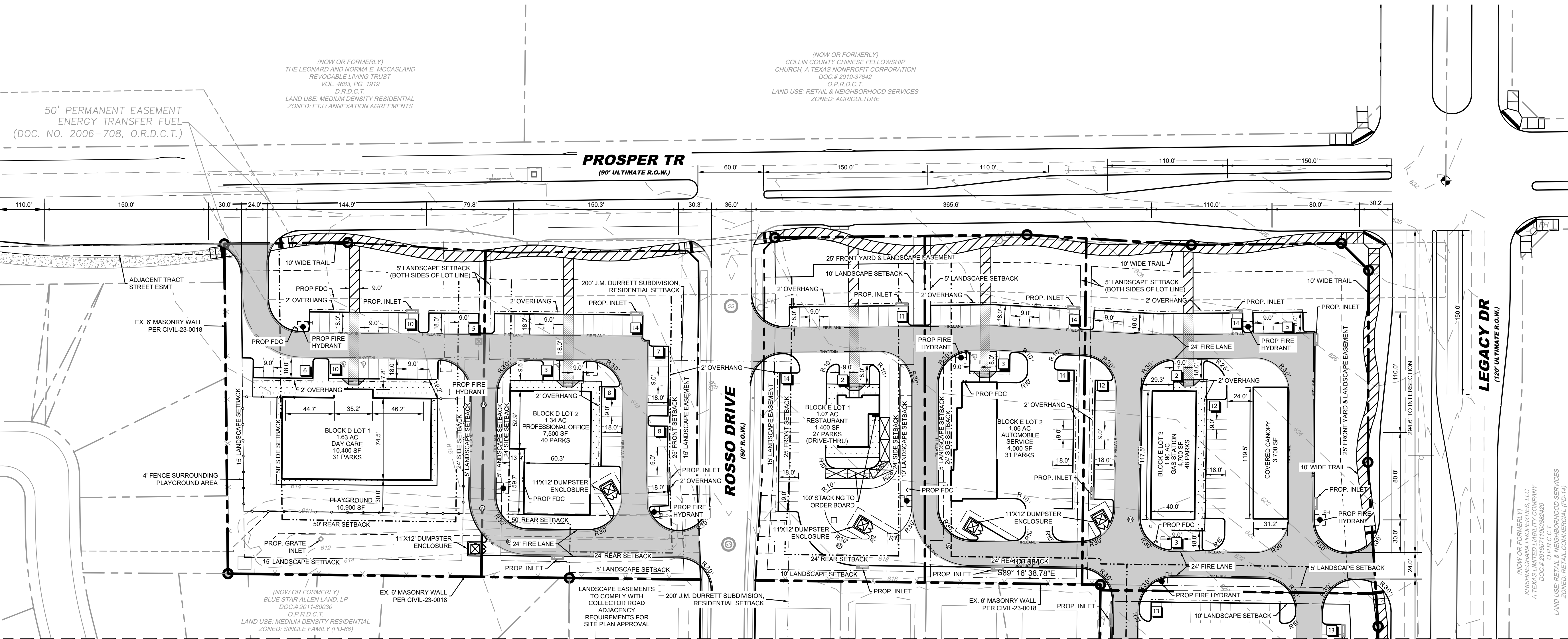
PEARLS OF
PROSPER HOLDING
COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS



MATCH LINE SHEET PSP3.0



GRAPHIC SCALE

0 50 100 150 FEET

SCALE: 1" = 50'

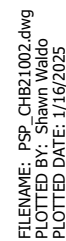
JOB NUMBER: CHB21002_PROPSER
ISSUE DATE: 1/16/2025

PRELIMINARY
SITE PLAN

SHEET:
PSP 2.0



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874



GRAPHIC SCALE

0 50 160 FEET

SCALE: 1" = 50'

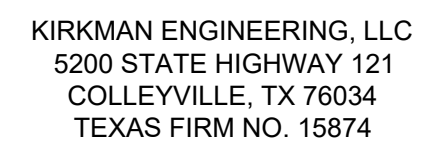
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DENTON COUNTY, TEXAS

[illegible]

PRELIMINARY SITE PLAN

SHEET:
PSP 3.0