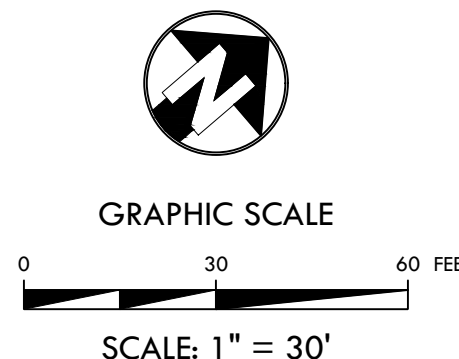


VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC
- PROPERTY BOUNDARY
- PROPOSED FIRE LANE
- PROPOSED PAVERS

SITE PLAN DATA TABLE	
EXISTING ZONING	PD-65
PROPOSED USE	RETAIL/RESTAURANT
LOT AREA (SF) / (ACRES)	121,980 / 2.80027
TOTAL BUILDING AREA (SF)	25,000
BUILDING HEIGHT	30'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	20.2% / 0.202:1
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING 1 RETAIL	69.28% / 8,660 SF
PORTION OF BUILDING 1 RESTAURANT	30.72% / 3,840 SF
PORTION OF BUILDING 2 RETAIL	69.28% / 8,660 SF
PORTION OF BUILDING 2 RESTAURANT	30.72% / 3,840 SF
RETAIL PARKING SPACES REQUIRED	70 SPACES
RESTAURANT PARKING SPACES REQUIRED	77 SPACES
TOTAL PARKING SPACES REQUIRED	147 SPACES
TOTAL PARKING SPACES PROVIDED	151 SPACES
REQUIRED ADA PARKING	5 SPACES (2 VAN)
PROVIDED ADA PARKING	5 SPACES (2 VAN)
PARKING LOT LANDSCAPING REQUIRED	2,280 SF
PARKING LOT LANDSCAPING PROVIDED	3,578 SF
OPEN SPACE REQUIRED (7% OF LOT AREA)	8,538 SF
OPEN SPACE PROVIDED	8,681 SF
TOTAL AREA OF IMPERVIOUS SURFACE	88,995 SF



SITE PLAN
TOWN PROJECT NO. DEVAPP-24-0138
LEGACY PROSPER

PROSPER CENTER
BLOCK D, LOT 4
DOC. #2018-195
P.R.D.C.T.
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 4/1/2025

OWNER/APPLICANT LEGACY-PAIRIE LLC 6553 SIMON AVE FRISCO, TEXAS 75035 PH: 651-587-9761 CONTACT: REDDY GOTTIPOLU	LANDSCAPE ARCHITECT STUDIO GREEN SPOT 1782 W MCDERMOTT ST ALLEN, TEXAS 75013 PH: 469-369-4448 CONTACT: CHRIS TRONZANO, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4880 CONTACT: SHAWN WALDO, PE	SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

- SITE PLAN STANDARD 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 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 MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - 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 APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF HE 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.
 - 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 SETBACK, SIDEWALKS, AND DETENTION PONDS.

WATER METER TABLE			
METER #	METER TYPE	METER SIZE	METER LOCATION
1	DOMESTIC	2"	BACK OF BUILDING 2
2	IRRIGATION	1.5"	BACK OF BUILDING 2
3	DOMESTIC	2"	BACK OF BUILDING 1

PLANNING & ZONING DEPARTMENT
TOWN OF PROSPER, TEXAS
4/1/2025