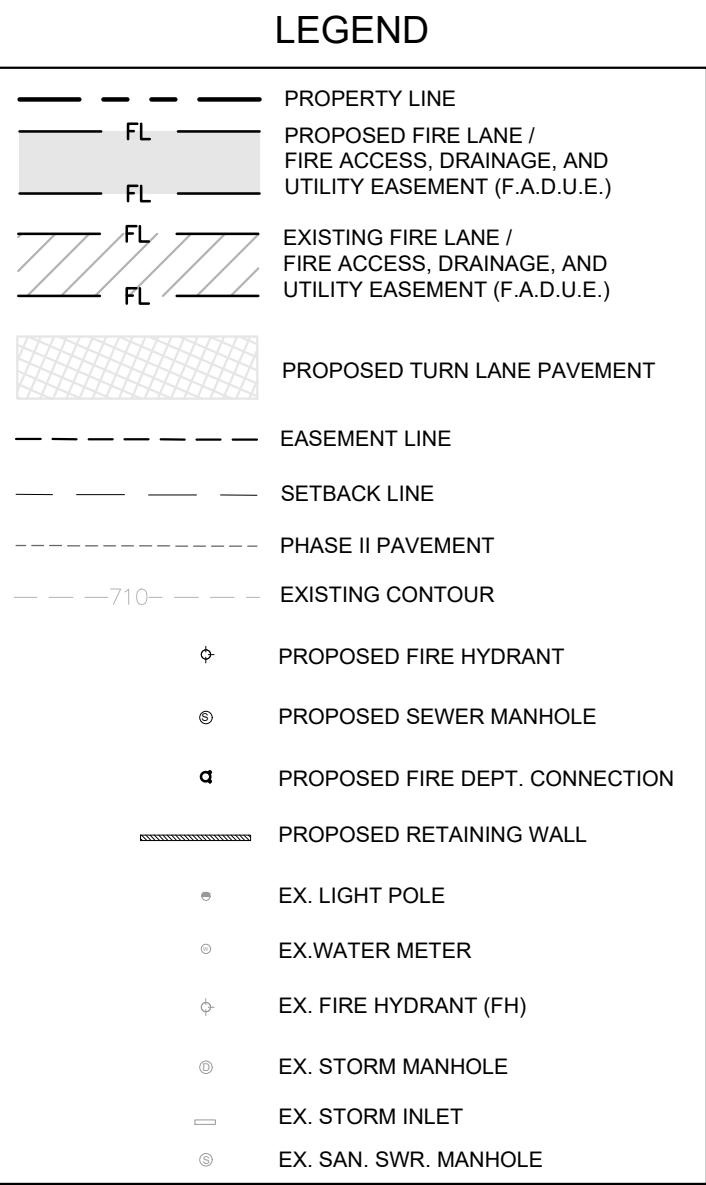
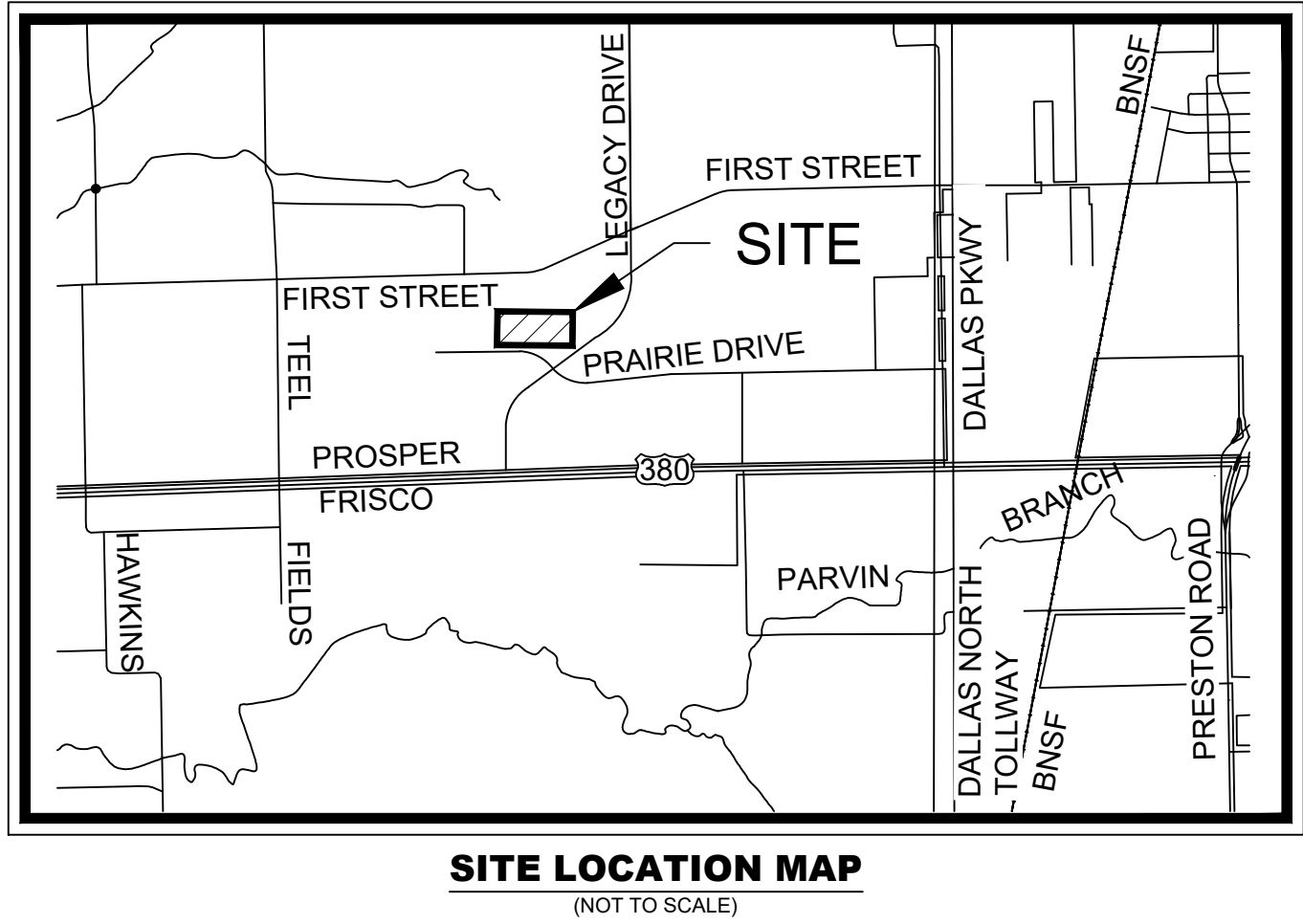
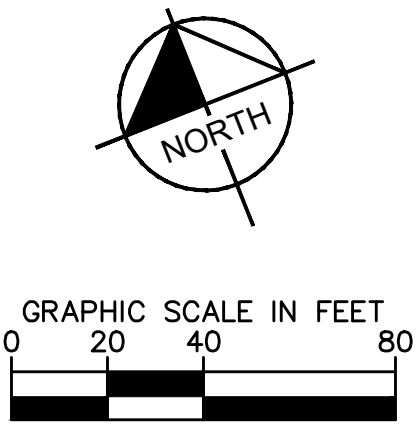


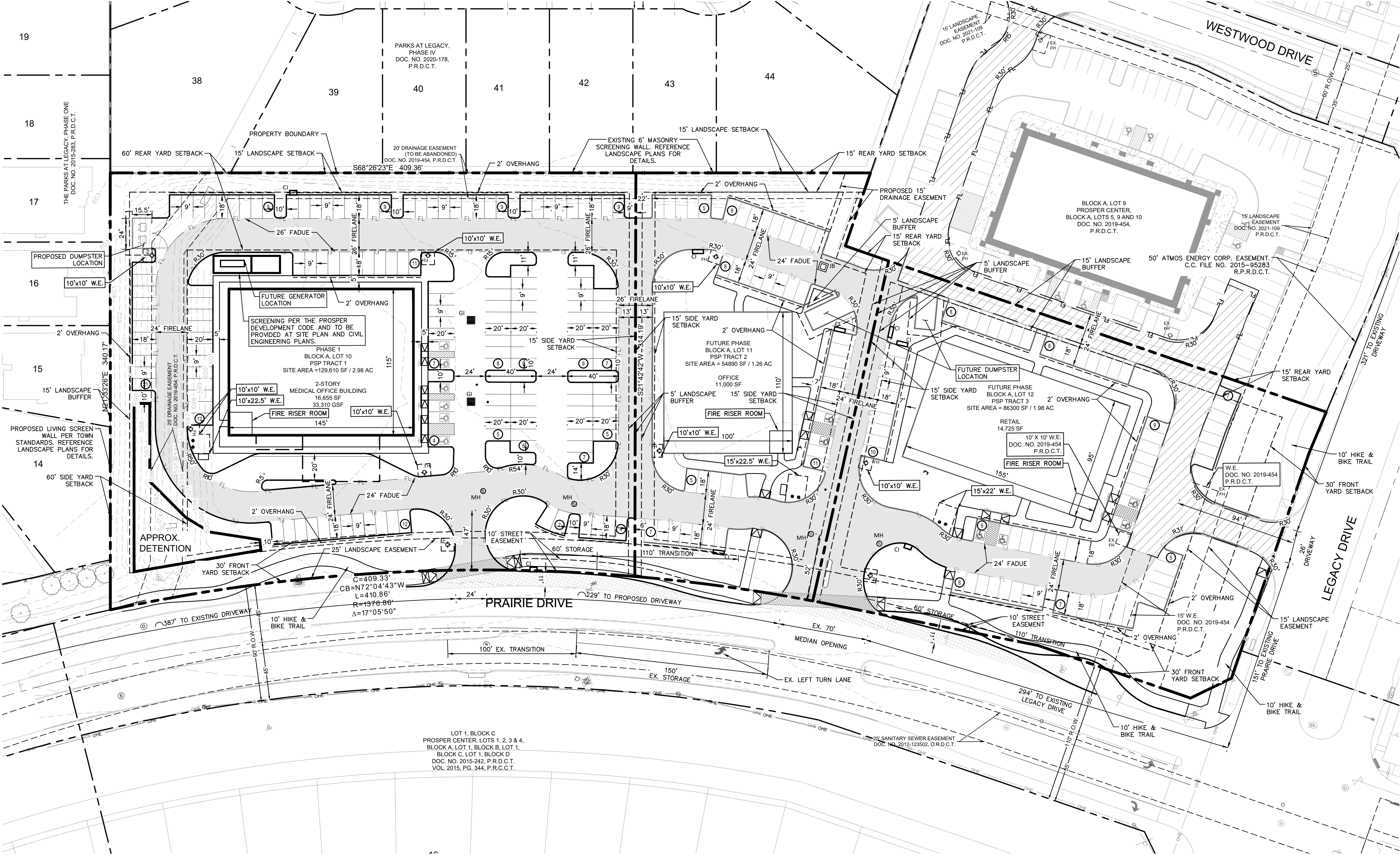
SITE DATA SUMMARY TABLE			
ITEM	LOT 10 - TRACT 1	LOT 11 - TRACT 2	LOT 12 - TRACT 3
ZONING:	PD-65	PD-65	PD-65
PROPOSED USE:	2-STORY MEDICAL OFFICE BUILDING	OFFICE	RETAIL
LOT AREA:	129610 SF / 2.975 AC	54890 SF / 1.26 AC	86300 SF / 1.98 AC
BUILDING AREA:	16655 SF / 0.38 AC	11000 SF / 0.25 AC	14725 SF / 0.34 AC
BUILDING HEIGHT:	35'	-	-
LOT COVERAGE:	13%	20%	17%
FLOOR AREA RATIO:	13%	20%	17%
PARKING REQUIREMENT RATIO:	1:250 SF OF FLOOR AREA	1:350 SF OF FLOOR AREA	1:250 SF OF FLOOR AREA
TOTAL PARKING REQUIRED:	134	32	59
TOTAL PARKING PROVIDED:	155	45	71
ACCESSIBLE PARKING REQUIRED:	6	2	3
ACCESSIBLE PARKING PROVIDED:	6	2	4
AREA OF IMPERVIOUS SURFACES:	72,400 SF	38,250 SF	58,100 SF
INTERIOR PARKING LANDSCAPING REQUIRED:	2,325 SF/1.79%	675 SF/1.23%	1,125 SF/1.30%
INTERIOR PARKING LANDSCAPING PROVIDED:	5,660 SF/4.36%	2,487 SF/4.53%	2,283 SF/2.64%
OPEN SPACE REQUIRED:	9,073 SF/7.00%	3,841 SF/7.00%	6,041 SF/7.00%
OPEN SPACE PROVIDED:	11,182 SF/8.63%	8433 SF/15.36%	20,033 SF/23.21%



- NOTES
- NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
 - FDOS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
 - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS.
 - FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
 - NO TREES EXIST ON-SITE AND NO TREES ARE TO BE REMOVED.
 - ALL MECHANICAL UNITS ARE TO BE ROOFTOP UNITS AND SCREENED FROM THE PUBLIC RIGHT-OF-WAY.



- TOWN OF PROSPER PRELIMINARY SITE PLAN 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 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.



P&Z Approved

05/21/2024

Kimley»Horn

PRELIMINARY SITE PLAN
HARROD MEDICAL OFFICE BUILDING
PROSPER CENTER
BLOCK A, LOT 10 - 12
CASE # - DEVAPP-24-0033
6.2 ACRES

L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS

PREPARATION DATE: MAY 16, 2024

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