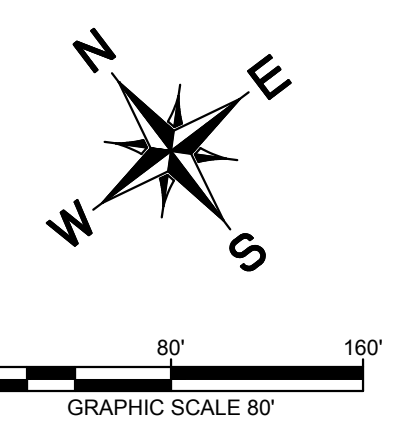
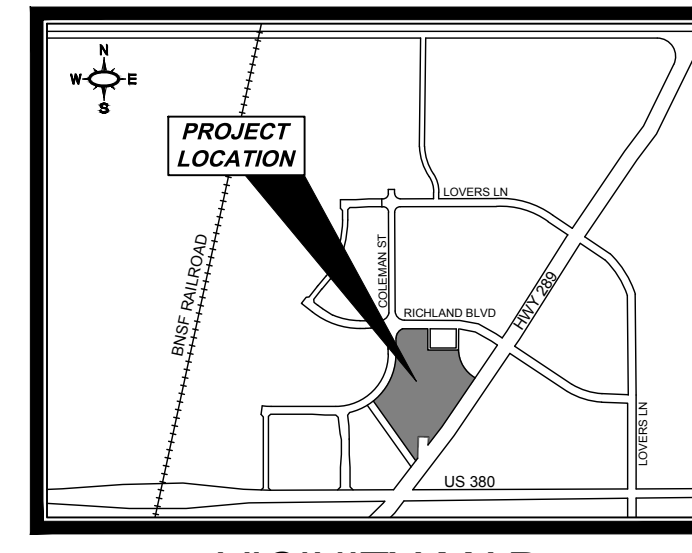


SP-01

SP-02



LEGEND

- FL PROPOSED FIRE LANE
- FL EXISTING PAVEMENT
- FL EXISTING FIRE LANE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED TURN LANE (REFER GATES OF PROSPER PHASE 3 TADOT SET)
- PROPOSED CONTOUR - MAJOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED
- TD TRENCH DRAIN

NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 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.

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67/PD RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	686,920 SF; 15.77 AC
BUILDING AREA (gross square footage)	152,078 GSF
BUILDING HEIGHT (number of stories)	38'1 (STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	22.14%
FLOOR AREA RATIO (for non-residential zoning)	22.1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	661 SPACES
TOTAL PARKING PROVIDED	663 SURFACE SPACES
TOTAL HANDICAP REQUIRED	14 SPACES
TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	10,425 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	10,425 SQ. FT.
IMPERVIOUS SURFACE	560,917 SQ. FT.
USABLE OPEN SPACE REQUIRED	48,084 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	65,602 SQ. FT. (9%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

SITE PLAN
GATES OF PROSPER, PHASE 3
BLOCK B, LOT 2
DEVAPP-23-0164
Being 15.77 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: 09/05/2023

Owner:
 300 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Rachel Korus, P.E.
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2580

Kimley-Horn
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
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 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 FOR REVIEW ONLY
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Kimley-Horn
 Engineer: JOSEPH C. RICCARDI
 P.E. No. 150472 Date: 03/03/2023

KHA PROJECT	068109076
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	DEP
CHECKED BY	JCR

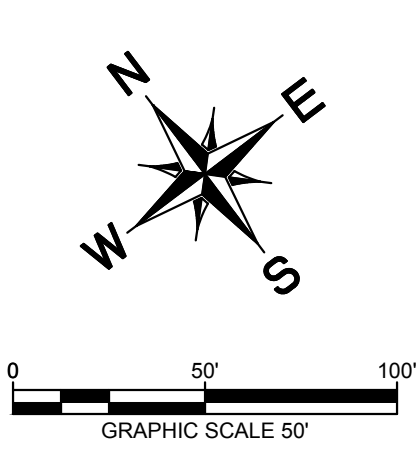
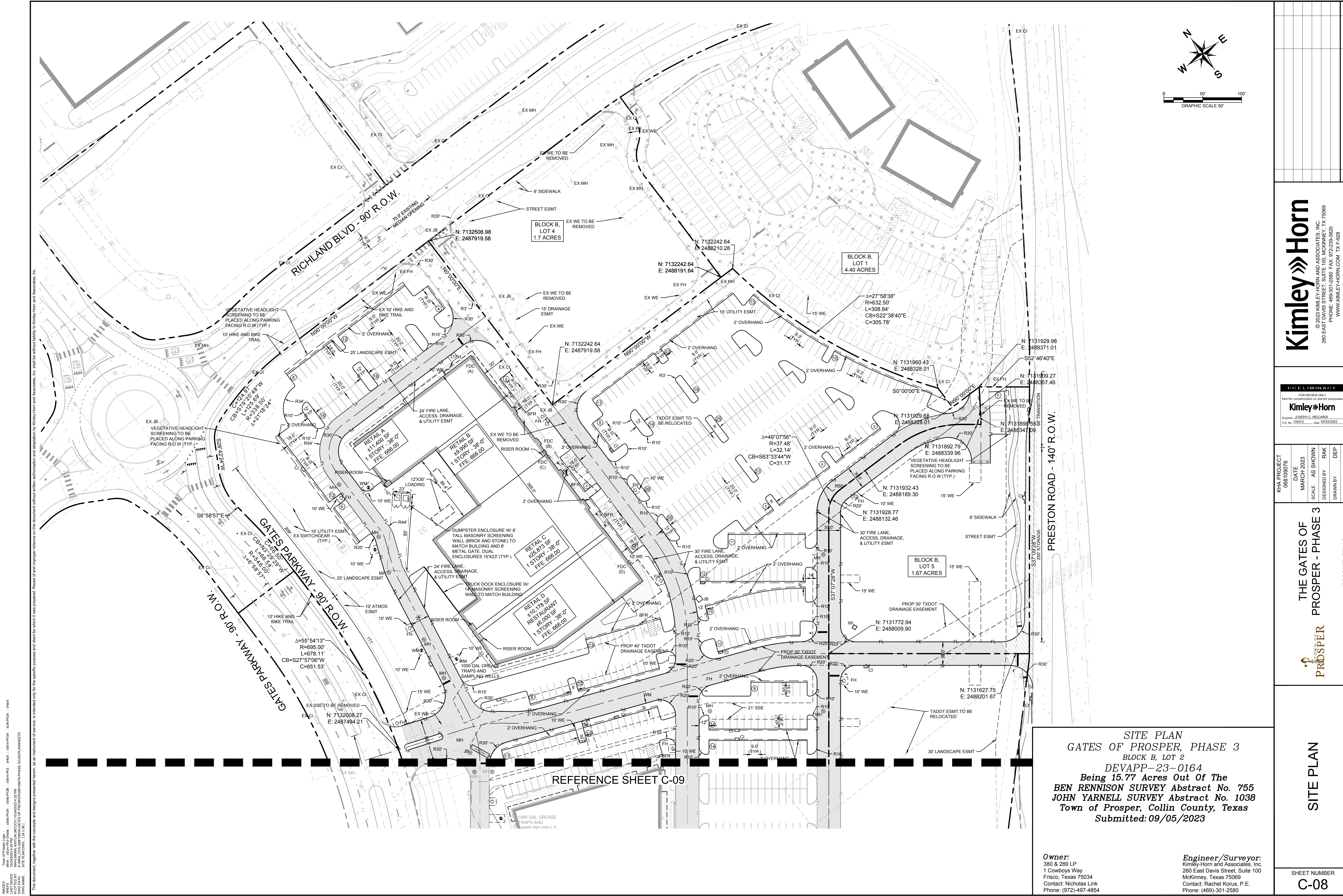
THE GATES OF PROSPER - PHASE 3
PROSPER
 PROSPER, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
C-07

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 Project: 068109076 - THE GATES OF PROSPER - PHASE 3 - SCADA PLANS SHEETS
 Date: 03/03/2023
 Author: JCR
 Designer: RAK
 Checker: DEP
 Title: SCADA PLANS SHEETS

NO.	REVISIONS	DATE



NO.	REVISIONS	DATE	BY

Kimley»Horn
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 P.E. No. 150472 Date: 03/XX/2023

KHA PROJECT	DATE	DESIGNED BY	RAK	DEF	JCR
068109076	MARCH 2023	AS SHOWN			

THE GATES OF PROSPER - PHASE 3



SITE PLAN

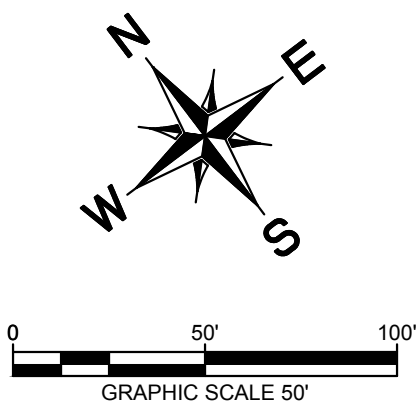
SITE PLAN
GATES OF PROSPER, PHASE 3
BLOCK B, LOT 5
DEVAPP-23-0164
Being 15.77 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: 09/05/2023

Owner:
 300 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

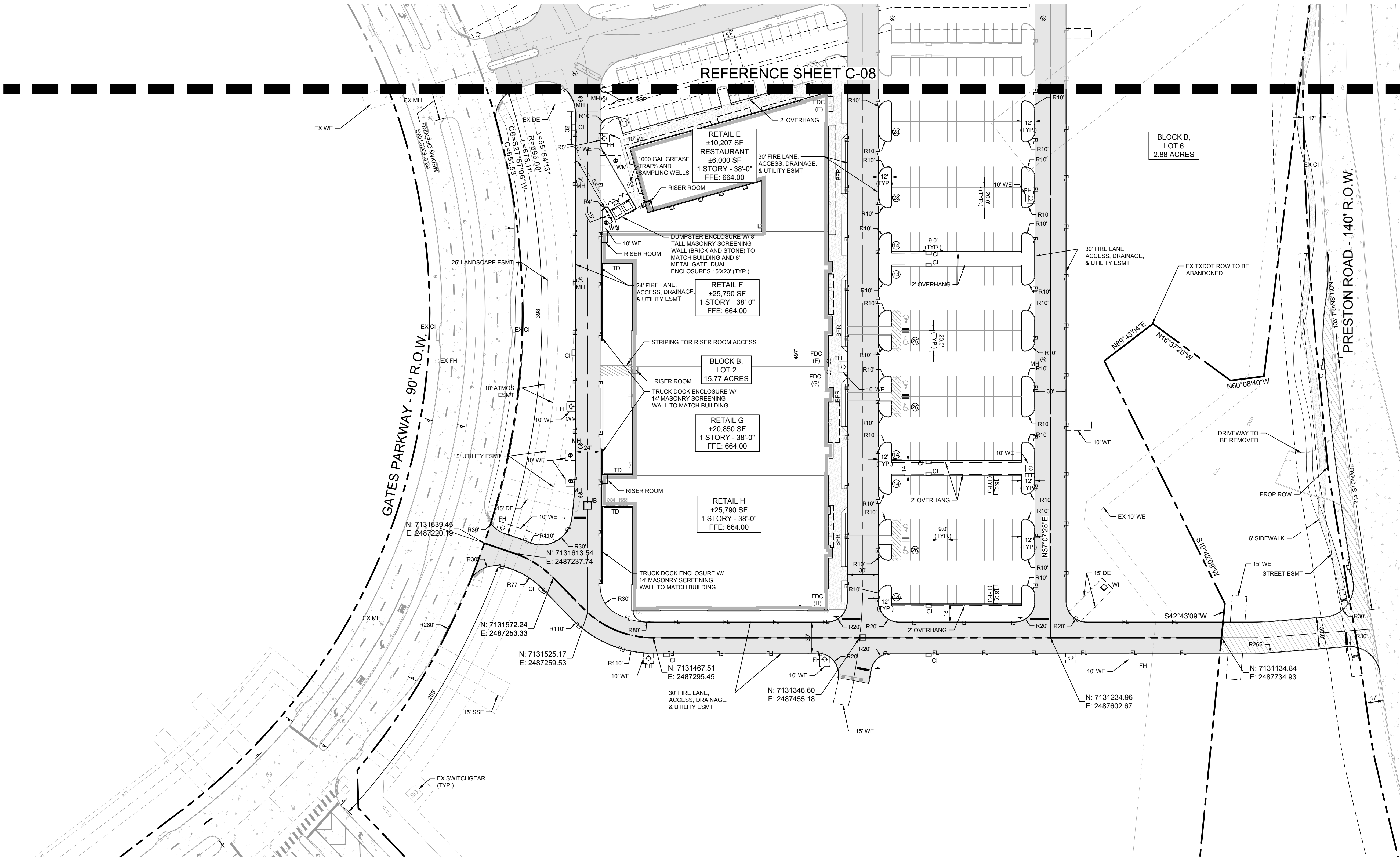
Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 280 East Davis Street, Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2580

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Kimley»Horn
 Engineer: JOSEPH C. RICCARDI
 P.E. No. 130472 Date: 03/XX/2023

KHA PROJECT	068109076	DATE	MARCH 2023	SCALE	AS SHOWN	RAK	DEP	JCR
DESIGNED BY		DRAWN BY		CHECKED BY				

THE GATES OF PROSPER - PHASE 3
 TOWN OF PROSPER
 PROSPER, TEXAS

SITE PLAN
 GATES OF PROSPER, PHASE 3
 BLOCK B, LOT 2
 DEVAPP-23-0164
 Being 15.77 Acres Out Of The
 BEN RENNISON SURVEY Abstract No. 755
 JOHN YARNELL SURVEY Abstract No. 1038
 Town of Prosper, Collin County, Texas
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Owner:
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 1 Cowboys Way
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 Project: 068109076
 Drawing: 068109076-01-01
 Title: GATES OF PROSPER - PHASE 3 - DEVAPP-23-0164
 Scale: AS SHOWN
 Date: 03/05/2023 10:42 AM
 Author: JOSEPH C. RICCARDI
 Checker: JOSEPH C. RICCARDI
 Designer: JOSEPH C. RICCARDI
 Engineer: JOSEPH C. RICCARDI
 Surveyor: JOSEPH C. RICCARDI
 P.E. No. 130472
 State: TEXAS
 License: 130472