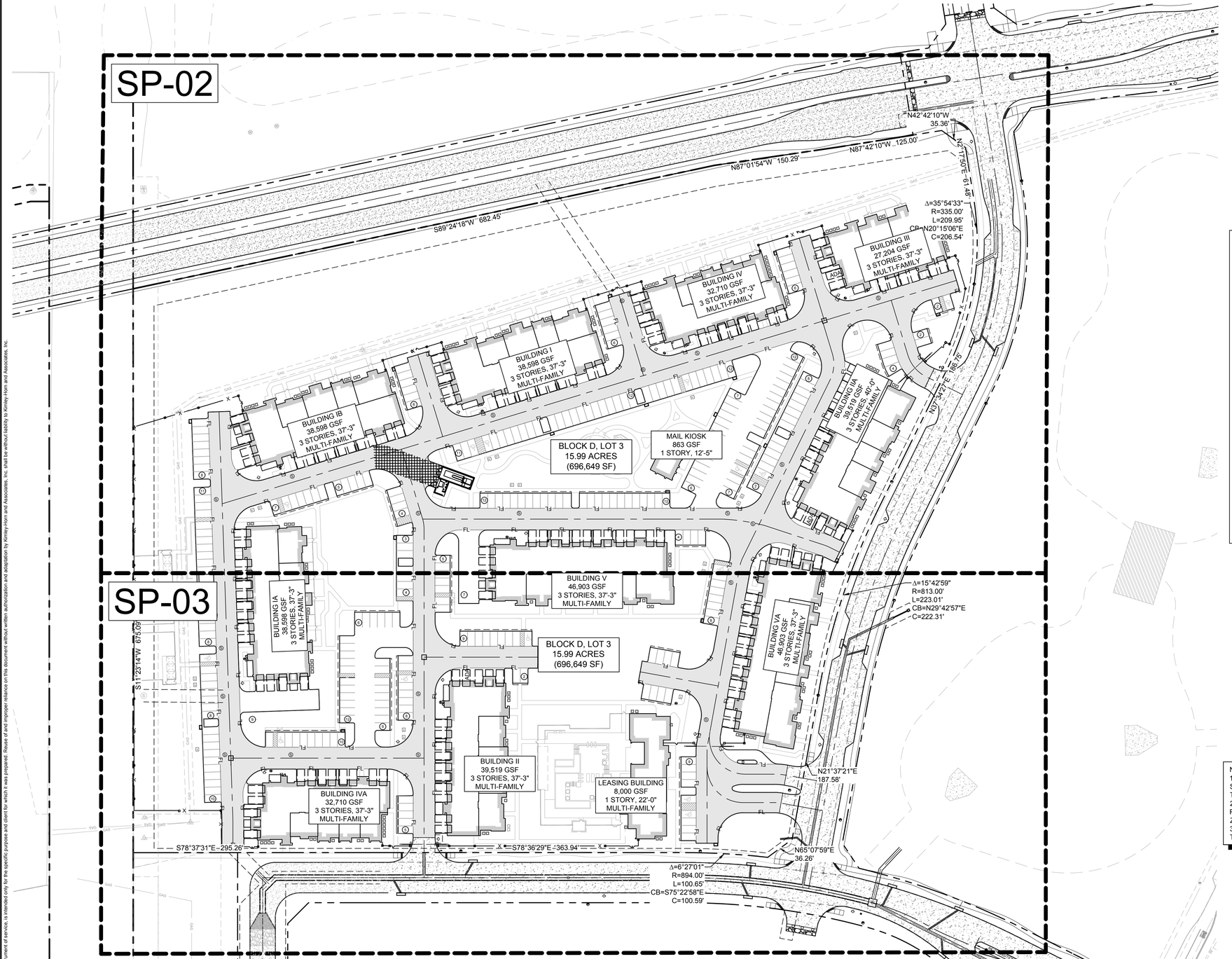

VICINITY MAP
N.T.S.

LEGEND

FL / FL	PROPOSED FIRE LANE
	PROPOSED INFRASTRUCTURE PAVEMENT
	PROPOSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	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
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MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

FIRE PROTECTION NOTES:
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6. ALL RISER ROOMS SHALL BE 36 S.F WITH ONE WALL A MINIMUM OF 6' LONG

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67 MULTI-FAMILY
LOT AREA/ SQ. FT. AND AC	696,649 SF; 15.99 AC
BUILDING AREA (gross square footage)	390,125 GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	37'-3" (3-STORY)
LOT COVERAGE	20.00%
FLOOR AREA RATIO (for non-residential zoning)	.56:1
TOTAL PARKING REQUIRED 162 - 1 BDRM x 1.5 SPACES 94 - 2 BDRM x 2.0 SPACES	431 SPACES
TOTAL PARKING PROVIDED STANDARD = 296 INDIVIDUAL GARAGE = 146 TANDEM = 145	587 SPACES
TOTAL HANDICAP REQUIRED	14 SPACES
TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	12,100 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	12,100 SQ. FT.
IMPERVIOUS SURFACE	624,485 SQ. FT.
USABLE OPEN SPACE REQUIRED	208,994 SQ. FT. (30%)
USABLE OPEN SPACE PROVIDED	208,994 SQ. FT. (30%)

*PARALLEL SPACES ALONG STREET B NOT INCLUDED IN PARKING COUNT

NOTE:
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PRELIMINARY SITE PLAN
GATES OF PROSPER – PHASE 2 MF
BLOCK D, LOT 3
DEVAPP–23–0162

Being 15.99 Acres Out Of The
COLLIN COUNTY SCHOOL NO. 12 SURVEY
Abstract No. 147
BEN RENSION SURVEY Abstract No. 755
Town of Prosper, Collin County, Texas
Submitted: SEPTEMBER 5, 2023

Owner:
380 & 289 LP
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

Owner:
183 Land Corporation Inc.
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Frisco, Texas 75034
Contact: Nicholas Link
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)-301-2594

No.	REVISIONS	DATE	BY

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer RACHEL A. KORUS
P.E. No. 132468 Date 12/04/2023

KHA PROJECT 064508525
DATE 12/06/2023
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY KEM
CHECKED BY RAK

GATES OF PROSPER MULTIFAMILY PHASE 2
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-01

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XREFS
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EASTTAXIS
PLOTSTAMP
DWG TAXI
DWG NAME
Town of Prosper: Logo
xBlock - SDev-MF2-PUB - x10-MF2-PUB - x30e-MF2-PUB - x33e-MF2 - x35m-MF2 - x39-MF2 - xRich - xLA - xSm-MF2-PUB
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SITE PLAN.DWG
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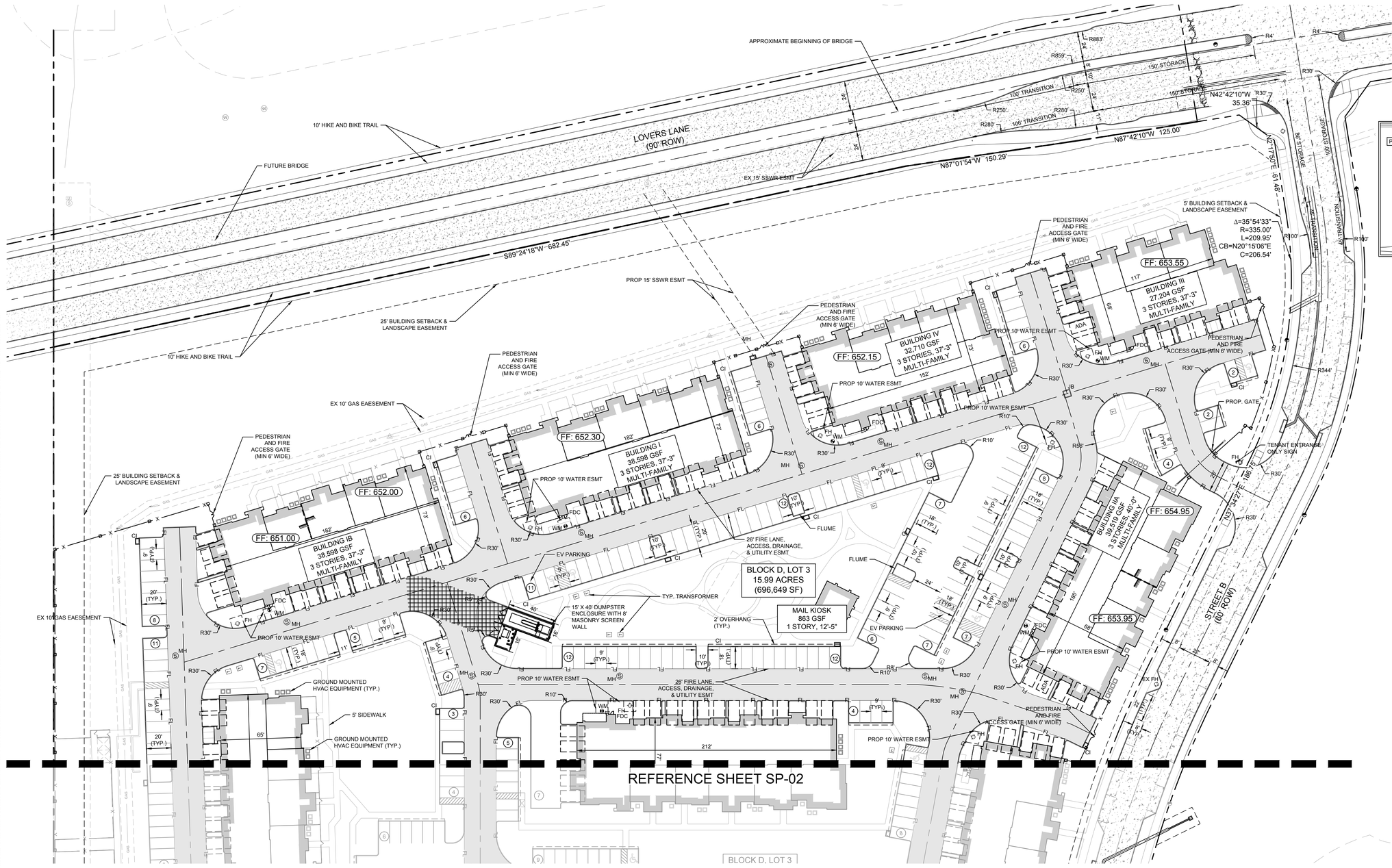

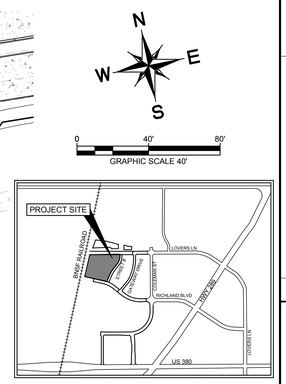

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GATES OF PROSPER – PHASE 2 MF
BLOCK D, LOT 3
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No.	REVISIONS	DATE	BY

Kimley»Horn

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Kimley»Horn
Engineer: RACHEL A. KORUS
P.E. No. 132468 Date: 12/04/2023

KHA PROJECT	064508525
DATE	12/06/2023
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	KEM
CHECKED BY	RAK

GATES OF PROSPER MULTIFAMILY PHASE 2
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-03

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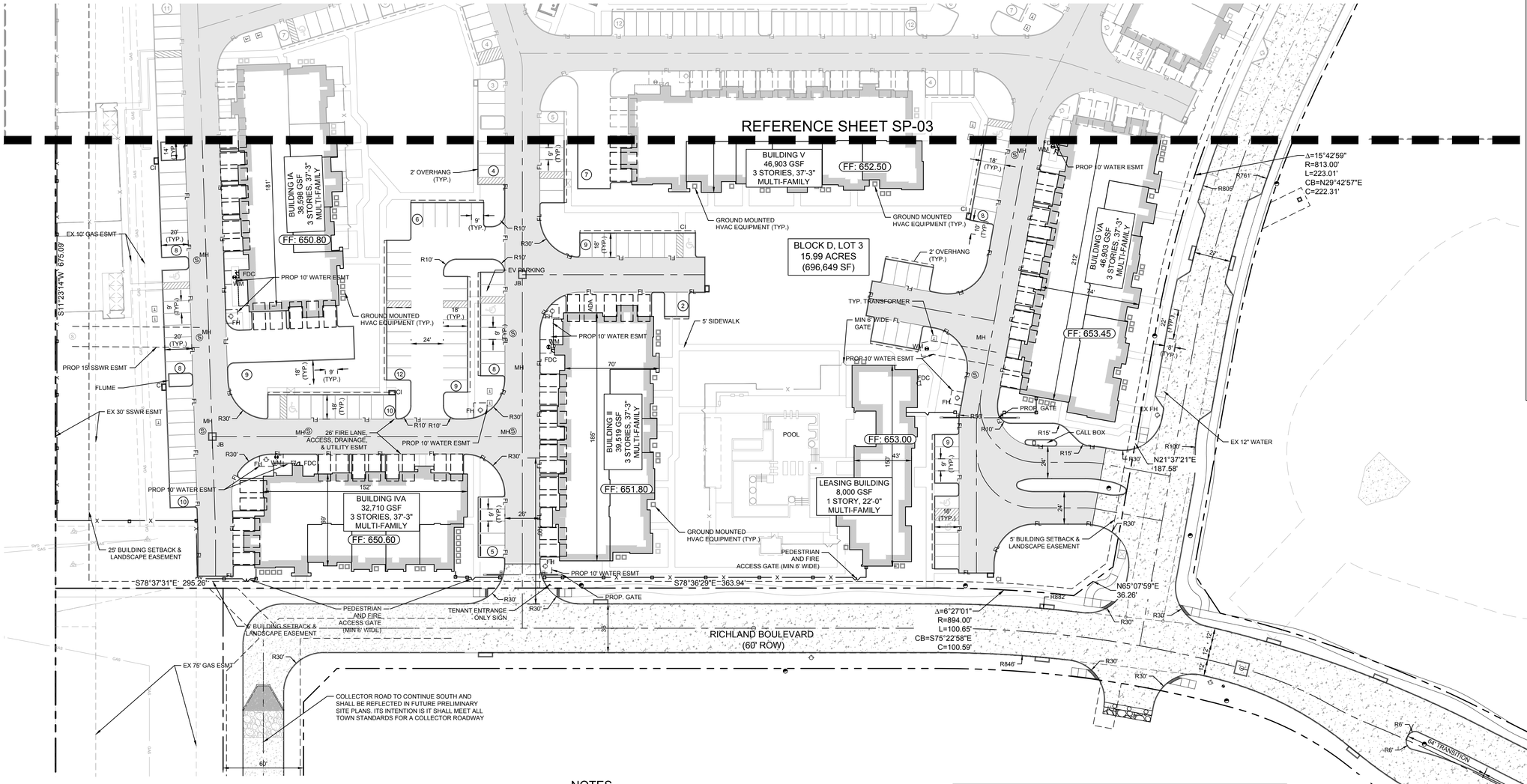

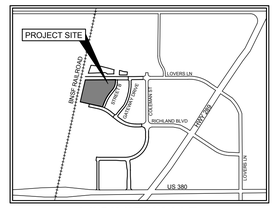

VICINITY MAP
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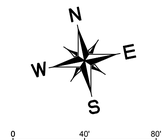

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GATES OF PROSPER MULTIFAMILY PHASE 2
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SITE PLAN

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SP-02