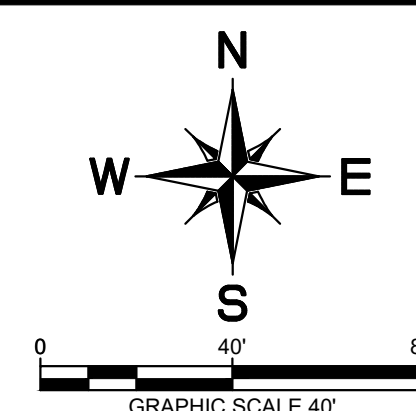
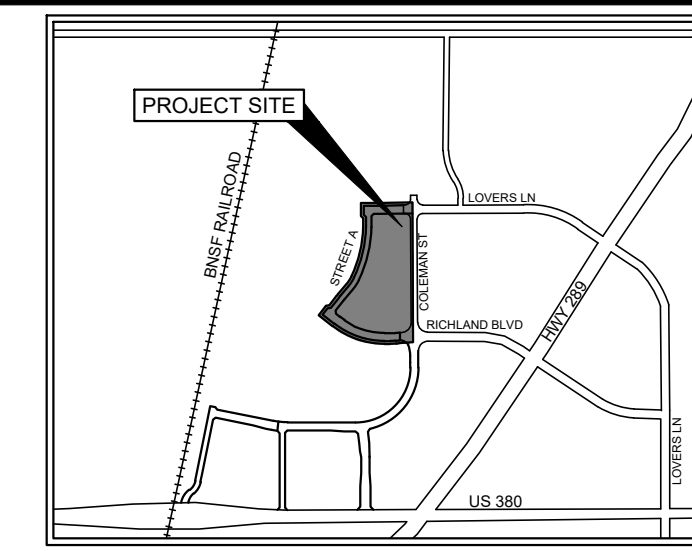


# Approved Site Plan for Phase 1 (D21-0070)

## LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GUTTER INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED
	BUILDING GRADE BREAK



VICINITY MAP  
N.T.S.

## NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
  - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
  - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET APART. AMENDMENT 503.2.2
  - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
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  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
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  - 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 GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY IS NULL AND VOID.

- NOTE:**
- ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67
  - LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN PD-67 AND ZONING ORDINANCE #05-20.
  - ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
  - ALL HVAC SYSTEMS TO BE SCREENED FROM ROW

ZONING	MIXED USE/PD-67
PROPOSED USE	MULTI-FAMILY
LOT AREA (SF)	736,621
LOT AREA (AC)	16.91
BUILDING AREA (GSF)	538,040
BUILDING HEIGHT	40' (3 STORIES)
LOT COVERAGE	73.04%
<b>TOTAL PARKING REQUIRED</b>	
211 1-BDRM x 1.5 SPACES = 317 SPACES	
118 2-BDRM x 2.0 SPACES = 236 SPACES	
15 3-BDRM x 2.5 SPACES = 38 SPACES	
<b>TOTAL PARKING PROVIDED</b>	591
STANDARD = 368 SPACES	
GARAGE = 204 SPACES	761
TANDEM = 189 SPACES	
HANDICAP PARKING REQUIRED	15
HANDICAP PARKING PROVIDED	17
INTERIOR LANDSCAPING REQUIRED (SF)	15,220
INTERIOR LANDSCAPING PROVIDED (SF)	15,220
IMPERVIOUS SURFACE (SF)	527,076
OPEN SPACE REQUIRED (SF) (30%)	220,986
OPEN SPACE PROVIDED (SF) (30%)	220,986

\*PARALLEL SPACES ALONG STREET A NOT INCLUDED IN PARKING COUNT

- FIRE PROTECTION NOTE:**
- 150' HOSE LAY REQUIREMENT HAS BEEN CONCEDED FOR THE FOLLOWING:
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**SITE PLAN**  
**GATES OF PROSPER - PHASE 1 MF**  
**BLOCK D, LOT 1**  
**D21-0070**  
*Being 16.91 Acres Out Of The*  
**COLLIN COUNTY SCHOOL NO. 12 SURVEY**  
*Abstract No. 147*  
**BEN RENISON SURVEY Abstract No. 755**  
**Town of Prosper, Collin County, Texas**  
**Submitted: JULY, 6 2021**

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

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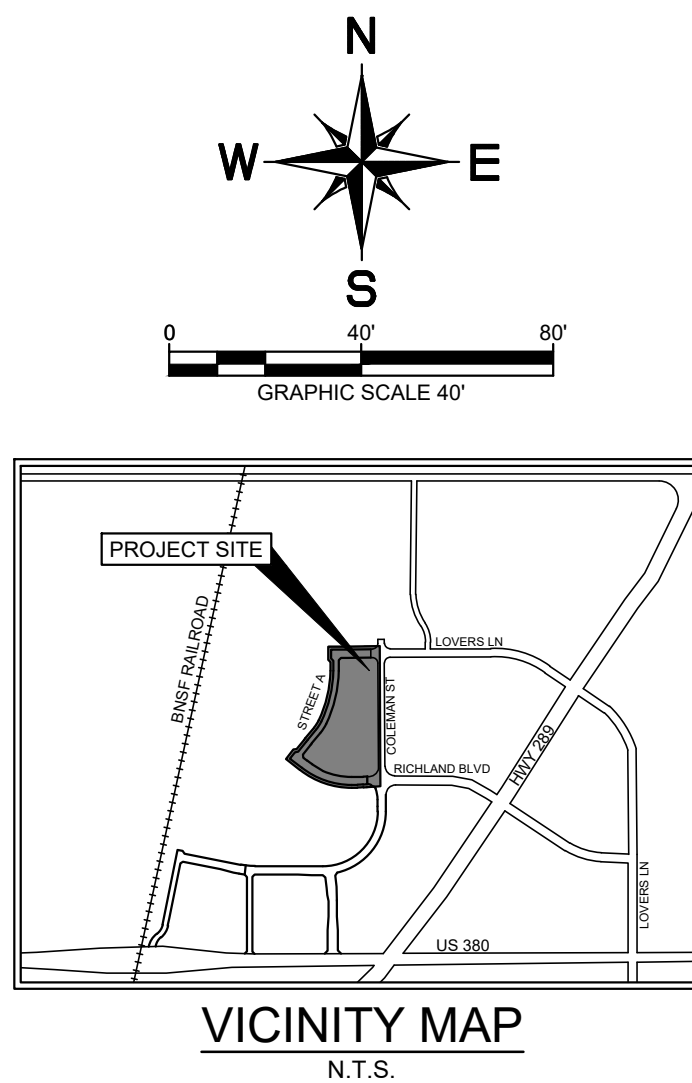
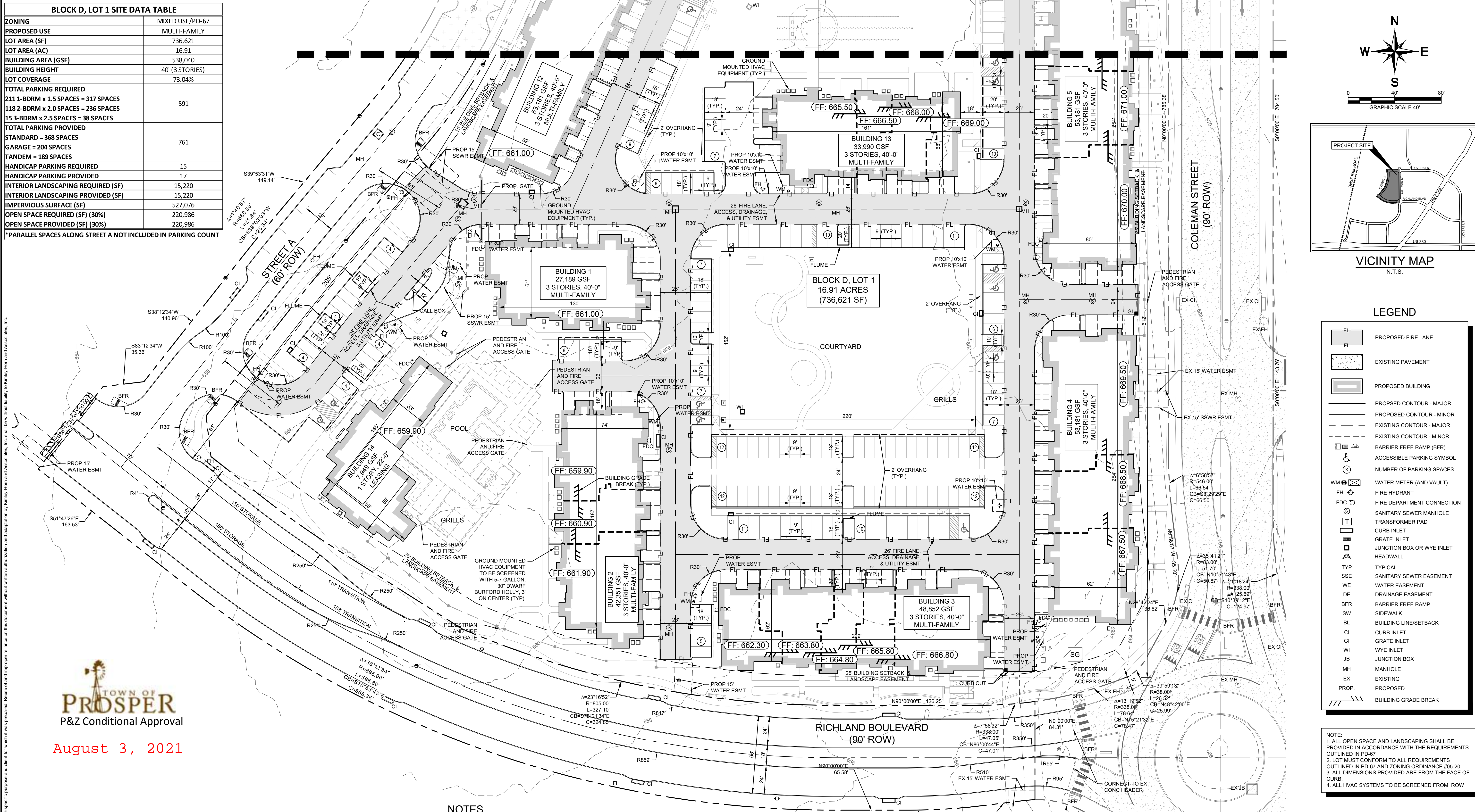
KHA PROJECT 068-09057	DATE	JULY 2021	SCALE	AS SHOWN	DESIGNED BY	RAK	DRAWN BY	RAK	CHECKED BY	JCR
	PROJECT	GATES OF PROSPER MULTIFAMILY PHASE 1								
PROSPER, TEXAS										
<b>SITE PLAN</b>										
SHEET NUMBER <b>SP-1</b>										

**TOWN OF PROSPER**  
 P&Z Conditional Approval  
 August 3, 2021

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



BLOCK D, LOT 1 SITE DATA TABLE	
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LEGEND	
[Symbol]	PROPOSED FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
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[Symbol]	CURB INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	TYPICAL
[Symbol]	SSE
[Symbol]	WE
[Symbol]	DE
[Symbol]	BFR
[Symbol]	SW
[Symbol]	BL
[Symbol]	CI
[Symbol]	GI
[Symbol]	WI
[Symbol]	JB
[Symbol]	MH
[Symbol]	EX
[Symbol]	PROPOSED
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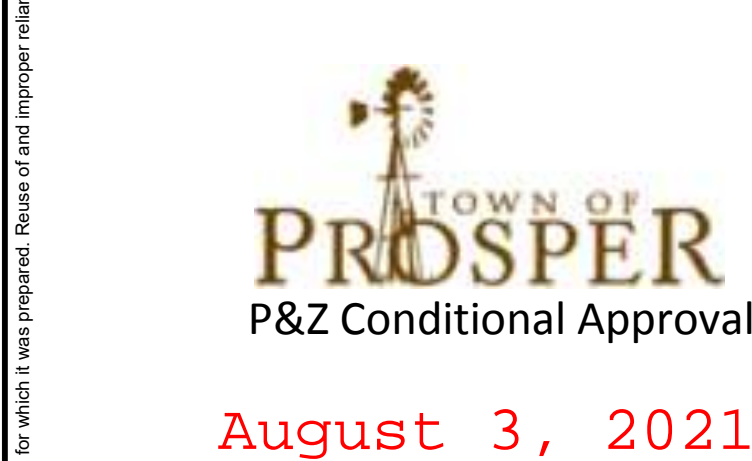
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**Kimley»Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2590 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

**PHILIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: RACHEL A. KORUS  
 P.E. No. 132468 Date: 07/02/2021

KHA PROJECT	068-09057	DATE	JULY 2021	SCALE	AS SHOWN	DESIGNED BY	RAK	DRAWN BY	RAK	CHECKED BY	JCR
<b>GATES OF PROSPER MULTIFAMILY PHASE 1</b>			<b>SITE PLAN</b>			<b>SP-2</b>					