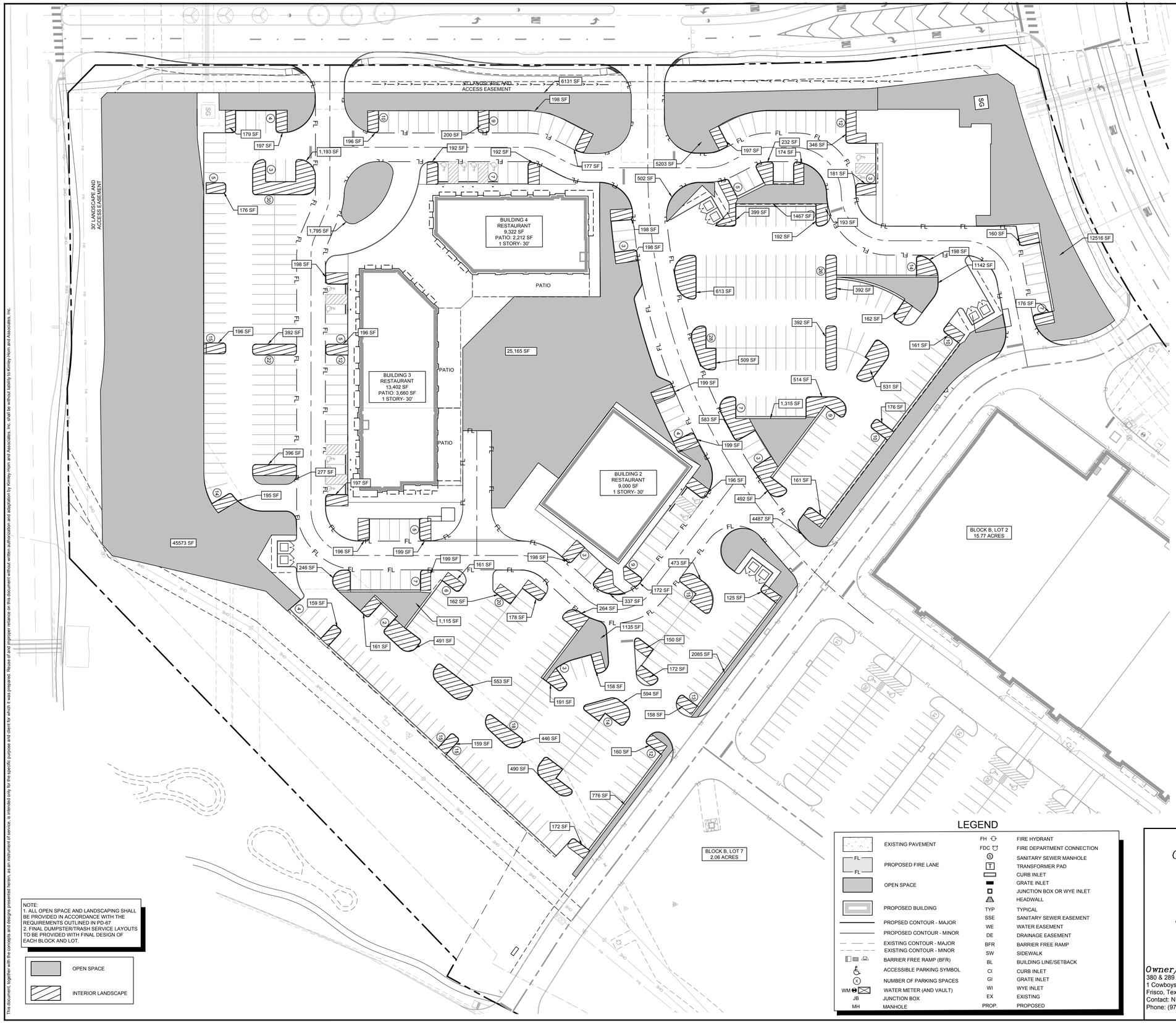
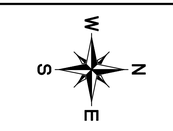


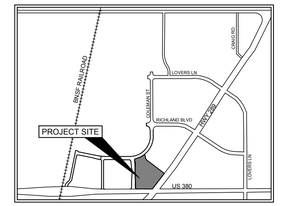
NOTE:
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67
2. FINAL DUMPSTER/TRASH SERVICE LAYOUTS TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT.

OPEN SPACE

INTERIOR LANDSCAPE



0 40' 80'
GRAPHIC SCALE 40'



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.

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. 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.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. 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.
7. 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.
8. 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
BLOCK B, LOT 3B

ZONING/PROPOSED USE	PD-67 RESTAURANT/RETAIL
LOT AREA/ SQ. FT. AND AC	531,339 SF; 12.20 AC
BUILDING AREA (gross square footage)	**BUILDING 2:** 9,900 SF **BUILDING 3:** 13,402 SF PATIO 3,680 SF **BUILDING 4:** 9,322 SF PATIO 2,212 SF **TOTAL:** 38,516 GSF
BUILDING HEIGHT	BUILDING 2,3 AND 4: 30'
LOT COVERAGE	7.2%
FLOOR AREA RATIO (for non-residential zoning)	.07:1
TOTAL PARKING REQUIRED RESTAURANT/100 PATIO\(200)	BUILDING 2: 99 SPACES BUILDING 3: 153 SPACES BUILDING 4: 105 SPACES **TOTAL:** 357 SPACES
TOTAL PARKING PROVIDED	445 SURFACE SPACES
TOTAL HANDICAP REQUIRED	12 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	6,795 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	19,838 SQ. FT.
IMPERVIOUS SURFACE	182,254 SQ. FT.
USABLE OPEN SPACE REQUIRED	37,194 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	108,950 SQ. FT. (20%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

LEGEND

	EXISTING PAVEMENT	FH	FIRE HYDRANT
		FDC	FIRE DEPARTMENT CONNECTION
FL	PROPOSED FIRE LANE		SANITARY SEWER MANHOLE
		T	TRANSFORMER PAD
			CURB INLET
	OPEN SPACE		GRATE INLET
			JUNCTION BOX OR WYE INLET
			HEADWALL
	PROPOSED BUILDING	TYP	TYPICAL
	PROPSED CONTOUR - MAJOR	SSE	SANITARY SEWER EASEMENT
	PROPOSED CONTOUR - MINOR	WE	WATER EASEMENT
	EXISTING CONTOUR - MAJOR	DE	DRAINAGE EASEMENT
	EXISTING CONTOUR - MINOR	BFR	BARRIER FREE RAMP
	BARRIER FREE RAMP (BFR)	SW	SIDEWALK
	ACCESSIBLE PARKING SYMBOL	BL	BUILDING LINE/SETBACK
X	NUMBER OF PARKING SPACES	CI	CURB INLET
WM	WATER METER (AND VAULT)	GI	GRATE INLET
JB	JUNCTION BOX	WI	WYE INLET
MH	MANHOLE	EX	EXISTING
		PROP.	PROPOSED

SITE PLAN
GATES OF PROSPER – PHASE 3B
BLOCK B, LOT 3B
DEVAPP–25–0033
Being All Of The
GATES OF PROSPER, BLOCK B,
LOT 3B
Town of Prosper, Collin County, Texas
Submitted: October 10, 2025

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

Engineer:
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

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	068109076
DATE	OCTOBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	EM
CHECKED BY	JCR

THE GATES OF PROSPER - PHASE 3B

TOWN OF PROSPER

PROSPER, TEXAS

OPEN SPACE EXHIBIT

SHEET NUMBER
OS-1

This document, together with the concepts and designs presented herein, as an instrument of service, 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED: Town of Prosper Logo
XREFS: xSite-PhDA , xBldg-PhDA , xSurv-Ph3-Create , xUtil-Ph3 , xUtil-PhDA , xBnd-PH3B.PSF , xHrch-PhDb , xSite-JA , xSite-Ph3b-alt2 , xSite-Ph3b , xSite-Ph3b-alt add parking , xSite-Ph3b-alt
LAST SAVED: 10/10/2025 1:44 PM
PLOTTED BY: RACHEL KORUS LAST PLOTTED: 10/10/2025 1:44 PM
DWG NAME: K:\MKN_CIVIL\068109076\CAD\TES OF PROSPER\068109076-PHASE 3PH\SITE 3B\EXHIBIT
LAYOUT: OS-1 PLOT SCALE: 1" = 40'-0"