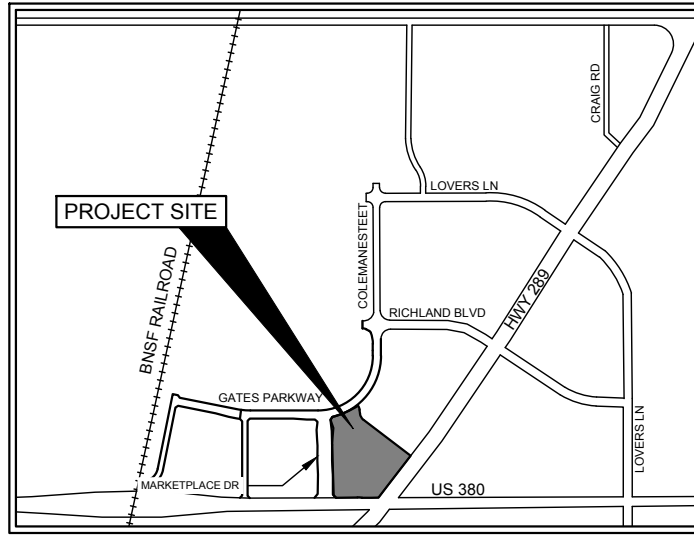
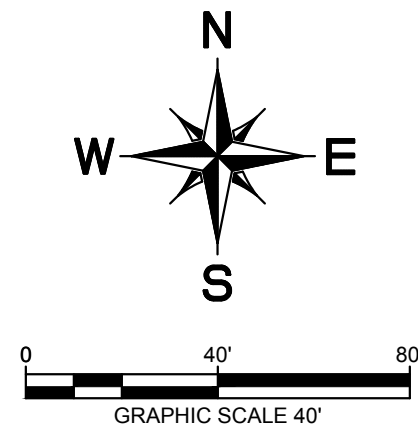


Approved Preliminary Site Plan
(DEVAPP-24-0157)



VICINITY MAP
N.T.S.

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.
3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
4. EXISTING TXDOT ROW CONFLICTS WITH LOT 7 DEVELOPMENT. INTENT IS TO PURCHASE ROW FROM TXDOT PRIOR TO SITE PLAN APPROVAL.

LEGEND

	EXISTING PAVEMENT
	PROPOSED FIRE LANE
	PROPOSED BUILDING
	TXDOT EASEMENT
	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)
	JUNCTION BOX
	MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	EXISTING
	PROPOSED

SITE DATA SUMMARY TABLE
BLOCK B, LOT 3

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 1: 5,500 SF PATIO 1: 1,160 SF BUILDING 2: 9,900 SF BUILDING 3: 13,402 SF PATIO 3: 3,580 SF BUILDING 4: 9,322 SF PATIO 2: 2,212 SF TOTAL: 45,176 GSF
BUILDING HEIGHT	BUILDING 1, 2, 3 AND 4: 30'
LOT COVERAGE	8.5%
FLOOR AREA RATIO (for non-residential zoning)	.09:1
TOTAL PARKING REQUIRED RESTAURANT/100 PATIO(200)	BUILDING 1: 61 SPACES BUILDING 2: 99 SPACES BUILDING 3: 153 SPACES BUILDING 4: 105 SPACES TOTAL: 418 SPACES
TOTAL PARKING PROVIDED	498 SURFACE SPACES
TOTAL HANDICAP REQUIRED	12 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	7,470 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	22,125 SQ. FT.
IMPERVIOUS SURFACE	197,068 SQ. FT.
USABLE OPEN SPACE REQUIRED	37,194 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	128,944 SQ. FT. (24%)

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

MATCH LINE SEE SHEET PSP-2



P&Z Approved

5/6/2025

PRELIMINARY SITE PLAN
GATES OF PROSPER – PHASE 3B
BLOCK B, LOT 3
DEVAPP-24-0157
Being All Of The
GATES OF PROSPER PHASE 3, BLOCK B,
LOT 3
Town of Prosper, Collin County, Texas
Submitted: April 8, 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.
280 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PRELIMINARY SITE PLAN

THE GATES OF
PROSPER - PHASE 3B



KHA PROJECT
068108076

DATE
OCTOBER 2024

SCALE
AS SHOWN

DESIGNED BY
RAK

DRAWN BY
EM

CHECKED BY
JCR

PROSPER, TEXAS

Kimley»Horn

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REVISIONS

No.

DATE

BY

SHEET NUMBER
PSP-1

