



LEGEND

FL	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
EX PAV	EXISTING PAVEMENT
BL	PROPOSED BUILDING
PC	PROPOSED CONTOUR - MAJOR
EC	EXISTING CONTOUR - MAJOR
PC-M	PROPOSED CONTOUR - MINOR
EC-M	EXISTING CONTOUR - MINOR
BFR	BARRIER FREE RAMP (BFR)
AP	ACCESSIBLE PARKING SYMBOL
PS	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SS	SANITARY SEWER MANHOLE
TP	TRANSFORMER PAD
CI	CURB INLET
GI	GRATE INLET
JB	JUNCTION BOX OR WYE INLET
HW	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

NOTE
HVAC EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER TOWN OF PROSPER REQUIREMENTS

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.

COLLIN COUNTY SCHOOL LAND #12 SURVEY
ABS A0147 COLLIN COUNTY SCHOOL LAND
#12 SURVEY, SHEET 7, TRACT 167, 19.55
ACRES
SCHOOL

PRESTON ROAD WATER
TOWER
BLOCK A, LOT 1

TRACT EIGHT
183 LAND CORPORATION
INSTR. NO. 97-0005168
DRCCO

BLOCK E, LOT 3R1 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD BANK
LOT AREA/ SQ. FT. AND AC	42,751 SF; 0.98 AC
BUILDING AREA (gross square footage)	5,400 GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.34%
FLOOR AREA RATIO (for non-residential zoning)	13.1
TOTAL PARKING REQUIRED (1:350 FOR BANK)	16 SPACES
TOTAL PARKING PROVIDED	30 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	510 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	700 SQ. FT.
IMPERVIOUS SURFACE	20,900 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,000 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	4,519 SQ. FT. (8%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BLOCK E, LOT 3R2 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	88,564 SF; 2.03 AC
BUILDING AREA (gross square footage)	5,500 GSF (RESTAURANT) 5,700 GSF (RETAIL) 11,200 GSF (TOTAL)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.17%
FLOOR AREA RATIO (for non-residential zoning)	13.1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	78 SPACES
TOTAL PARKING PROVIDED	78 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,260 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,590 SQ. FT.
IMPERVIOUS SURFACE	47,115 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,200 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	8,006 SQ. FT. (9%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.
▲	DOMESTIC	2"	2	1-8"
▲	IRRIGATION	1.5"	2	-



SITE PLAN
GATES OF PROSPER - BLOCK E
LOTS 3R1 & 3R2
DEVAPP-24-0142
Being 3.01 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: SEPTEMBER 19, 2024

Owner:
183 Land Corporation Inc.
1 Cowboys Way
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

Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2590 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: 01/30/2025

NO.	REVISIONS	DATE

KHA PROJECT: 068-09030
DATE: 01/30/2025
SCALE: AS SHOWN
DESIGNED BY: RK
DRAWN BY: EMI
CHECKED BY: RK

GATES OF PROSPER
BLOCK E
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-03

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 Project: 068-09030 - GATES OF PROSPER - BLOCK E CAD/PLANS SHEETS
 Date: 01/30/2025
 Author: RACHEL KORUS
 Designer: RACHEL KORUS
 Checker: EMILY MORGAN
 Title: ENGINEER
 License: P.E. NO. 132468
 State: TEXAS
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