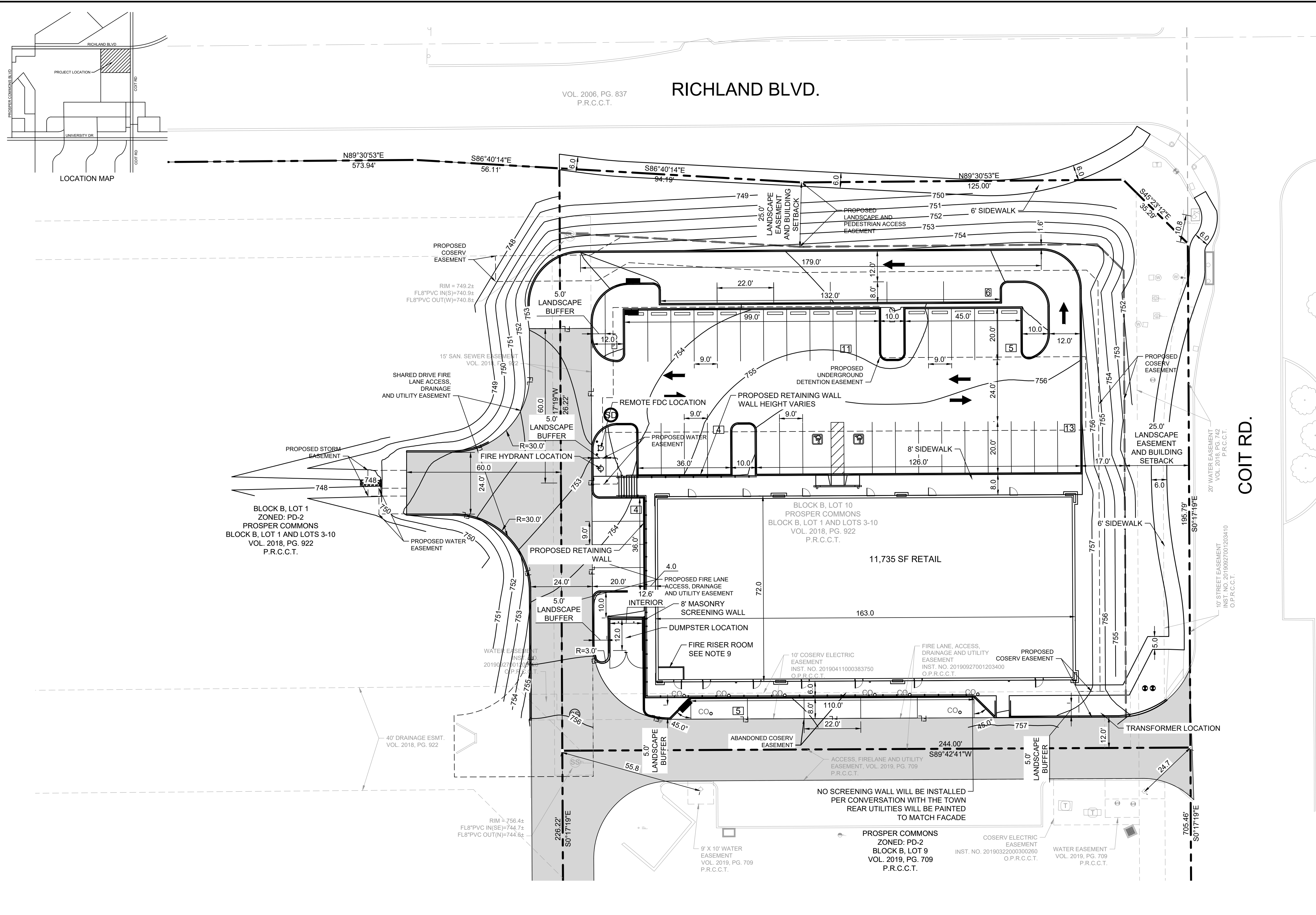


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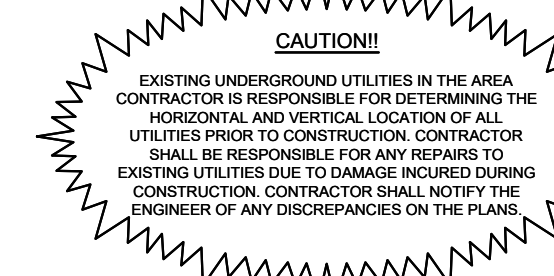
**LEGEND**

- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- WATER VALVE
- WATER METER
- CLEANOUT
- LIGHT POLE
- STORM SEWER CURB INLET
- TRAFFIC FLOW ARROW
- SIGN
- ADA SYMBOL
- WHEEL STOP
- PARKING COUNT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TRANSFORMER
- PROPOSED CONTOUR 1290
- HAND RAIL
- FIRE LANE

- SITE PLAN NOTES**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY 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 ACCESSED 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 WITH 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.
  - FIRE RISER ROOM REQUIREMENTS: MINIMUM FIRE RISER ROOM SIZE SHALL BE 36 SQ. FT. WITH MINIMUM INTERIOR DIMENSIONS OF 6'. SHALL BE DIRECTLY ACCESSIBLE FROM THE EXTERIOR OF THE STRUCTURE BY A CONCRETE SIDEWALK FROM THE FIRE LANE. ACCESS DOOR SHALL FACE AND FRONT A FIRE LANE. NO OTHER EQUIPMENT IS PERMITTED IN THE RISER ROOM. DOMESTIC WATER, NECESSARY TO SERVE THE BUILDING MAY BE PERMITTED ONLY WITH WRITTEN APPROVAL FROM THE FIRE MARSHAL.
  - LANDSCAPE EASEMENTS SHALL BE EXCLUSIVE WITH THE EXCEPTION OF EXISTING EASEMENTS.

**SITE PLAN**  
**PROSPER COMMONS**  
**BLOCK B, LOT 10**  
 AN ADDITION TO THE TOWN OF PROSPER  
 ZONED: PD-2  
 1.234 ACRES

HARRISON JAMISON SURVEY, ABSTRACT NO. 480  
 TOWN OF PROSPER,  
 COLLIN COUNTY, TEXAS  
 SEPTEMBER - 2024  
 DEVAPP-24-0079



**OPEN SPACE REQUIREMENTS:**

Requirement	Calculation	Required SF	Provided SF
Chapter 4 Section 2.6 - C-6-g-a Landscape Area Requirements: For nonresidential development, seven percent of the net lot area is required to be provided as open space.	53752 SF x 7%	3763 SF	3812 SF

**PARKING COUNT TABLE**

	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5	Tenant 6	Total
<b>BUILDING AREA (SF)</b>	3,114	1,724	1,724	1,724	1,724	1,725	11,735
<b>USAGE</b>	MEDICAL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	-
<b>PARKING RATIO (1 PER XX SF GFA)</b>	250	250	250	250	250	250	-
<b>REQUIRED PARKING (#)</b>	13.0	7.0	7.0	7.0	7.0	7.0	48
<b>PROVIDED PARKING (#)</b>							48
<b>REQUIRED ADA PARKING (#)</b>							2
<b>PROVIDED ADA PARKING (#)</b>							2

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA	BUILDING AREA	BUILDING HEIGHT	LOT COVERAGE	FLOOR AREA RATIO	REQUIRED PARKING	PROVIDED PARKING	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE	SQUARE FOOTAGE (IMPERVIOUS AREA)	OPEN SPACE REQUIRED	OPEN SPACE REQUIRED %	OPEN SPACE PROVIDED	OPEN SPACE PROVIDED
B	LOT 10	PD-2	RETAIL(S)/MEDICAL(1)	53,752.38 SF 1.23 ACRES	11,735 SF	21'-0"	21%	0.210	48	48	2	2	720 SF	1564 SF	21824	3763 SF	7%	3812 SF	7.1%

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**ASHTON GRAY**  
**PROSPER COMMONS**  
**MULTI-TENANT BUILDING**

**SITE PLAN (1 OF 2)**

SHEET NUMBER  
**C-005**

NO.	REVISIONS	DATE	BY



