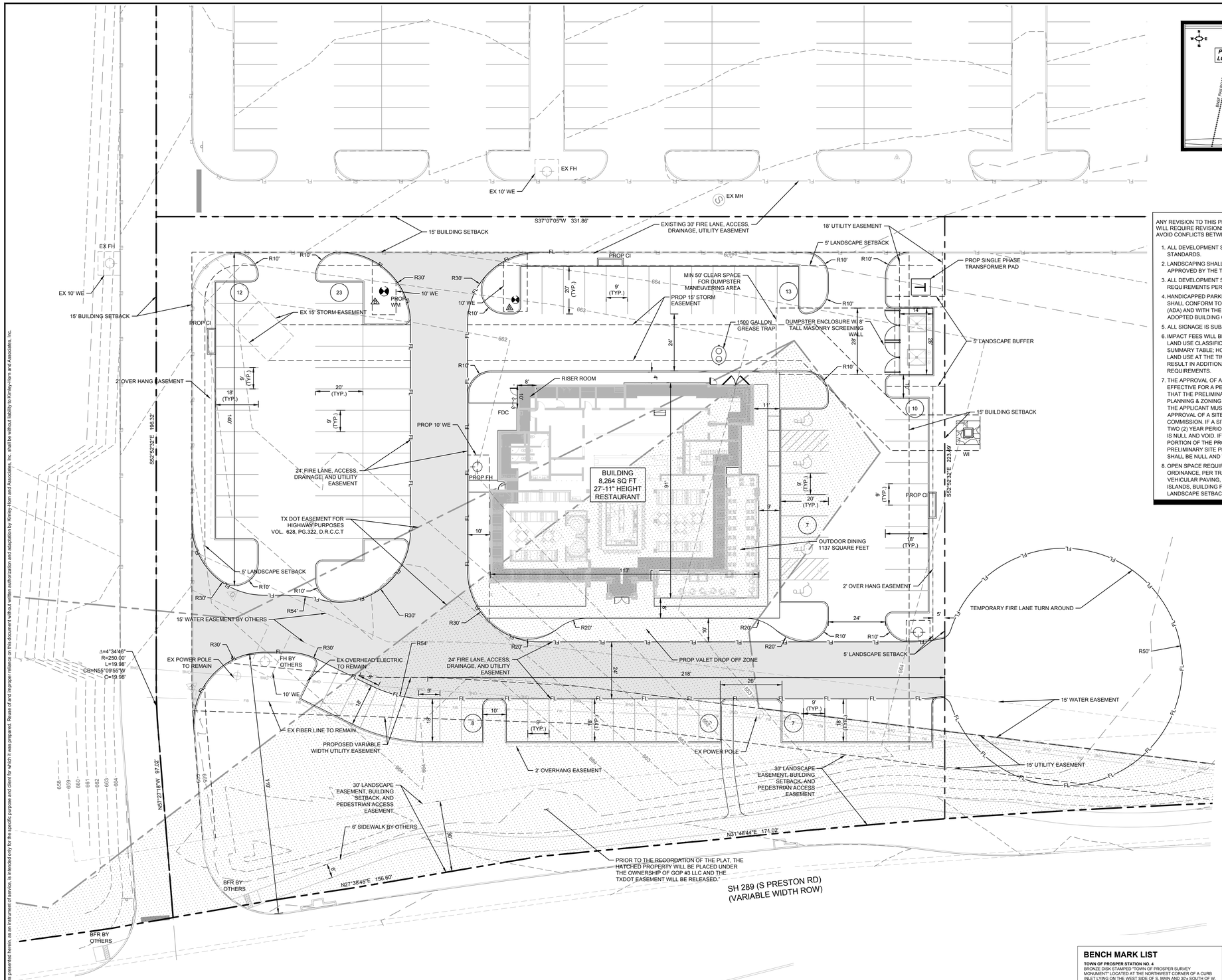

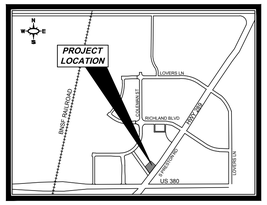

VICINITY MAP

N.T.S.

GRAPHIC SCALE 20'

LEGEND

FL	PROPOSED FIRE LANE
	PROPOSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(x)	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	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

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

ZONING/PROPOSED USE	PD-67 RESTAURANT
LOT AREA/ SQ. FT. AND AC	89,898 SF; 2.06 AC
BUILDING AREA (gross square footage)	8,264 GSF 1,137 OUTDOOR DINING GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	27'-11" 1 (STORY)
LOT COVERAGE	9.19%
FLOOR AREA RATIO (for non-residential zoning)	.09:1
TOTAL PARKING REQUIRED (1:100 FOR RESTAURANT 1:200 FOR PATIO)	89 SPACES
TOTAL PARKING PROVIDED	90 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,350 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,220 SQ. FT.
IMPERVIOUS SURFACE	50,647 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,293 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	6,875 SQ. FT. (7.6%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

Know what's **below.**
Call before you dig.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
A	DOMESTIC	2"	1	1- 6"
B	IRRIGATION	2"	1	-

BENCH MARK LIST

TOWN OF PROSPER STATION NO. 4
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED AT THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF S. MAIN AND 30± SOUTH OF W. 3RD STREET.
PUBLISHED ELEV: 666.47'
MEASURED ELEV: 666.82'

BM# 2000 SQUARE WITH "X" CUT LOCATED ON THE SOUTH SIDE OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF RICHLAND BOULEVARD LOCATED APPROXIMATELY 80 FEET SOUTHEAST FROM THE CENTERLINE OF GATEWAY DRIVE.
ELEV.= 657.47

BM# 2001 SQUARE WITH "X" CUT LOCATED ON THE WEST SIDE OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF GATEWAY DRIVE AND APPROXIMATELY 100 FEET SOUTH OF THE CENTERLINE OF LOVERS LANE.
ELEV.= 661.89

BM# 2002 SQUARE WITH "X" CUT ON THE BACK OF A CONCRETE CURB INLET LOCATED APPROXIMATELY 800 FEET SOUTH OF THE ROUND-A-BOUT ON RICHLAND BOULEVARD, WEST OF PRESTON ROAD
ELEV.= 658.02

SITE PLAN
GATES OF PROSPER – PHASE 3
BLOCK B, LOT 7
J ALEXANDERS
DEVAPP–24–0111
Being 2.06 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: NOV 07, 2024

Owner:
GOP #3, LLC
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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 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	07/10/2024
SCALE	AS SHOWN
DESIGNED BY	KEM
DRAWN BY	EM
CHECKED BY	JCR

GATES OF PROSPER
PHASE 3
J ALEXANDERS
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-03

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.

IMAGES:
XREFS:
PLOT STYLE:
PLOT SCALE:
DWG DATE:
DWG NAME:
Force Light, ERW, No Styles
xref-ALTA-2019-Topo-base, xref-Site-PhJA, xSite-PhJA, xUtil-PhJA, xSite-PhJA, xSite-PhJB, xAB-JA, xHch-JA, xSite-JA, xHard-JA
KHA_CONVERTED.ctb
11/7/2024 1:26 PM
11/7/2024 1:26 PM
K:\MKN_CIVIL\068109076-GATES OF PROSPER\068109076-PHASE 3J ALEXANDERS\CAD\PLANSHEETS
SITE PLAN.dwg
SITE PLAN (11 x 17)