

VICINITY MAP
 N.T.S.

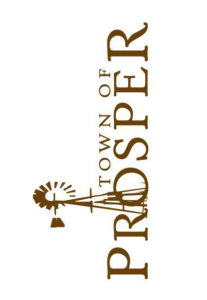
NOTE:
 1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67
 2. FINAL DUMPSTER/TRASH SERVICE LAYOUTS TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT.
 3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
 4. PRIOR TO THE RELEASE FOR CONSTRUCTION, THE HATCHED PROPERTY WILL BE PLACED UNDER THE OWNERSHIP OF GOP#3 LLC AND THE TXDOT EASEMENT WILL BE RELEASED.

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	DATE	SCALE	DESIGNED BY	RAK	KEM	JCR
068109076	MARCH 2023	AS SHOWN	DESIGNED BY	RAK	KEM	JCR

THE GATES OF PROSPER - PHASE 3
 PROSPER, TEXAS



PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

- NOTES**
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.

LEGEND

FL (dashed line)	EXISTING FIRE LANE	FH (circle with cross)	FIRE HYDRANT
FL (solid line)	PROPOSED FIRE LANE	FDC (square with cross)	FIRE DEPARTMENT CONNECTION
[Solid rectangle]	PROPOSED BUILDING	[Square]	SANITARY SEWER MANHOLE
[Thick solid line]	PROPOSED CONTOUR - MAJOR	[Square with T]	TRANSFORMER PAD
[Thin solid line]	PROPOSED CONTOUR - MINOR	[Circle]	CURB INLET
[Dashed line]	EXISTING CONTOUR - MAJOR	[Circle with X]	GRATE INLET
[Dotted line]	EXISTING CONTOUR - MINOR	[Square with X]	JUNCTION BOX OR WYE INLET
[Square with T]	BARRIER FREE RAMP (BFR)	[Triangle]	HEADWALL
[Circle with T]	ACCESSIBLE PARKING SYMBOL	TYP	TYPICAL
[Square with T]	NUMBER OF PARKING SPACES	SSE	SANITARY SEWER EASEMENT
WM (circle with W)	WATER METER (AND VAULT)	WE	WATER EASEMENT
JB (square with J)	JUNCTION BOX	DE	DRAINAGE EASEMENT
MH (square with M)	MANHOLE	BFR	BARRIER FREE RAMP
[Line with cross-hatch]	EXISTING FIRE LANE	SW	SIDEWALK
[Line with diagonal hatch]	PROPOSED FIRE LANE	BL	BUILDING LINE/SETBACK
[Thick solid line]	PROPOSED CONTOUR - MAJOR	CI	CURB INLET
[Thin solid line]	PROPOSED CONTOUR - MINOR	GI	GRATE INLET
[Dashed line]	EXISTING CONTOUR - MAJOR	WI	WYE INLET
[Dotted line]	EXISTING CONTOUR - MINOR	EX	EXISTING
[Square with T]	BARRIER FREE RAMP (BFR)	PROP.	PROPOSED

PRELIMINARY SITE PLAN
 GATES OF PROSPER - PHASE 3
 BLOCK B, LOTS 5-7
 DEVAPP-24-0068
Being All Of The
 GATES OF PROSPER PHASE 3, BLOCK B,
 LOTS 5, 6, AND 7
 Town of Prosper, Collin County, Texas
 Submitted: November 07, 2024

Owner/Developer: Engineer:
 GOP #3, LLC
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Kimley-Horn and Associates, Inc.
 260 East Davis Street Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2594

Surveyor:
 Kimley-Horn and Associates, Inc.
 6160 Warren Parkway Suite 210
 Frisco, TX 75034
 Contact: Michael Marx, RPLS
 Phone: (972)-731-2191

