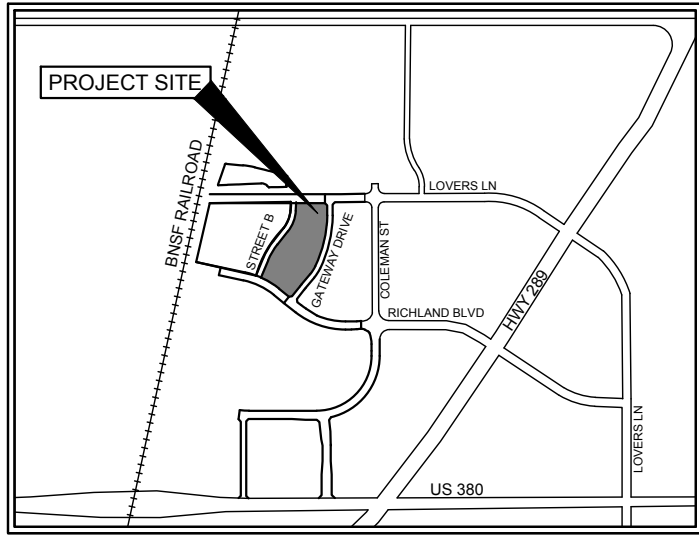
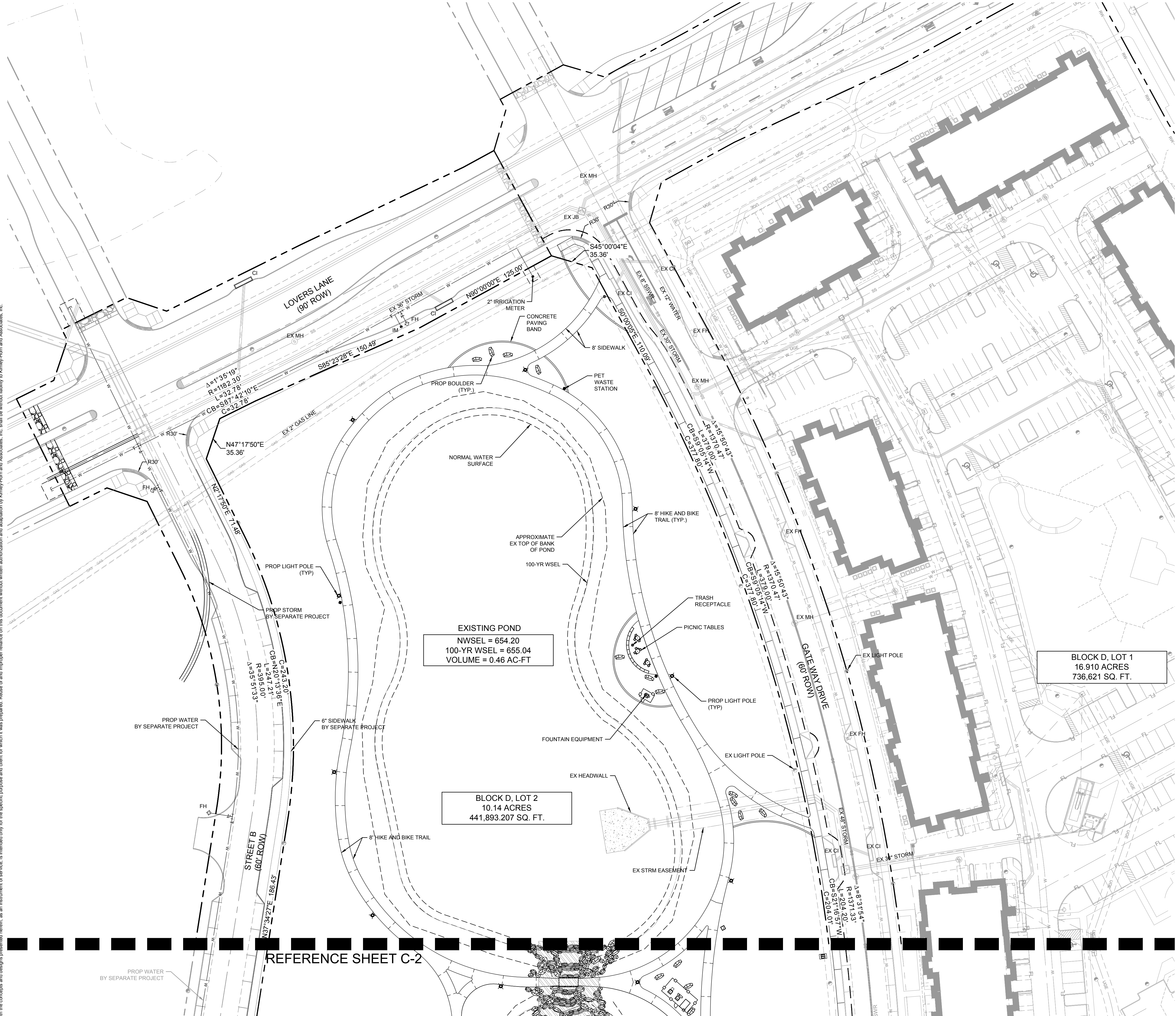


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K:\MKTG\101006190000\GATES OF PROSPER\2\INFRASTRUCTURE\CAUTION\BHSHEETSPARK
SITE PLAN PART 1 (1 of 2)
This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
KHA PROJECT 068109056
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY EM
CHECKED BY RAK
KIMLEY-HORN & ASSOCIATES, INC.
183 LAND CORPORATION INC.
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT: NICHOLAS LINK
PHONE: (972)-497-4854
KIMLEY-HORN & ASSOCIATES, INC.
1 COWBOYS WAY
FRISCO, TEXAS 75034
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KIMLEY-HORN & ASSOCIATES, INC.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



VICINITY MAP
N.T.S.

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.

BLOCK D, LOT 2 SITE DATA TABLE

ZONING	MIXED USE/PD-67
PROPOSED USE	PARK
LOT AREA (SF)	10.14
LOT AREA (AC)	441,893.21
BUILDING AREA (GSF)	N/A
BUILDING HEIGHT	N/A
LOT COVERAGE	N/A
TOTAL PARKING REQUIRED	N/A
TOTAL PARKING PROVIDED	N/A
HANDICAP PARKING REQUIRED	N/A
HANDICAP PARKING PROVIDED	N/A
INTERIOR LANDSCAPING REQUIRED (SF)	N/A
INTERIOR LANDSCAPING PROVIDED (SF)	N/A
IMPERVIOUS SURFACE (SF)	25,705
OPEN SPACE REQUIRED (SF)	30,933
OPEN SPACE PROVIDED (SF)	441,893

SITE PLAN
GATES OF PROSPER PARK
BLOCK D, LOT 2
DEVAPP-23-0123
Being 10.14 Acres Situated in
JOHN YARNELL SURVEY Abstract No. 1038
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas

Owner:
380 & 289 LP
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

Owner:
183 Land Corporation Inc.
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

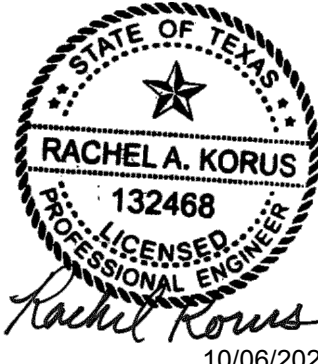
Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
280 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2580

THE GATES OF
PROSPER
PARK



SITE PLAN

SHEET NUMBER
C-1



KHA PROJECT	068109056
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	EM
CHECKED BY	RAK

PROSPER, TEXAS

Kimley»Horn

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106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

No.	REVISIONS	DATE	BY



PLAN WILL REQUIRE TOWN APPROVAL AND
S TO ANY CORRESPONDING PLANS TO

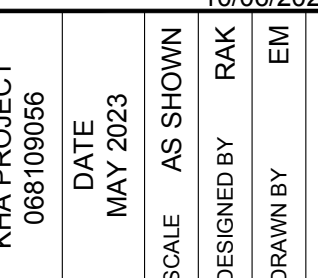
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6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE (CITY CLASSIFICATIONS) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, THE TOWN OF PROSPER'S PROPOSED LAND USE AT THE TIME OF COM AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES 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 THE SITE PLAN TO 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 APPROVING 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 PARKING, DRIVING, RAMPING, OR TURNING AREAS OF TRUCKS, LANDSCAPE, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND

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BLOCK D, LOT 2
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Being 10.14 Acres Situated in
JOHN YARNELL SURVEY Abstract No. 1038
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Owner: 380 & 289 LP 1 Cowboys Way Frisco, Texas 75034 Contact: Nicholas Link Phone: (972)-497-4854	Owner: 183 Land Corporation Inc. 1 Cowboys Way Frisco, Texas 75034 Contact: Nicholas Link Phone: (972)-497-4854	<u>Engineer/Surveyor:</u> Kimley-Horn and Associates, Inc. 260 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: Rachel Korus, P.E. Phone: (469)-301-2850
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SITE PLAN



E GATES
PROSPER
PARK
PROSPER, TEXAS

Kimley-Horn & Associates, Inc.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
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