

### BLOCK B, LOT 1 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67/RD
LOT AREA/ SQ. FT. AND AC	RETAIL/RESTAURANT 193,752 SF; 4.45 AC
BUILDING AREA (gross square footage)	15,324 SF 4,000 SF (PATIO)
BUILDING HEIGHT (number of stories) MAX HEIGHT	28.0' (1 STORY) 40'
LOT COVERAGE	10%
FLOOR AREA RATIO (for non-residential zoning)	0.10:1
TOTAL PARKING REQUIRED (1,100 FOR RESTAURANT, 1,250 FOR RETAIL, 1,200 FOR PATIO)	174 SPACES (ASSUMING 100% RESTAURANT)
TOTAL PARKING PROVIDED	195 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,985 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,985 SQ. FT.
IMPERVIOUS SURFACE	109,337 SQ. FT.
USABLE OPEN SPACE REQUIRED	13,562 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	23,607 SQ. FT. (12%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

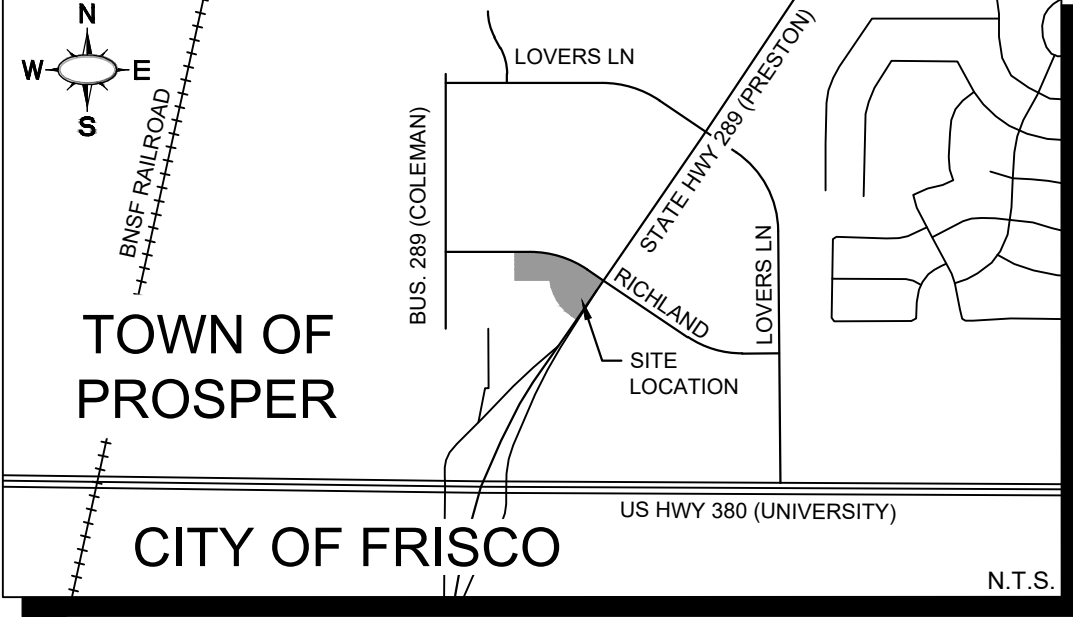
### METER SCHEDULE

ID	BLOCK	LOT	TYPE	SIZE	SANITARY SEWER
1	B	1	DOMESTIC	2"	8"
2	B	1	DOMESTIC	2"	8"
3	B	1	IRRIGATION	2"	

### LEGEND

	PROPOSED FIRE LANE		CURB INLET
	EXISTING PAVEMENT		GRATE INLET
	PROPOSED BUILDING		JUNCTION BOX OR WYE INLET
	EXISTING CONTOUR LINE - MAJOR		HEADWALL
	EXISTING CONTOUR LINE - MINOR		LIGHT POLE (PL)
	BARRIER FREE RAMP (BFR)		TYPICAL
	ACCESSIBLE PARKING SYMBOL		SANITARY SEWER EASEMENT
	NUMBER OF PARKING SPACES		WATER EASEMENT
	WATER METER (AND VAULT)		DRAINAGE EASEMENT
	FIRE HYDRANT		BARRIER FREE RAMP
	FIRE DEPARTMENT CONNECTION		SIDEWALK
	SANITARY SEWER MANHOLE		BUILDING LINE/SETBACK
	PULL BOX		CURB INLET
	TRANSFORMER		WYE INLET
			JUNCTION BOX
			MANHOLE
			EXISTING
			PROPOSED
			SWITCHGEAR

### VICINITY AND KEY MAP



### TOWN SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY ADDITIONAL ENCLOSURES WILL REQUIRE REAPPROVAL BY TOWN STAFF.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/RAISERS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 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.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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 SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

**FLOODPLAIN NOTE**  
NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: RACHEL A. KORUS  
P.E. No. 132458 Date: SEP. 2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068-09030	SEPTEMBER 2019	AS SHOWN	RAK	SMA	JCR

**GATES OF PROSPER**  
PH 2, BLOCK B, LOT 1  
PROSPER, TEXAS

**SITE PLAN**  
SHEET NUMBER  
C-05

**SITE PLAN**  
**GATES OF PROSPER PH 2**  
**BLOCK B, LOT 1 (BUILDINGS G AND H)**  
**D19-0069**  
*Being 4.45 Acres Out Of The*  
**BEN RENNISON SURVEY Abstract No. 755**  
**JOHN YARNELL SURVEY Abstract No. 1038**  
**Town of Prosper, Collin County, Texas**  
**Submitted: July 22, 2019**  
**Resubmitted: August 06, 2019**

<b>Owner:</b> 380 & 289 LP 1 Cowboys Way Frisco, Texas 75034 Contact: Nicholas Link Phone: (972)-497-4854	<b>Owner:</b> COP #2 LLC 1 Cowboys Way Frisco, Texas 75034 Contact: Joe Riccardi, P.E. Phone: (972)-497-4854	<b>Engineer/Surveyor:</b> Kimley-Horn and Associates, Inc. 280 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: Joe Riccardi, P.E. Phone: (469)-301-2580
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