

Drawn by: J. K. Kimley-Horn & Associates, Inc. (J.K.K.)
Checked by: J. K. Kimley-Horn & Associates, Inc. (J.K.K.)
Date: 01/18/2022
Project: GATES OF PROSPER - BLOCK E
Sheet: PSP-1

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

BLOCK A, LOT 3 SITE DATA TABLE	
ZONING	MIXED USE/PD-67
PROPOSED USE	RESTAURANT
LOT AREA (SF)	45,454
LOT AREA (AC)	1.04
BUILDING AREA (GSF)	2,050
BUILDING HEIGHT	1 STORY
LOT COVERAGE	4.51%
FLOOR AREA RATIO	1:0.05
TOTAL PARKING REQUIRED (1:100 SF)	21
TOTAL PARKING PROVIDED	23
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
INTERIOR LANDSCAPING REQUIRED	345 SF
INTERIOR LANDSCAPING PROVIDED	345 SF
IMPERVIOUS SURFACE	30863 SF
OPEN SPACE REQUIRED (7%)	3182 SF
OPEN SPACE PROVIDED (7%)	2800 SF

BLOCK A, LOT 4 SITE DATA TABLE	
ZONING	MIXED USE/PD-67
PROPOSED USE	RETAIL/RESTAURANT
LOT AREA (SF)	43,108
LOT AREA (AC)	0.99
BUILDING AREA (GSF)	4,200
BUILDING HEIGHT	1 STORY
LOT COVERAGE	9.74%
FLOOR AREA RATIO	1:0.10
TOTAL PARKING REQUIRED (1:100 SF)	42
TOTAL PARKING PROVIDED	42
HANDICAP PARKING REQUIRED	3
HANDICAP PARKING PROVIDED	3
INTERIOR LANDSCAPING REQUIRED	630 SF
INTERIOR LANDSCAPING PROVIDED	630 SF
IMPERVIOUS SURFACE	38667 SF
OPEN SPACE REQUIRED (7%)	3400 SF
OPEN SPACE PROVIDED (7%)	3400 SF

BLOCK A, LOT 5 SITE DATA TABLE	
ZONING	MIXED USE/PD-67
PROPOSED USE	RETAIL/RESTAURANT
LOT AREA (SF)	42,742
LOT AREA (AC)	0.98
BUILDING AREA (GSF)	4,200
BUILDING HEIGHT	1 STORY
LOT COVERAGE	9.83%
FLOOR AREA RATIO	1:0.10
TOTAL PARKING REQUIRED (1:100 SF)	42
TOTAL PARKING PROVIDED	50
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	3
INTERIOR LANDSCAPING REQUIRED	750 SF
INTERIOR LANDSCAPING PROVIDED	750 SF
IMPERVIOUS SURFACE	31876 SF
OPEN SPACE REQUIRED (7%)	2992 SF
OPEN SPACE PROVIDED (7%)	2992 SF

BLOCK A, LOT 6 SITE DATA TABLE	
ZONING	MIXED USE/PD-67
PROPOSED USE	RESTAURANT
LOT AREA (SF)	50,060
LOT AREA (AC)	1.15
BUILDING AREA (GSF)	950
BUILDING HEIGHT	1 STORY
PATIO AREA (SF)	350
LOT COVERAGE	1.89%
FLOOR AREA RATIO	1:0.02
TOTAL PARKING REQUIRED (1:100 SF RESTAURANT)	12
TOTAL PARKING PROVIDED (1:200 SF PATIO)	17
TOTAL PARKING PROVIDED	17
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	2
INTERIOR LANDSCAPING REQUIRED	255 SF
INTERIOR LANDSCAPING PROVIDED	255 SF
IMPERVIOUS SURFACE (SF)	36699 SF
OPEN SPACE REQUIRED (7%)	3504.2 SF
OPEN SPACE PROVIDED (7%)	3505 SF

PRELIMINARY SITE PLAN
GATES OF PROSPER - BLOCK E
LOTS 3-6
D22-0014
Being 4.16 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: FEBRUARY 14, 2022
Resubmitted: MARCH 01, 2022

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

PRELIMINARY SITE PLAN

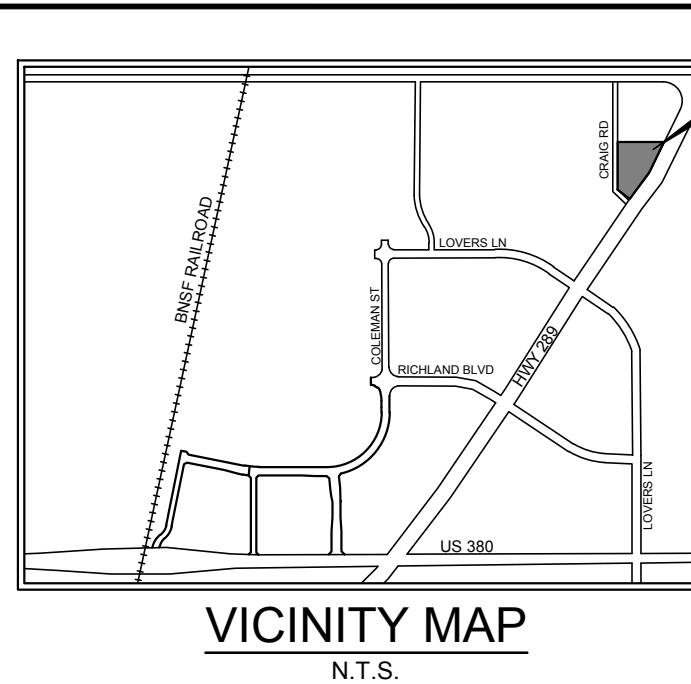
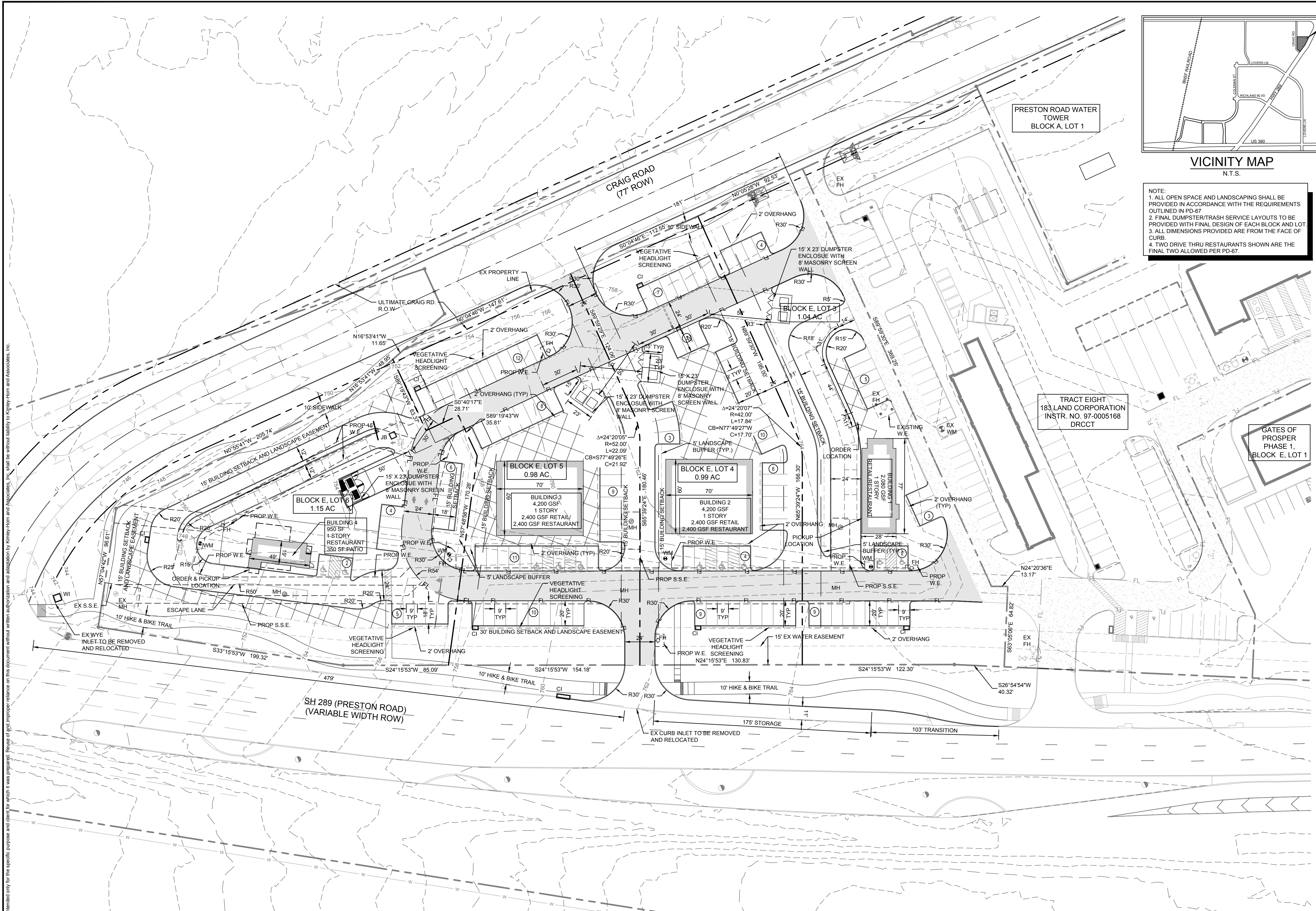
GATES OF PROSPER
BLOCK E

KHA PROJECT	068109030
DATE	01/18/2022
SCALE	AS SHOWN
DESIGNED BY	RAN
DRAWN BY	RAN
CHECKED BY	RAK

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
Engineer: RACHEL A. KORUS
P.E. No. 132468 Date: XXXXXXXXXX

Kimley-Horn
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BY	
DATE	
REVISIONS	
No.	



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. TWO DRIVE THRU RESTAURANTS SHOWN ARE THE FINAL TWO ALLOWED PER PD-67.

- 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.
 - 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.
 - 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.
 - OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
 - 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/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
 - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
 - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
 - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
 - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
 - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
 - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
 - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 - A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
 - THE MAXIMUM DEAD- END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
 - ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (513 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
 - 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 PRELIMINARY 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.
 - 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 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.