



**LEGEND**

FL	PROPOSED FIRE LANE
FL	PROPOSED BUILDING
FL	EMERGENCY ACCESS ONLY FIRELANE ACCESS, DRAINAGE UTILITY EASEMENT
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
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SM	SANITARY SEWER MANHOLE
TR	TRANSFORMER PAD
←	TRAFFIC ARROWS
CI	CURB INLET
GI	GRATE INLET
JBI	JUNCTION BOX OR WYE INLET
HW	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.

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- 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.
- 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 AND ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING AND 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.
- 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	COMMERCIAL
PROPOSED USE	COMMUNITY CENTER
LOT AREA/ SQ. FT. AND AC	453,112 SF; 10.40 AC
BUILDING AREA (gross square footage)	88,431 GSF
BUILDING HEIGHT (number of stories)	40' (2 STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	19.3%
FLOOR AREA RATIO (for non-residential zoning)	.19:1
TOTAL PARKING REQUIRED (10 PARKING PLUS 1 ADDITIONAL SPACE PER 300 SF OVER 2,000 SF)	299 SPACES
TOTAL PARKING PROVIDED	300 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	4,500 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	11,500 SQ. FT.
IMPERVIOUS SURFACE	245,616 SQ. FT.
USABLE OPEN SPACE REQUIRED	31,718 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	44,508 SQ. FT. (10%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**PARKING NOTE**

GATES WILL REMAIN OPEN DURING HOURS OF OPERATION AND ALL EVENTS.

**PRELIMINARY SITE PLAN  
CHILDRENS HUNGER FUND  
BLOCK 1 LOT 1  
DEVAPP-24-0038  
Being 10.40 Acres Out Of The  
ABS A0147 COLLIN COUNTY  
SCHOOL LAND #12 SURVEY, SHEET 4,  
TRACT 64**

**Town of Prosper, Collin County, Texas  
Submitted: JUNE 27, 2024**

**Owner:**  
Children's Hunger Fund  
13931 Balboa Boulevard  
Sylmar, California 91342  
Contact: Jason Hartung  
Phone: 818-979-7100 Ex. 22033

**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

**Kimley-Horn**  
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**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley-Horn**  
Engineer: JOSEPH C. RICCARDI  
P.E. No. 150472 Date: 10/16/2023

KHA PROJECT	064649001	DATE	04/09/2024	SCALE	AS SHOWN	DESIGNED BY	RK	IHA	JCR
<b>CHILDRENS HUNGER FUND</b>									
<b>PRELIMINARY SITE PLAN</b>									
PROSPER, TEXAS									

SHEET NUMBER  
**PSP-1**

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Drawn by: JCR  
Checked by: JCR  
Date: 10/16/2023