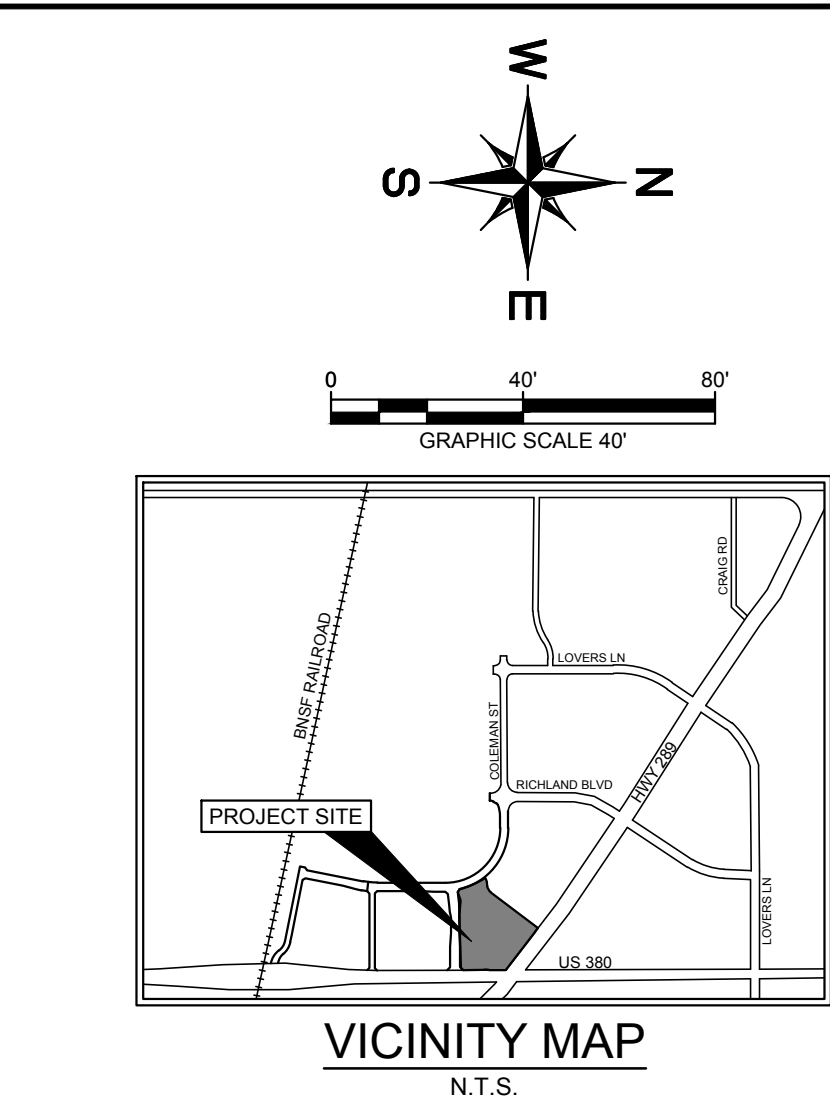


Kimley-Horn and Associates, Inc. 380 & 289 LP, Suite 100, Frisco, Texas 75034
KHA PROJECT 068109076 DATE OCTOBER 2024 SCALE AS SHOWN
DESIGNED BY RAK DRAWN BY EMI CHECKED BY JCR
THE TOWN OF PROSPER
PROSPER, TEXAS

NOTES:
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 DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
5. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
6. 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.
7. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
8. 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.
9. 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.
10. 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.

OPEN SPACE
INTERIOR LANDSCAPE

LEGEND
EXISTING PAVEMENT
PROPOSED FIRE LANE
OPEN SPACE
PROPOSED BUILDING
PROPOSED CONTOUR - MAJOR
PROPOSED CONTOUR - MINOR
EXISTING CONTOUR - MAJOR
EXISTING CONTOUR - MINOR
BARRIER FREE RAMP (BFR)
ACCESSIBLE PARKING SYMBOL
NUMBER OF PARKING SPACES
WATER METER (AND VAULT)
JUNCTION BOX
MANHOLE
FH
FDC
TYP
SSE
WE
DE
BFR
SW
BL
CI
GI
WI
EX
PROP.
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
SANITARY SEWER MANHOLE
TRANSFORMER PAD
CURB INLET
GRATE INLET
JUNCTION BOX OR WYE INLET
HEADWALL
TYPICAL
SANITARY SEWER EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
BARRIER FREE RAMP
SIDEWALK
BUILDING LINE/SETBACK
CURB INLET
GRATE INLET
WYE INLET
EXISTING
PROPOSED



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.
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SITE DATA SUMMARY TABLE BLOCK B, LOT 3	
ZONING/PROPOSED USE	PD-67 RESTAURANT/RETAIL
LOT AREA/ SQ. FT. AND AC	531,339 SF; 12.20 AC
BUILDING AREA (gross square footage)	BUILDING 1: 5,500 SF PATIO 1,160 SF BUILDING 2: 9,900 SF BUILDING 3: 13,402 SF PATIO 3,680 SF BUILDING 4: 9,322 SF PATIO 2,212 SF TOTAL: 45,176 GSF
BUILDING HEIGHT	BUILDING 1,2,3 AND 4: 30'
LOT COVERAGE	8.5%
FLOOR AREA RATIO (for non-residential zoning)	.09:1
TOTAL PARKING REQUIRED RESTAURANT/100 PATIO(200)	BUILDING 1: 61 SPACES BUILDING 2: 99 SPACES BUILDING 3: 153 SPACES BUILDING 4: 105 SPACES TOTAL: 418 SPACES
TOTAL PARKING PROVIDED	498 SURFACE SPACES
TOTAL HANDICAP REQUIRED	12 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	7,470 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	22,125 SQ. FT.
IMPERVIOUS SURFACE	197,068 SQ. FT.
USABLE OPEN SPACE REQUIRED	37,194 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	128,944 SQ. FT. (24%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

PRELIMINARY OPEN SPACE PLAN
GATES OF PROSPER - PHASE 3B
BLOCK B, LOT 3
DEVAPP-24-0157
Being All Of The
GATES OF PROSPER PHASE 3, BLOCK B,
LOT 3
Town of Prosper, Collin County, Texas
Submitted: April 8, 2024
Owner/Developer:
380 & 289 LP
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854
Engineer:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594