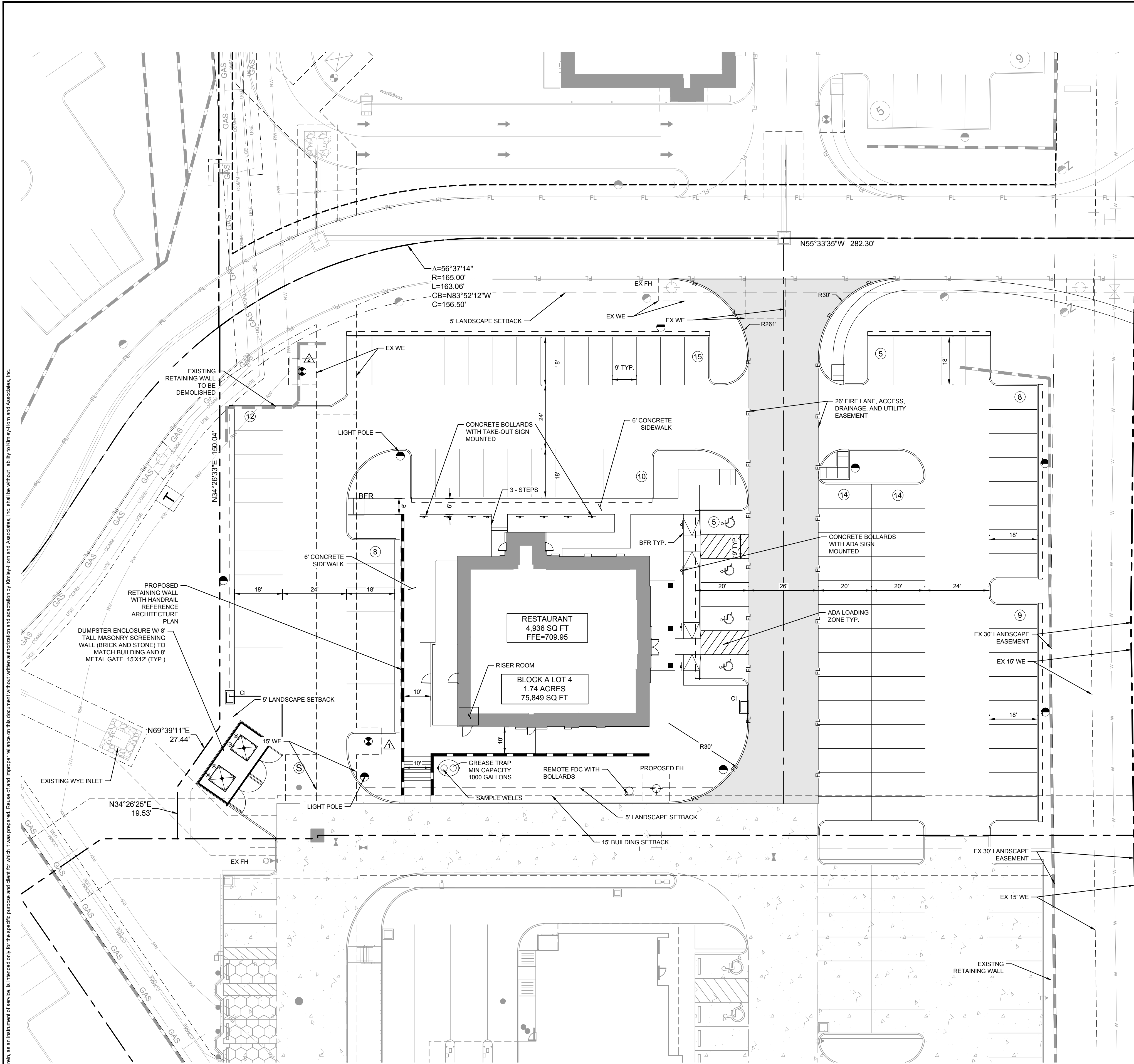


Drawn by: Prosper Civil, Inc. - JKH - 05/01/2023  
Checked by: Prosper Civil, Inc. - JKH - 05/01/2023  
Designed by: Prosper Civil, Inc. - JKH - 05/01/2023  
Title: SITE PLAN  
Project: 2023-01-01  
Client: Kimley-Horn and Associates, Inc.  
Date: 05/01/2023  
Time: 10:00 AM  
Location: 280 East Davis Street, Suite 100, McKinney, TX 75069  
Phone: (972) 497-4854  
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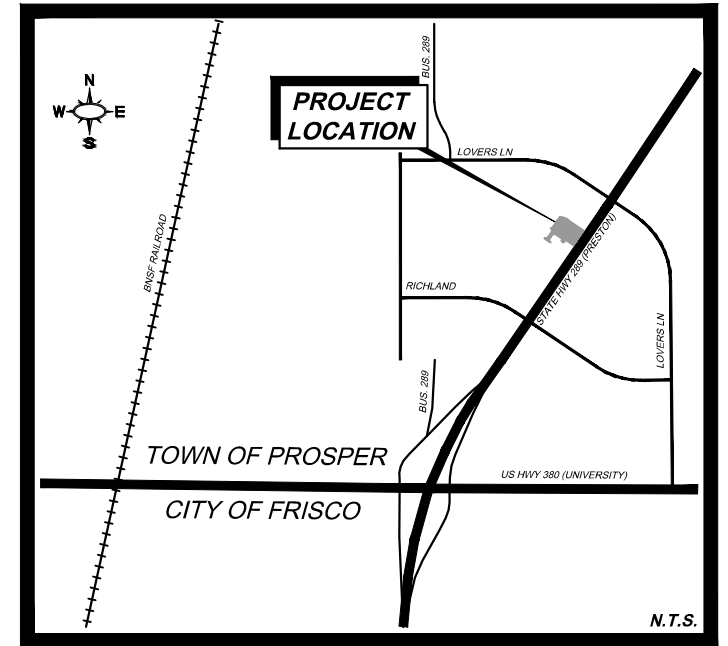
- ### TOWN SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL 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 503.1
  - 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 (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IBC-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.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED BEFORE THE 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 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 THE 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.

ID	BLOCK	LOT	TYPE	SIZE	SANITARY SEWER
1	A	4	DOMESTIC	2"	6"
2	A	4	IRRIGATION	1"	N/A

### NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS.
- FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS.

FLOOD NOTE  
NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE



0 20' 40'

GRAPHIC SCALE 20'

LEGEND

FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
	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
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	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

BLOCK A, LOT 4 SITE DATA SUMMARY TABLE	
ZONING/PROPOSED USE	PD-67/PD RESTAURANT
LOT AREA/ SQ. FT. AND AC	75,759 SF; 1.74 AC
BUILDING AREA (gross square footage)	4,776 GSF (REST.)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	24' 1 (STORY)
LOT COVERAGE	7.10%
FLOOR AREA RATIO (for non-residential zoning)	.063:1
TOTAL PARKING REQUIRED (1:100 FOR RESTAURANT)	50 SPACES
TOTAL PARKING PROVIDED	100 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	11,378 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	21,530 SQ. FT.
IMPERVIOUS SURFACE	53,670 SQ. FT.
USABLE OPEN SPACE REQUIRED	5303 SQ. FT. (%)
USABLE OPEN SPACE PROVIDED	6703 SQ. FT. (8.8%)
*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS	
BENCH MARK LIST	
BM #452 (12") SET ON SOUTHWEST CORNER OF CURB INLET LOCATED ON WEST SIDE OF PRESTON ROAD AND 450' NORTH OF U.S. 380. ELEV. = 670.70'	
BM #453 (12") SET ON CENTER OF CONCRETE HEADWALL LOCATED ±15' WEST OF S. COLEMAN ST. AND ±2,900' NORTH OF PRESTON ROAD. ELEV. = 672.80'	
BM #454 (12") SET ON CENTER OF CONCRETE HEADWALL LOCATED ±16' WEST OF PRESTON ROAD AND ±80' SOUTH OF LOVERS LANE. ELEV. = 721.15'	

**SITE PLAN**  
**OUTBACK STEAKHOUSE**  
**BLOCK A, LOT 4**  
**DEVAPP-23-0126**  
**Being 1.74 Acres Out Of The**  
**BEN RENNISON SURVEY Abstract No. 755**  
**JOHN YARNELL SURVEY Abstract No. 1038**  
**COLLIN COUNTY SCHOOL LAND No. 12 SURVEY**  
**Abstract No. 147**  
**Town of Prosper, Collin County, Texas**  
**Submitted: 07/03/2023**

**Owner:**  
GOP #2 LLC  
1 Cowboys Way  
Frisco, Texas 75034  
Contact: Nicholas Link Phone: (727) 207-9270  
Phone: (972) 497-4854 Contact: Stacy Miller

**Developer:**  
Bloomin' Brands, Inc.  
2202 N. West Shore Blvd., Suite 500  
Tampa, FL 33607  
Contact: Rachel Korus, P.E.  
Phone: (469) 301-2580

**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

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
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WWW.KIMLEY-HORN.COM TX F-628

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: RACHEL A. KORUS  
P.E. No. 132468 Date: 05/19/2023

**OUTBACK STEAKHOUSE**

**SITE PLAN**

**PROSPER, TEXAS**

NO.	REVISIONS	DATE	BY

KHA PROJECT 068-09030  
DATE JUNE 2023  
SCALE AS SHOWN  
DESIGNED BY RAK  
DRAWN BY KEM  
CHECKED BY RAK

SHEET NUMBER  
**C-07**