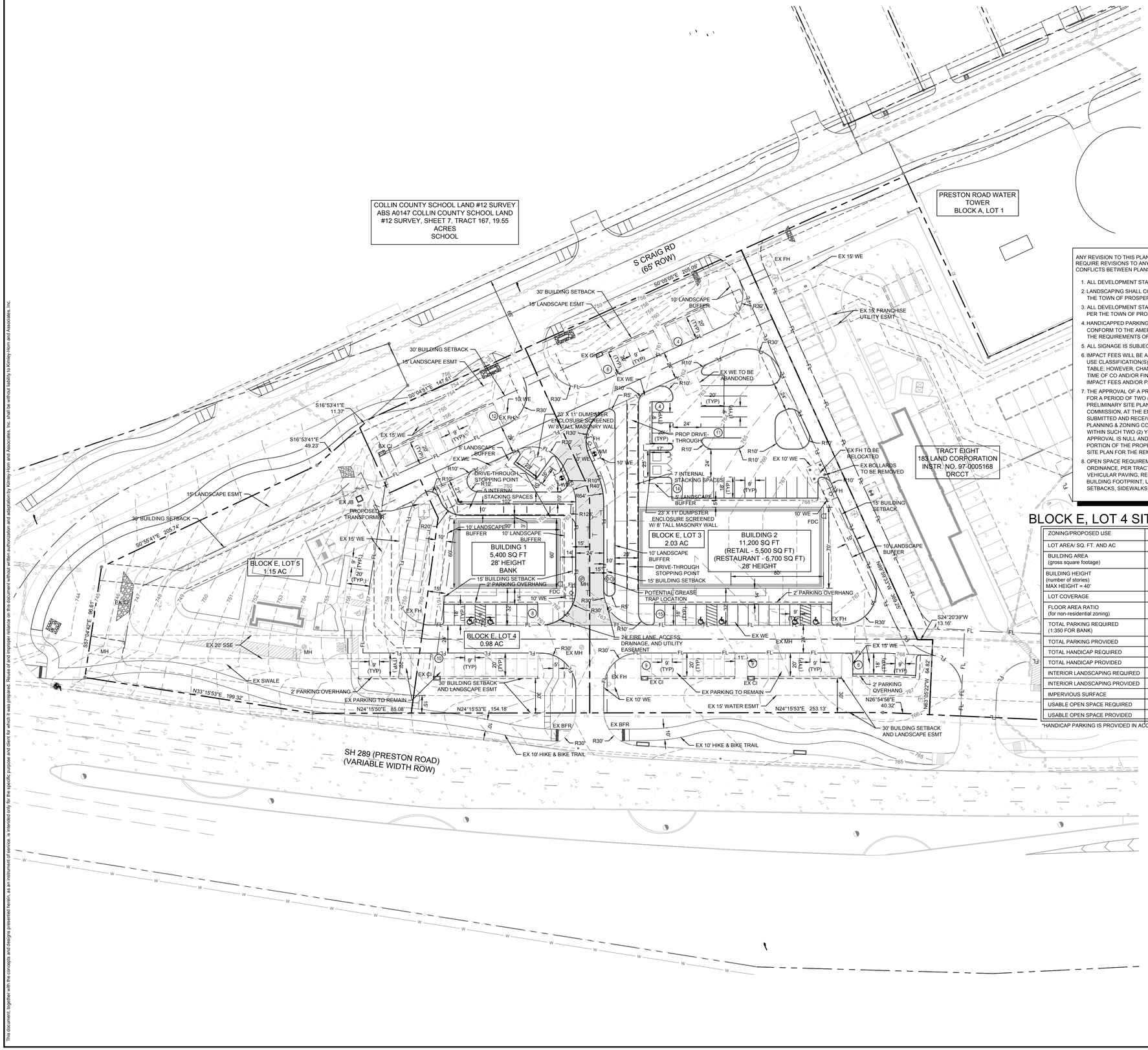

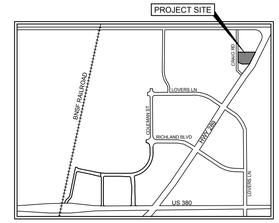

VICINITY MAP
N.T.S.

GRAPHIC SCALE 40'

LEGEND

FL / FL	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	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

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.
7. 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.
8. 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

BLOCK E, LOT 4 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD BANK
LOT AREA/ SQ. FT. AND AC	42,751 SF; 0.98 AC
BUILDING AREA (gross square footage)	5,400 GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.34%
FLOOR AREA RATIO (for non-residential zoning)	.13:1
TOTAL PARKING REQUIRED (1:350 FOR BANK)	16 SPACES
TOTAL PARKING PROVIDED	30 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	510 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	700 SQ. FT.
IMPERVIOUS SURFACE	20,900 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,000 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	5,330 SQ. FT. (12%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BLOCK E, LOT 3 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD RETAIL/RESTURANT
LOT AREA/ SQ. FT. AND AC	88,564 SF; 2.03 AC
BUILDING AREA (gross square footage)	5,500 GSF (RESTURANT) 5,700 GSF (RETAIL) 11,200 GSF (TOTAL)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.17%
FLOOR AREA RATIO (for non-residential zoning)	.13:1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	78 SPACES
TOTAL PARKING PROVIDED	78 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,260 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,590 SQ. FT.
IMPERVIOUS SURFACE	47,115 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,200 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	10,760 SQ. FT. (12%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BENCH MARK LIST

BM#419 "⊠" SET ON SW CORNER OF A CURB INLET LOCATED ON THE SW BLOCK CORNER OF PRESTON ROAD AND FIRST STREET
ELEV.=763.68'

BM#419 "⊠" SET ON SW CORNER OF A CURB INLET LOCATED ON THE WEST SIDE OF PRESTON ROAD 20'± NORTH OF THE NORTH CURB LINE OF SOUTH CRAIG RANCH ROAD
ELEV.=746.71'

811 Know what's below. Call before you dig.

PRELIMINARY SITE PLAN
GATES OF PROSPER – BLOCK E
LOTS 3 & 4
DEVAPP–24–0082
Being 3.01 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: MAY 30, 2024

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JOSEPH C. RICCARDI
P.E. No. 100472 Date 05/21/2024

KHA PROJECT 088109030
DATE 05/21/2024
SCALE AS SHOWN
DESIGNED BY JCR
DRAWN BY IHA
CHECKED BY JCR

GATES OF PROSPER
BLOCK E
PROSPER, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
PLOT STYLE TBL
PLOT SAVED BY
DWG PATH
DWG NAME
LAYOUT NAME
Fixed Logic: PMNo Shapes
xTitle - 22" x 34" - Paper Space
xSite
xSurv-Pro3-Onsite
xSurv-DB
xWtch
xSBH-DB
xUtil-PSP
xCivHash-Design
xCity
K:\DFW_PROS\088109030-GATES OF PROSPER_BLOCK E\CAD\PLANSHEETS
Mon, 05/20/2024 3:05 PM
IHA
PSP1 - PRELIMINARY SITE PLAN (1 of 1)