



**AGENDA**  
**Planning & Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, September 3, 2024  
**6:00 PM**

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Planning & Zoning Commission:**

Those wishing to address the Planning & Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

**If you are attending in person**, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

**If you are watching online**, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning & Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance

**CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 3a. Consider and act upon the minutes from the August 20, 2024, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the August 20, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0040)
- [3d.](#) Consider and act upon a request for a Final Plat of Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0041)
- [3e.](#) Consider and act upon a request for a Preliminary Plat of Legacy Gardens, Phases 3-4, on 136.1± acres, located on the south side of Frontier Parkway and 1,100± feet west of Dallas Parkway. (DEVAPP-24-0060)
- [3f.](#) Consider and act upon a request for a Preliminary Site Plan for Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3-4, on 3.0± acres, located on the west side of Preston Road and 470± feet south of First Street. (DEVAPP-24-0082)
- [3g.](#) Consider and act upon a request for a Final Plat of Park Place, Phase 2, on 68.8± acres, located on the southeast corner of Teel Parkway and Prosper Trail. (DEVAPP-24-0092)
- [3h.](#) Consider and act upon a request for a Site Plan for a Parking Lot Expansion on Victory at Frontier, Block A, Lot 3, on 1.2± acres, located on the west side of Preston Road and 250± feet south of Frontier Parkway. (DEVAPP-24-0095)

### **CITIZEN COMMENTS**

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting.

### **REGULAR AGENDA:**

If you wish to address the Commission, please fill out a “Public Comment Request Form” and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. Adjourn.

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, August 30, 2024, and remained so posted at least 72 hours before said meeting was convened.

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Michelle Lewis Sirianni, Town Secretary

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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper Staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Work Session**  
Prosper Town Hall  
Executive Conference Room  
250 W. First Street, Prosper, Texas  
Tuesday, August 20, 2024, 5:00 p.m.

**Call to Order / Roll Call**

The meeting began at 5:17 p.m.

Commissioners Present: Chair Brandon Daniel (Arrived at 5:40 p.m.), Damon Jackson, Josh Carson, Sekou Harris, John Hamilton, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Michelle Crowe (Senior Administrative Assistant), and Jeremy Page (Town Attorney)

**Items for Individual Consideration:**

**REGULAR AGENDA:**

- 1. Discuss agenda items on the August 20, 2024, Planning & Zoning Commission agenda.**

Mr. Hoover answered questions pertaining to the multifamily amendment proposal and how it differed from the previous amendment, which had been considered by the Commission in November 2023 and was tabled indefinitely by the Town Council in January of 2024.

Discussion Item #1 (Changes from Previous Amendment)

There was discussion regarding the removal of a specific density requirement and language pertaining to approved Planned Developments with multifamily entitlements that did not provide a specific number of allowed units. The proposed languages states that for any Planned Development District approved by the Town prior to the adoption of this Ordinance, and for which there is no number of multifamily units stated therein, then the permitted number of multifamily units is the number of multifamily units authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development District.

Discussion Item #2 (Differences from Zoning Ordinance)

There was discussion regarding the allowance of multifamily developments only in the areas designated for that use in the Comprehensive Plan, compliance with the Dallas North Tollway Design Guidelines, increasing the maximum height from three stories (50 feet) to eight stories (110 feet), establishing a building configuration for multifamily structures that requires a wrap-around configuration with a central garage surrounded by the residential units, and the removal of multifamily design and development standards since that criteria will be addressed in the Planned Development standards.

### Discussion Item #3 (Enforcement of Regulations vs. Existing Entitlements)

Jeremy Page discussed that new standards can be enforced for properties that have existing multifamily entitlements with nothing currently constructed; however, multifamily projects currently in review or with building permits issued would be grandfathered under the previous regulations.

### Discussion Item #4 (Multifamily in Planned Developments)

There was discussion regarding the requirement of a Planned Development for any multifamily project. Where the Planned Development was silent regarding certain standards, the development would have to comply with the regulations of Zoning Ordinance.

### Discussion Item #5 (Garages)

There was discussion regarding the proposal to wrap garages and provide cladding to match the attached multifamily units. Additionally, if the building was between five to eight stories and constructed so that the garage was the base of the building, it would need to be cladded.

### **Adjourn.**

The work session was adjourned at 5:58 p.m.

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Michelle Crowe, Senior Admin. Assistant

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Josh Carson, Secretary



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 20, 2024, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:01 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, and Glen Blanscet.

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner) and Michelle Crowe (Senior Administrative Assistant)

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

**3a. Consider and act upon the minutes from the August 6, 2024, Planning & Zoning Commission meeting.**

No items were pulled from the Consent Agenda for further review.

Commissioner Carson made a motion to approve Item 3a. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

**CITIZEN COMMENTS**

No comments were made.

**REGULAR AGENDA**

**4. 4. Conduct a Public Hearing to consider an ordinance amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 - Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-24-0019)**

Mr. Hoover presented the proposed multifamily amendments, which addressed two issues of concern from the previous amendment proposal. The update addressed the removal of specific density requirement and included the addition of a statement that for any Planned Development district approved by the Town prior to the adoption of this ordinance, and for which there is no number of multifamily units stated therein, then the permitted number of multifamily units is

authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development district.

Commissioner Carson proposed adding language to Article 2, Division 13, § 2.13.2, Subsection H – Building Configuration, stating that in the event the garage is not fully surrounded, it must be fully clad to give the appearance of the rest of the façade. Commissioner Carson explained that this provided options for the construction of the multifamily building if, for example, it was a taller podium-style apartment building. This would ensure that the garage would be screened from view of the surrounding buildings. Further, Commissioner Carson stated that in the event the garage is not fully surrounded, the requirement of the parking garage to be fully clad gives the appearance of a façade.

Commissioner Blanscet agreed with the proposed addition and noted that the addition would require a modification of the language in Article 4, Division 4, § 4.4.3, Subsection U.

Commissioner Carson asked if Article 2, Division 13, § 2.13.2, Subsection I provided the ability for the first floor to be either residential or retail use. He stated that mixed use products were beneficial to residents and inquired if that can be addressed at the time of a Planned Development request.

David Hoover clarified that this could be clarified through the Planned Development standards. It is possible to allow residential uses on the first floor while the development is ongoing and then transition the area back to retail.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 4 with the following conditions:

1. Add language regarding multifamily garages being fully clad and matching the façade of the residential units in Article 2, Division 13, § 4.4.3, Subsection H.
2. Add language regarding multifamily garages being fully clad in Article 4, Division 2, Section 4.4.3, Subsection U.

The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

**5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Mr. Hill informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

Mr. Hoover noted the contract for the Unified Development Code was approved, which is a process of updating the Town's codes. Mr. Hoover elaborated about the Unified Development Code, stating that it would include updates to the allowed uses within zoning districts, engineering standards, park standards, and building codes, as well as the centralization of these updates. Additionally, Mr. Hoover noted that Town's consultant for the project would be Freese & Nichols. There would be a kickoff meeting to start the process, and it was estimated to take six months.

Commissioner Jackson inquired about the rescheduling of the Capital Improvements Advisory Committee meeting.

Mr. Hill confirmed the meeting had been rescheduled from September to October.

Chair Daniel inquired about the joint work session with Town Council in September.

Mr. Hoover confirmed the joint work session is for the proposed amendment to the Gates of Prosper Planned Development.

**Adjourn.**

The meeting was adjourned at 6:25 p.m.

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Michelle Crowe, Senior Admin. Assistant

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Josh Carson, Secretary





## PLANNING

**To:** Planning & Zoning Commission **Item No. 3c**  
**From:** Suzanne Porter, AICP, Planning Manager  
**Through:** David Hoover, AICP, Director of Development Services  
**Re:** Site Plan for Windsong Ranch Office Addition, Block A, Lots 2-3  
**Meeting:** September 3, 2024

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**Agenda Item:**

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0040)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

**Zoning:**

The property is zoned Planned Development-103 (Office) with Specific Use Permit-49 that addressed the uses, living screen, and building size and placement.

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-103 and Specific Use Permit-49.

**Description of Agenda Item:**

The Site Plan consists of two lots with a 13,909 square foot restaurant/retail building on the northern lot and a 12,062 square foot restaurant/retail building on the southern lot.

The site design is in general conformance with the Preliminary Site Plan (DEVAPP-23-0184) that the Planning & Zoning Commission approved on December 19, 2023. The Preliminary Site Plan had shown the two buildings on one lot; the site plan is for two lots with the new property line running between the buildings. Each lot is compliant with the zoning requirements.

**Access:**

Access is provided from Teel Parkway.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

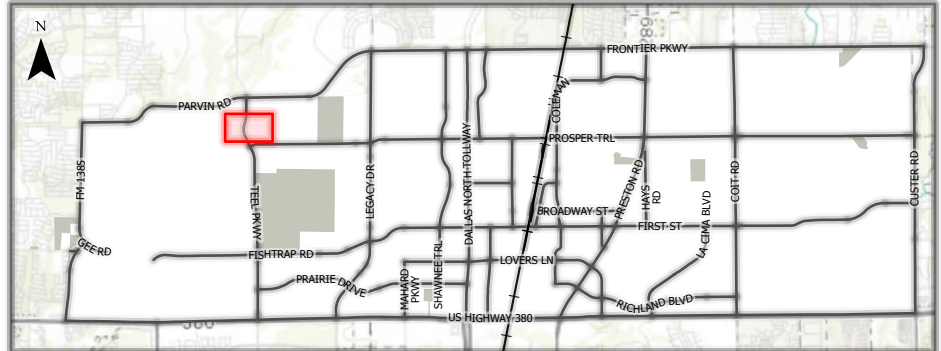
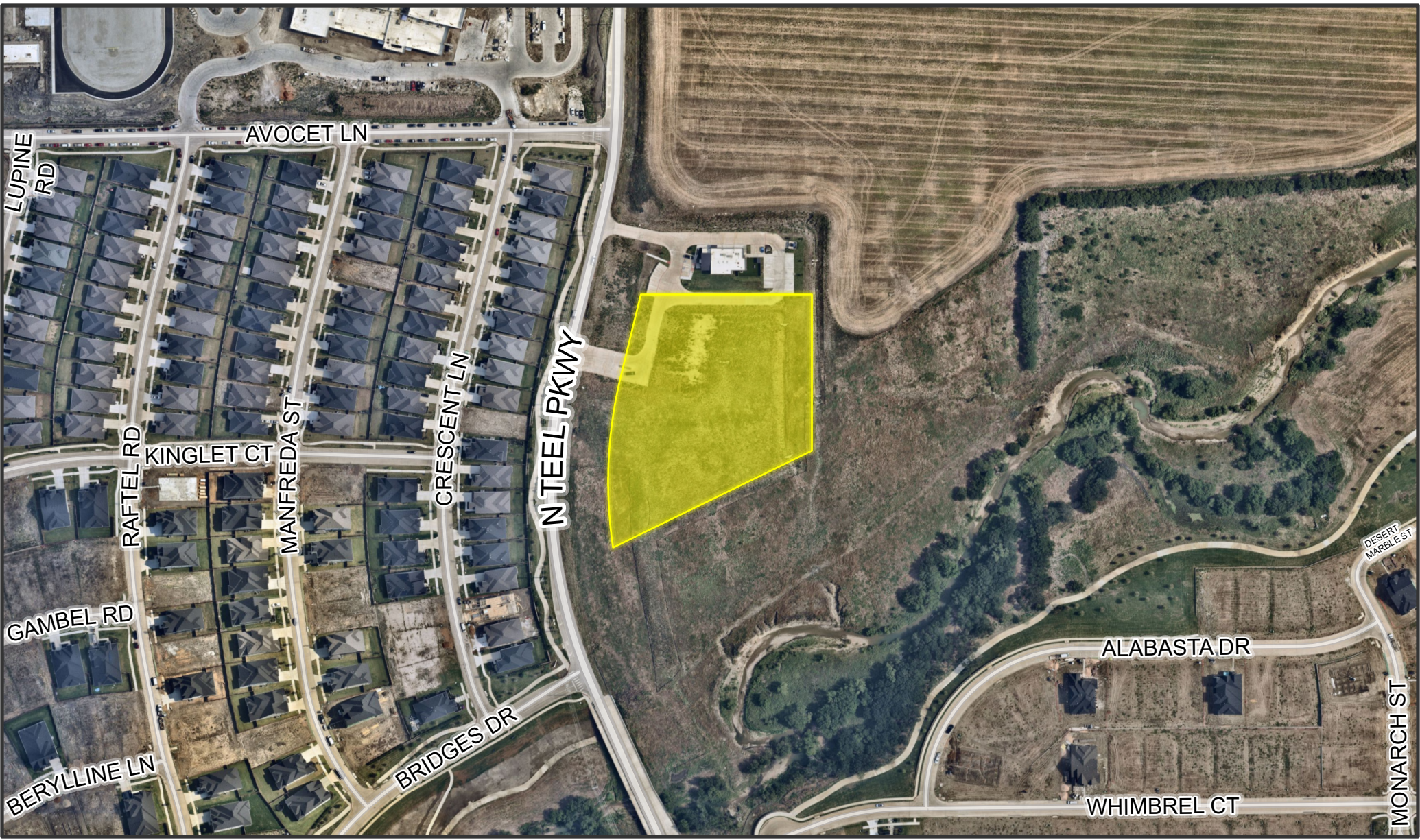
As a companion item, the Final Plat (DEVAPP-24-0041) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (DEVAPP-23-0184)

**Town Staff Recommendation:**

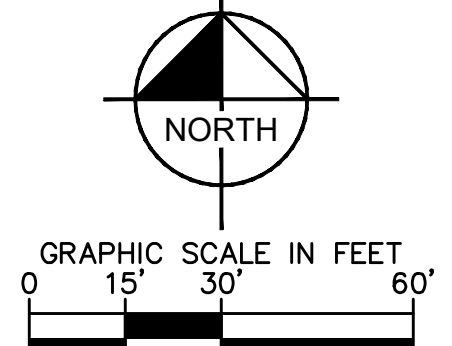
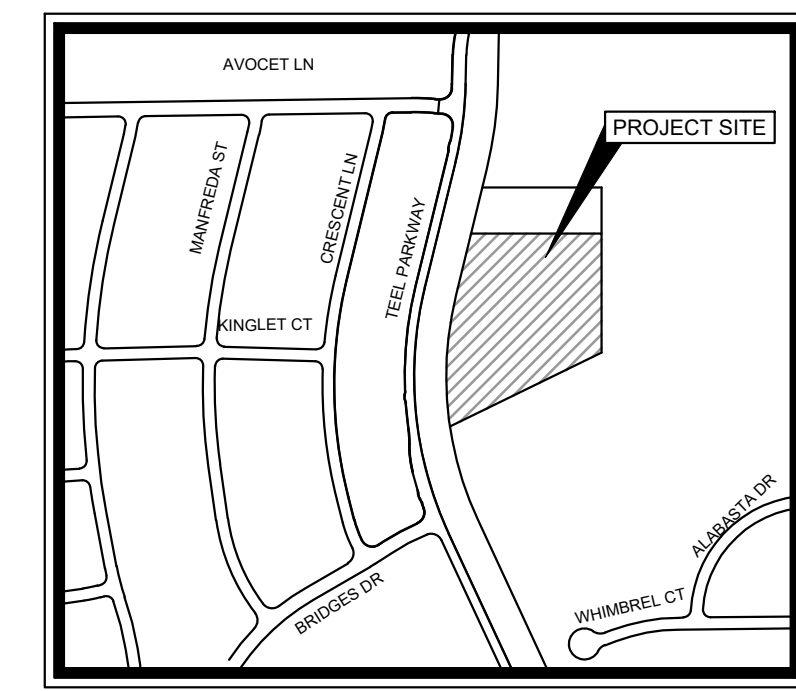
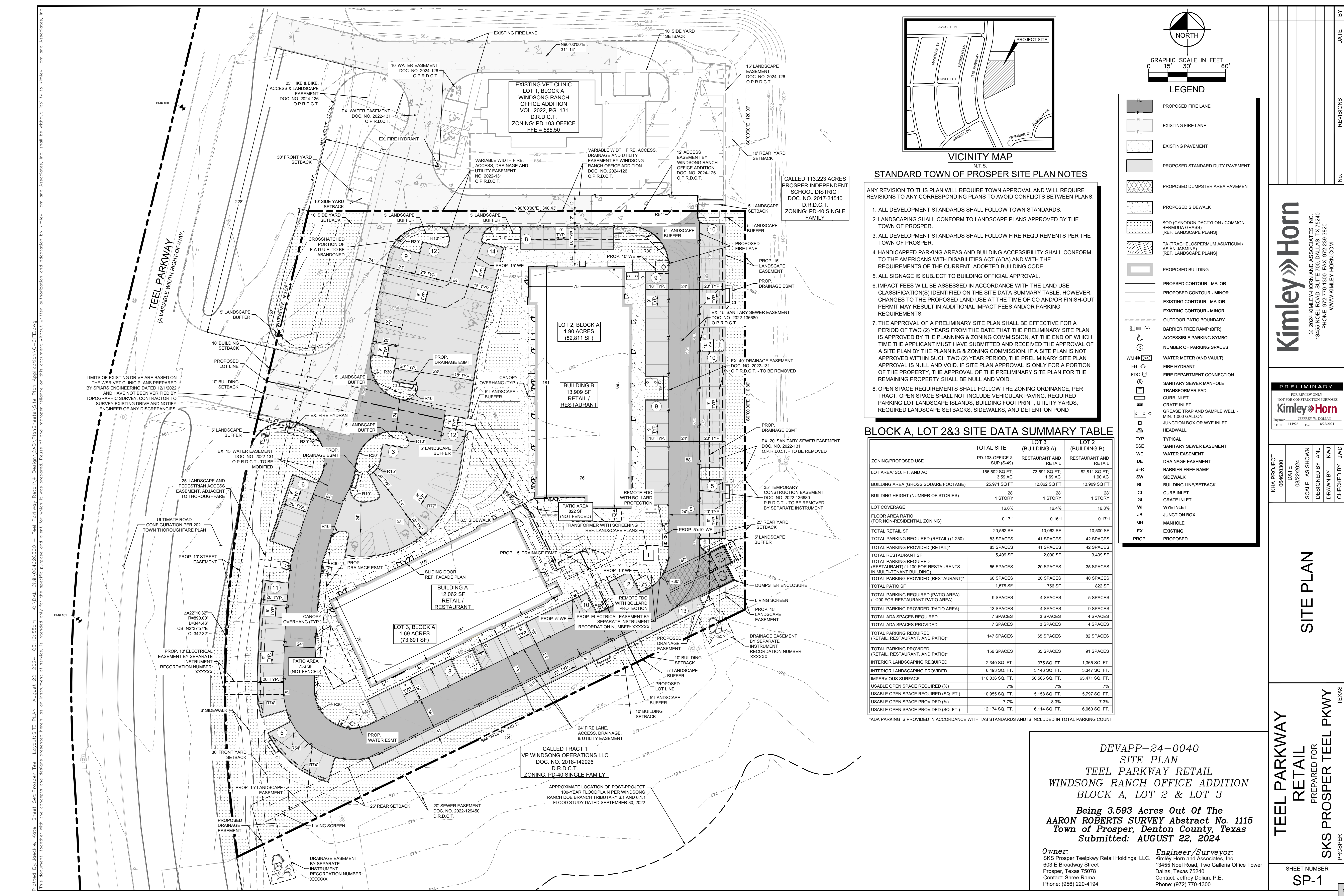
Town Staff recommends approval of the Site Plan.



**DEVAPP-24-0040**

Windsong Ranch Office Addition  
Block A, Lots 2-3

Site Plan



### LEGEND

- PROPOSED FIRE LANE
- EXISTING FIRE LANE
- EXISTING PAVEMENT
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED DUMPSTER AREA PAVEMENT
- PROPOSED SIDEWALK
- SOD (CYNODON DACTYLON / COMMON BERMUDA GRASS) (REF. LANDSCAPE PLANS)
- TA (TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE) (REF. LANDSCAPE PLANS)
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- OUTDOOR PATIO BOUNDARY
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- GREASE TRAP AND SAMPLE WELL - MIN. 1,000 GALLON
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYPICAL
- 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

**STANDARD TOWN OF PROSPER 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.

- 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 & 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.
- 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 A, LOT 2&3 SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	TOTAL SITE	LOT 3 (BUILDING A)	LOT 2 (BUILDING B)
PD-103-OFFICE & SUP (S-49)		RESTAURANT AND RETAIL	RESTAURANT AND RETAIL
LOT AREA/ SQ. FT. AND AC	156,502 SQ. FT. / 3.59 AC	73,691 SQ. FT. / 1.69 AC	82,811 SQ. FT. / 1.90 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	25,971 SQ. FT.	12,062 SQ. FT.	13,909 SQ. FT.
BUILDING HEIGHT (NUMBER OF STORIES)	28'	28'	28'
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.17:1	0.16:1	0.17:1
TOTAL RETAIL SF	20,562 SF	10,062 SF	10,500 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250)	83 SPACES	41 SPACES	42 SPACES
TOTAL PARKING PROVIDED (RETAIL)*	83 SPACES	41 SPACES	42 SPACES
TOTAL RESTAURANT SF	5,409 SF	2,000 SF	3,409 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1:100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	55 SPACES	20 SPACES	35 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)*	60 SPACES	20 SPACES	40 SPACES
TOTAL PATIO SF	1,576 SF	756 SF	822 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1:200 FOR RESTAURANT PATIO AREA)	9 SPACES	4 SPACES	5 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	13 SPACES	4 SPACES	9 SPACES
TOTAL ADA SPACES REQUIRED	7 SPACES	3 SPACES	4 SPACES
TOTAL ADA SPACES PROVIDED	7 SPACES	3 SPACES	4 SPACES
TOTAL PARKING REQUIRED (RETAIL, RESTAURANT, AND PATIO)*	147 SPACES	65 SPACES	82 SPACES
TOTAL PARKING PROVIDED (RETAIL, RESTAURANT, AND PATIO)*	156 SPACES	65 SPACES	91 SPACES
INTERIOR LANDSCAPING REQUIRED	2,340 SQ. FT.	975 SQ. FT.	1,365 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	6,493 SQ. FT.	3,146 SQ. FT.	3,347 SQ. FT.
IMPERVIOUS SURFACE	116,036 SQ. FT.	50,565 SQ. FT.	65,471 SQ. FT.
USABLE OPEN SPACE REQUIRED (%)	7%	7%	7%
USABLE OPEN SPACE PROVIDED (%)	10,955 SQ. FT. / 7.3%	5,158 SQ. FT. / 8.3%	5,797 SQ. FT. / 7.3%
USABLE OPEN SPACE PROVIDED (SQ. FT.)	12,174 SQ. FT. / 8.3%	6,114 SQ. FT. / 7.3%	6,060 SQ. FT. / 7.3%

\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

NO.	REVISIONS	DATE	BY

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION PURPOSES

Engineer: JEFFREY W. DOLLAN  
P.E. No. 114926 Date: 8/22/2024

DATE	SCALE	DRAWN BY	CHECKED BY
08/22/2024	AS SHOWN	ANL	KNW
		DESIGNED BY	JWD
		DRAWN BY	KNW
		CHECKED BY	JWD

**SITE PLAN**

DEVAPP-24-0040  
SITE PLAN  
TEEL PARKWAY RETAIL  
WINDSONG RANCH OFFICE ADDITION  
BLOCK A, LOT 2 & LOT 3  
Being 3.593 Acres Out Of The  
AARON ROBERTS SURVEY Abstract No. 1115  
Town of Prosper, Denton County, Texas  
Submitted: AUGUST 22, 2024

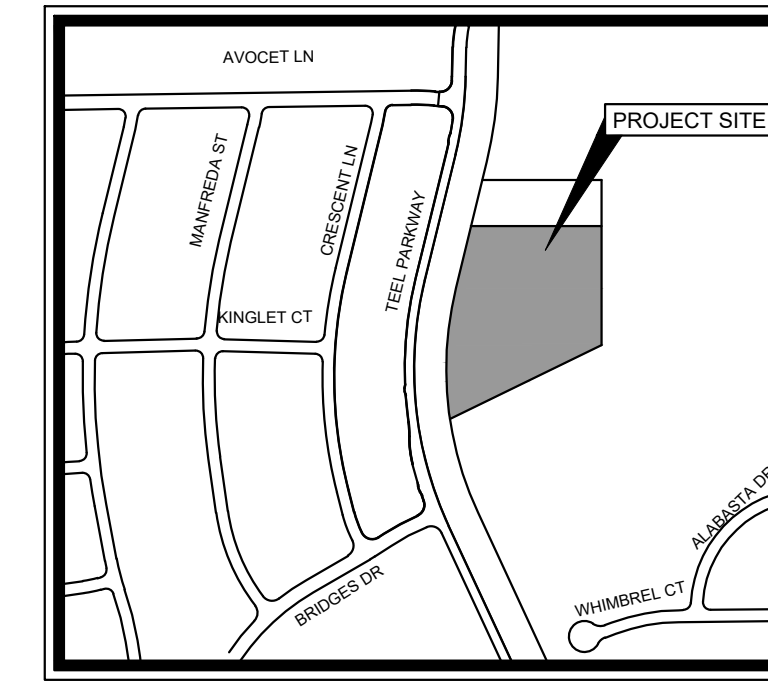
Owner: SKS Prosper Teelpkwy Retail Holdings, LLC  
303 E Broadway Street  
Prosper, Texas 75078  
Contact: Shree Rama  
Phone: (956) 220-4194

Engineer/Surveyor: Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower  
Dallas, Texas 75240  
Contact: Jeffrey Dollan, P.E.  
Phone: (972) 770-1300

TEEL PARKWAY  
RETAIL  
PREPARED FOR  
SKS PROSPER TEEL PKWY  
PROSPER, TEXAS

SHEET NUMBER  
SP-1

# Approved Preliminary Site Plan (DEVAPP-23-0184)



**VICINITY MAP**  
N.T.S.

## STANDARD TOWN OF PROSPER PRELIMINARY 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.

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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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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

**NORTH**

GRAPHIC SCALE IN FEET

**LEGEND**

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	EXISTING PAVEMENT
	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)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	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 2 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-103 (PD-0) RESTAURANT / RETAIL
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

**NOTES:**

1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
2. LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
4. RETAIL USES TO INCLUDE GROCERY STORE, BREWERY, BEAUTY SALON/BARBER SHOP, MEAT SALES, AND ICE CREAM SHOPS. ADDITIONAL USES MAY BE CONSIDERED SUCH AS CONVENIENCE STORE (WITHOUT GAS PUMPS), DRY CLEANING, MINOR, AND GYMNASIUMS/DANCE STUDIOS.
5. THE BUILDINGS ARE GREATER THAN 10,000 SF DUE TO ADJACENT PROPERTIES BEING IDENTIFIED AS NON-RESIDENTIAL DEVELOPMENTS BY THE TOWN OF PROSPER PLANNING DEPARTMENT.



December 19, 2023

**DEVAPP-23-0184**  
**PRELIMINARY SITE PLAN**  
**TEEL PARKWAY RETAIL**  
**WINDSONG RANCH OFFICE ADDITION**  
**BLOCK A, LOT 2**  
  
*Being 3.593 Acres Out of The*  
**AARON ROBERTS SURVEY Abstract No. 1115**  
**Town of Prosper, Denton County, Texas**  
**Submitted: DECEMBER 14, 2023**

<b>Owner:</b> SKS Prosper Teel Parkway 7251 Shoestring Drive Frisco, Texas 75036 Contact: Kalyan Akkasani Phone: (956) 220-4194	<b>Engineer/Surveyor:</b> Kimley-Horn and Associates, Inc. 13455 Noel Road, Two Galleria Office Tower Dallas, Texas 75240 Contact: Jeffrey Dolan, P.E. Phone: (972) 770-1300
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© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM

**PRELIMINARY**

NOT FOR CONSTRUCTION PURPOSES

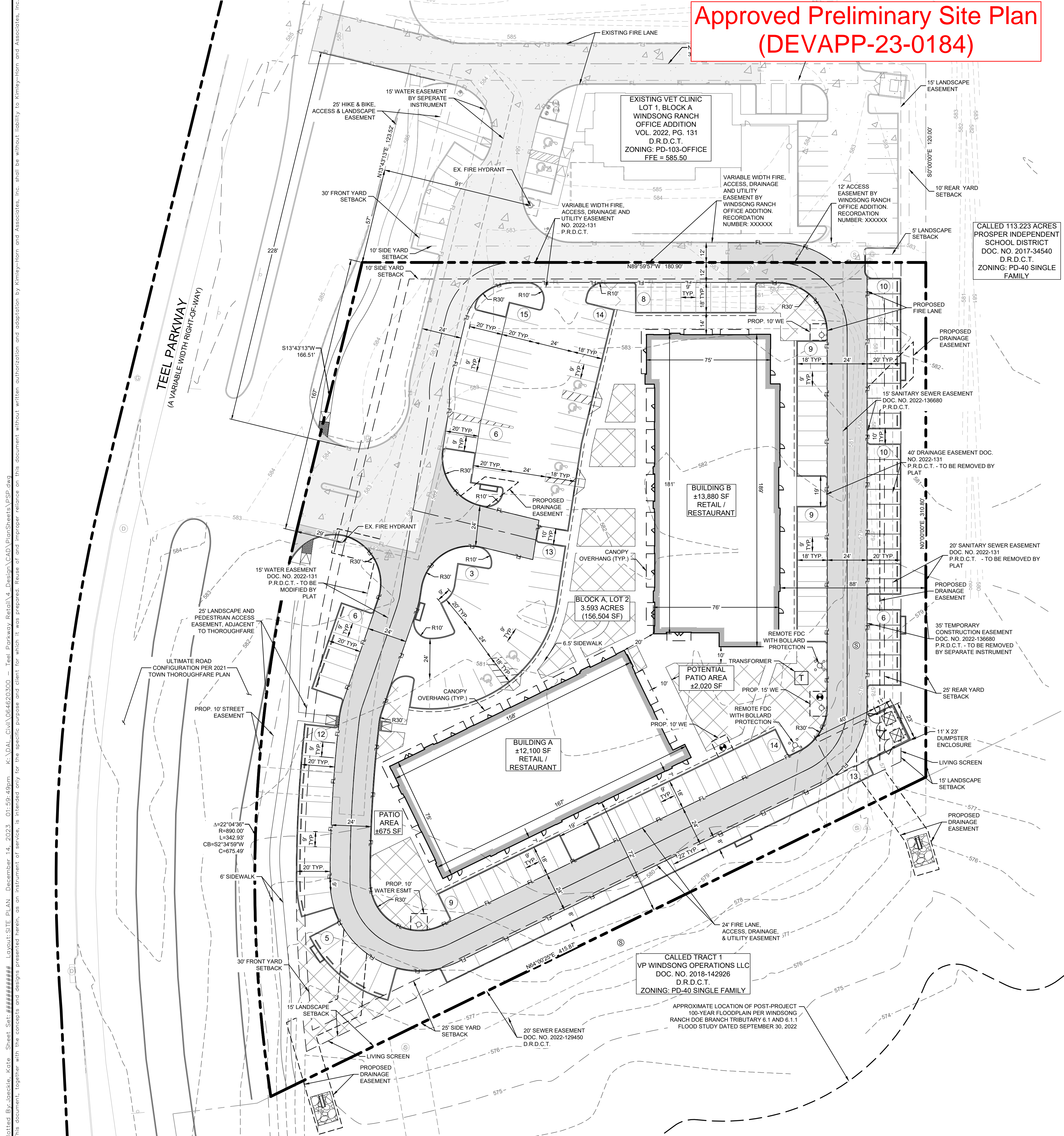
Engineer: JEFFREY W. DOLAN  
 P.E. No. 114926 Date: 12/14/2023

KHA PROJECT	064620300	DATE	12/14/2023	SCALE	AS SHOWN
DESIGNED BY	ANL	DRAWN BY	KWJ	CHECKED BY	JWD

PRELIMINARY SITE PLAN

TEEL PARKWAY RETAIL PREPARED FOR SKS PROSPER TEEL PKWY

SHEET NUMBER **PSP-1**



Plotted By: jacobk... Date: 12/14/2023 01:59:49pm K:\DAL-Civil\064620300 - Teel Parkway Retail\4 - Design\CAD\PlanSheets\PSP.dwg  
 This document, together with the concepts and designs presented herein, 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.



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3d**  
**From:** Suzanne Porter, AICP, Planning Manager  
**Through:** David Hoover, AICP, Director of Development Services  
**Re:** Final Plat of Windsong Ranch Office Addition, Block A, Lots 2-3  
**Meeting:** September 3, 2024

---

**Agenda Item:**

Consider and act upon a request for a Final Plat of Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0041)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

**Zoning:**

The property is zoned Planned Development-103 (Office) with Specific Use Permit-49 that addressed the uses, living screen, and building size and placement.

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-103 and Specific Use Permit-49.

**Description of Agenda Item:**

The purpose of this Final Plat is to subdivide the property into two lots and dedicate easements required for the development of two retail/restaurant buildings.

**Companion Item:**

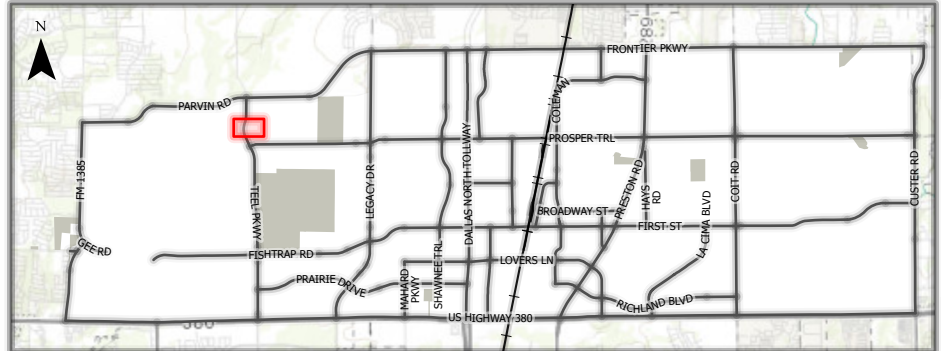
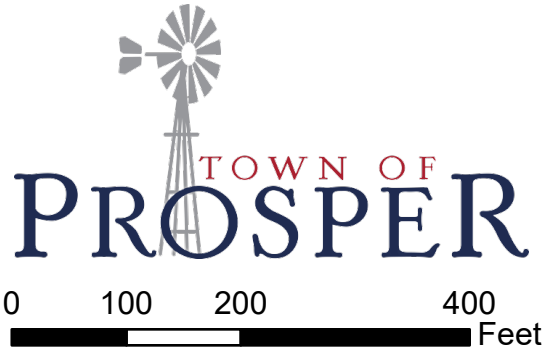
As a companion item, the Site Plan (DEVAPP-24-0040) is on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

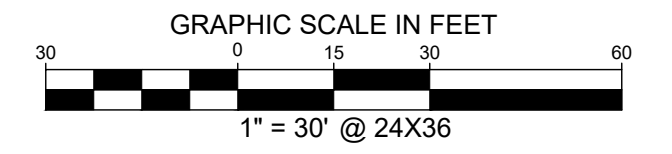
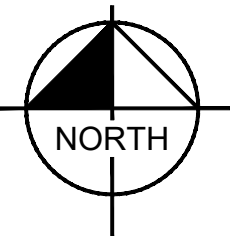
Town Staff recommends approval of the Final Plat.



**DEVAPP-24-0041**  
 Windsong Ranch Office Addition  
 Block A, Lots 2-3

Final Plat

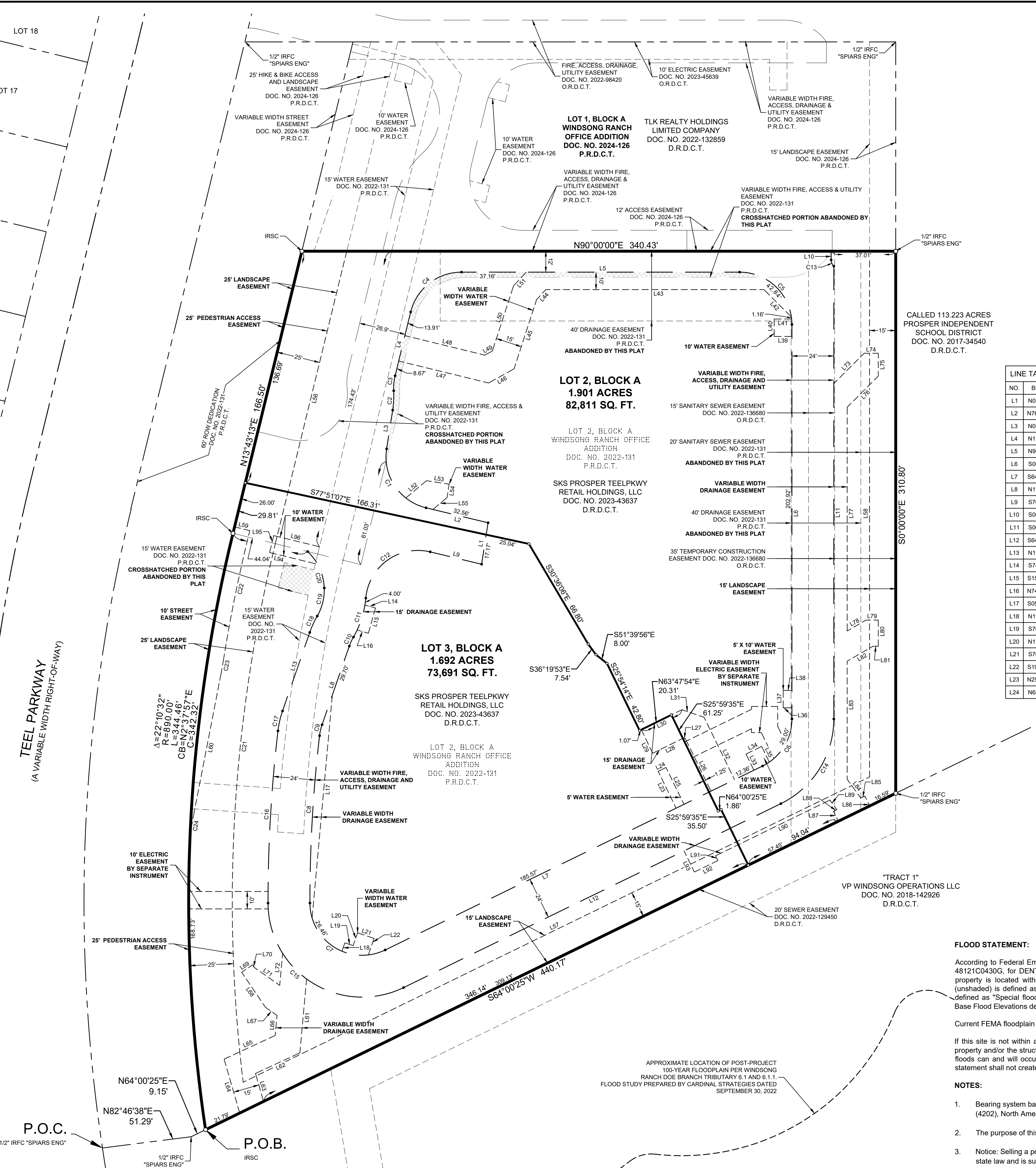
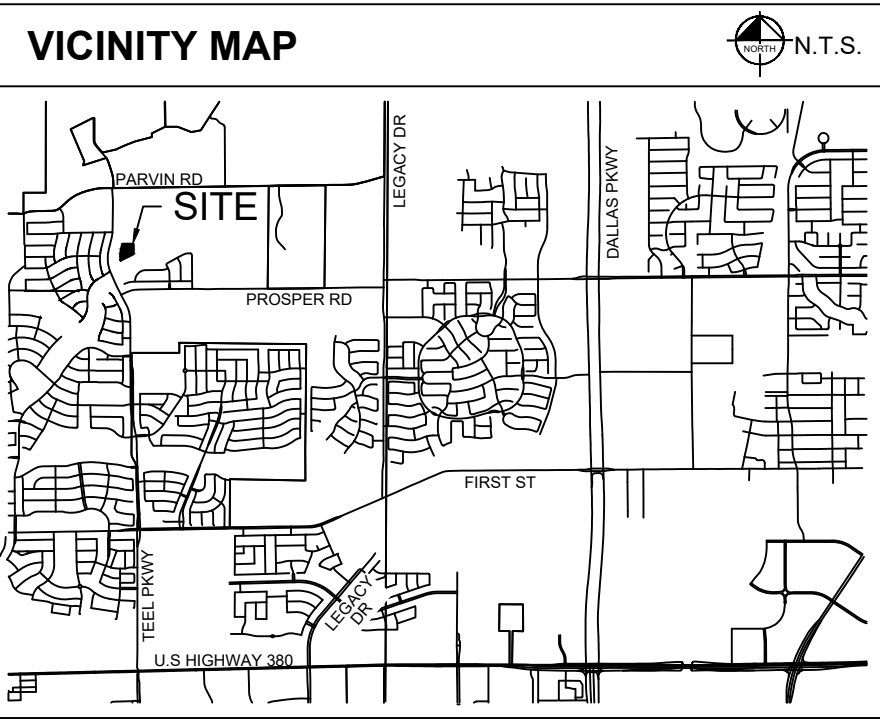




LINE TYPE LEGEND	
	SUBJECT BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE

### LEGEND

P.R.D.C.T.	PLAT RECORDS	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS	DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER	
IRSC	IRON ROD WITH RED PLASTIC CAP STAMPED "X" FOUND	
IRFC	IRON ROD WITH PLASTIC CAP FOUND	
P.O.C.	POINT OF COMMENCING	
P.O.B.	POINT OF BEGINNING	



LINE TABLE		
NO.	BEARING	LENGTH
L1	N08°52'48"E	24.08'
L2	N76°27'27"W	36.57'
L3	N08°52'43"E	22.51'
L4	N13°43'13"E	37.58'
L5	N90°00'00"E	159.42'
L6	S00°00'00"E	226.21'
L7	S64°00'25"W	240.67'
L8	N19°07'02"E	47.68'
L9	S76°27'27"E	30.32'
L10	S00°00'00"E	5.00'
L11	S00°00'00"E	259.64'
L12	S64°00'25"W	240.67'
L13	N19°07'02"E	47.68'
L14	S74°10'22"E	6.32'
L15	S15°49'38"W	15.00'
L16	N74°10'22"W	6.70'
L17	S05°10'59"W	128.33'
L18	N19°00'25"E	5.09'
L19	S70°59'35"E	5.00'
L20	N19°00'25"E	7.83'
L21	S70°59'35"E	10.00'
L22	S19°00'25"W	10.00'
L23	N25°59'35"W	23.50'
L24	N64°00'25"E	5.00'

LINE TABLE		
NO.	BEARING	LENGTH
L25	S25°59'35"E	23.50'
L26	N25°59'35"W	33.59'
L27	N70°59'35"W	0.93'
L28	S63°47'54"W	19.83'
L29	N25°59'35"W	15.00'
L30	N63°47'54"E	26.02'
L31	S70°59'35"E	13.39'
L32	S25°59'35"E	39.81'
L33	N25°59'35"W	10.34'
L34	N64°00'25"E	10.00'
L35	S25°59'35"E	10.00'
L36	N90°00'00"W	5.00'
L37	N00°00'00"E	10.00'
L38	N90°00'00"E	5.00'
L39	N90°00'00"W	10.16'
L40	N00°00'00"E	10.00'
L41	N90°00'00"E	10.00'
L42	N45°00'00"W	22.25'
L43	N90°00'00"E	125.03'
L44	S43°00'00"W	7.75'
L45	S18°00'00"W	41.84'
L46	S61°00'00"W	16.71'
L47	N76°16'27"E	53.04'
L48	S78°16'27"E	47.17'

LINE TABLE		
NO.	BEARING	LENGTH
L49	N61°00'00"E	4.94'
L50	N18°00'00"E	39.25'
L51	N43°00'00"E	10.76'
L52	N50°10'59"E	15.48'
L53	S81°08'46"E	13.09'
L54	S08°51'14"W	7.83'
L55	S50°10'59"W	10.55'
L56	S13°43'13"W	172.62'
L57	N64°00'25"E	399.50'
L58	N00°00'00"E	301.42'
L59	S78°16'47"E	9.01'
L60	S10°58'53"W	81.13'
L61	S05°10'59"W	42.57'
L62	S65°10'59"W	28.03'
L63	S16°05'07"E	16.73'
L64	N16°05'07"W	32.22'
L65	N65°10'59"E	32.24'
L66	N05°10'59"E	11.53'
L67	N54°49'01"W	8.07'
L68	N34°08'12"W	24.30'
L69	N55°51'48"E	7.50'
L70	S34°08'12"E	1.70'
L71	S54°49'01"E	17.91'
L72	N05°10'59"E	18.45'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N45°00'00"E	24.60'
L74	N90°00'00"E	8.11'
L75	S00°00'00"E	13.11'
L76	S45°00'00"W	25.21'
L77	S00°00'00"E	128.31'
L78	N60°00'00"E	12.49'
L79	N90°00'00"E	7.01'
L80	S00°00'00"E	15.00'
L81	N90°00'00"W	2.99'
L82	S60°00'00"W	17.13'
L83	S00°00'00"E	67.69'
L84	S35°45'12"E	13.29'
L85	N64°00'25"E	2.65'
L86	S25°59'35"E	6.33'
L87	N25°59'35"W	6.33'
L88	N64°00'25"E	2.13'
L89	N35°45'12"W	6.81'
L90	S64°00'25"W	72.93'
L91	S25°59'35"E	3.04'
L92	S64°00'25"W	15.00'
L93	N25°59'35"W	13.50'
L94	N76°16'47"W	27.03'
L95	N13°43'13"E	10.00'
L96	S78°16'47"E	27.01'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	85°20'10"	30.00'	44.68'	N33°47'22"W	40.66'
C2	11°46'45"	54.00'	11.10'	N03°00'24"E	11.08'
C3	16°36'28"	30.00'	8.70'	N05°25'07"E	8.67'
C4	76°16'47"	30.00'	39.94'	N51°51'37"E	37.05'
C5	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'
C6	64°00'25"	30.00'	33.51'	S32°00'12"W	31.80'
C7	115°52'50"	30.00'	60.67'	N58°03'10"W	50.85'
C8	6°48'51"	808.40'	96.14'	N03°17'41"E	96.09'
C9	12°24'56"	30.00'	6.50'	N12°54'34"E	6.49'
C10	10°57'30"	30.00'	5.74'	N24°35'47"E	5.73'
C11	25°02'09"	54.00'	23.60'	N17°33'28"E	23.41'
C12	98°30'09"	30.00'	51.58'	N58°03'10"W	45.45'
C13	45°43'45"	5.00'	3.99'	S22°51'52"E	3.89'
C14	64°00'25"	54.00'	60.33'	S32°00'12"W	57.24'
C15	115°52'50"	54.00'	109.21'	N58°03'10"W	91.53'
C16	6°48'51"	832.40'	99.00'	N03°17'41"E	98.94'
C17	12°24'56"	54.00'	11.70'	N12°54'34"E	11.68'
C18	10°57'30"	54.00'	10.33'	N24°35'47"E	10.31'
C19	32°10'11"	30.00'	16.84'	N13°59'27"E	16.62'
C20	44°58'30"	30.00'	23.55'	N24°34'54"W	22.95'
C21	20°36'11"	865.00'	311.05'	S03°25'07"W	309.37'
C22	4°52'36"	881.00'	74.99'	S11°31'46"W	74.96'
C23	11°53'25"	290.00'	9.57'	N10°02'11"W	9.57'
C24	2°44'47"	270.00'	12.94'	S09°36'30"W	12.94'

**FINAL PLAT**  
**WINDSONG RANCH OFFICE ADDITION**  
**BLOCK A, LOT 2 & 3**  
 BEING ALL OF THE CONVEYANCE PLAT OF  
 WINDSONG RANCH OFFICE ADDITION BLOCK A, LOT 2  
 RECORDED IN DOCUMENT NO. 2022-131, P.R.D.C.T.  
**3.593 ACRES**  
 AARON ROBERTS SURVEY, ABSTRACT NO. 1115  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS  
 TOWN PROJECT NO. DEVAPP-24-0041

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	AEL	DJD	August 2024	064620300	1 OF 2

**OWNER:**  
 SKS PROSPER TEELPKWY HOLDING, LLC  
 603 E BROADWAY STREET  
 PROSPER, TEXAS 75078  
 CONTACT: SHREE RAMA  
 PH. (956) 220-4194

**ENGINEER/SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER,  
 SUITE 700  
 DALLAS, TEXAS 75240  
 CONTACT: JEFFREY DOLJAN  
 PH. (972) 770-1300

**FLOOD STATEMENT:**  
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0290G and 48121C0430G, for DENTON County, Texas and incorporated areas, dated April 18, 2011, a portion of this property is located within Zone X (unshaded) and a portion of this land is located in Zone A. Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".  
 Current FEMA floodplain lines are not graphically depicted per the direction of Town of Prosper Engineering.  
 If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES:**
- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
  - The purpose of this final plat is to dedicate/abandon easements and create 2 lots for development.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fine and withholding of utilities and building permits.
  - All landscape easements must be exclusive of any other type of easement unless otherwise shown on this plat.

APPROXIMATE LOCATION OF POST-PROJECT  
 100-YEAR FLOODPLAIN PER WINDSONG  
 RANCH DOE BRANCH TRIBUTARY 6.1 AND 6.1.1  
 FLOOD STUDY PREPARED BY CARDINAL STRATEGIES DATED  
 SEPTEMBER 30, 2022

OWNERS CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, SKS PROSPER TEELPKWY RETAIL HOLDINGS, LLC, is the owner of a tract of land situated in the Aaron Roberts Survey, Abstract No. 1115, Town of Prosper, Denton County, Texas, and being all of a that tract of land described in the Special Warranty Deed to SKS Prosper Teelpkwy Retail Holdings LLC, recorded in Document No. 2023-43637, Deed Records, Denton County, Texas, and being all of Lot 2, Block A of the Windsong Ranch Office Addition, an addition to the Town of Prosper, Denton County, Texas, according to the conveyance plat thereof recorded in Document No. 2022-131, Plat Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "SPIARS ENG" found for the southwest corner of said Windsong Ranch Office Addition, and being in an east right-of-way line of Teel Parkway (a variable width right-of-way);

THENCE with the south line of said Windsong Ranch Office Addition, the following courses and distances:

North 82°46'38" East, a distance of 51.29 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARS ENG" found for corner;

North 64°00'25" East, a distance of 9.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in said east right-of-way line of Teel Parkway, the southwest corner of said Lot 2, Block A, the southeast corner of a 60-foot Right-of-Way Dedication recorded in said Document No. 2022-131, and being in the north line of that certain tract of land designated as "Tract 1" as described in the Special Warranty Deed to VP WINDSONG OPERATIONS LLC, recorded in Document No. 2018-142926, Deed Records, Denton County, Texas, and being at the beginning of a non-tangent curve to the right with a radius of 890.00 feet, a central angle of 22°10'32", and a chord bearing and distance of North 02°37'57" East, 342.32 feet, and being the POINT OF BEGINNING;

THENCE with said east right-of-way line and the west line of said Lot 2, Block A, the following courses and distances:

In a northerly direction, with said non-tangent curve to the right, an arc distance of 344.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°43'13" East, a distance of 166.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of the Windsong Ranch Office Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2024-126, Plat Records, Denton County, Texas;

THENCE with the common line of said Lot 1 and 2, Block A, North 90°00'00" East, a distance of 340.43 feet to a 1/2-inch iron rod with yellow plastic cap stamped "SPIARS ENG" found for the southeast corner of said Lot 1, Block A, and the northeast corner of said Lot 2, Block A, and being in the west line of a called 113.223 acre tract of land described in the Special Warranty Deed to PROSPER INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 2017-34540, Deed Records, Denton County, Texas;

THENCE with the west line of said 113.223 acre tract, South 00°00'00" East, a distance of 310.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "SPIARS ENG" found for the southwest corner of said 113.223 acre tract, same being in the north line said tract designated as "Tract 1", and being at the southeast corner of said Lot 2, Block A;

THENCE with the common line of said Lot 2, Block A, and said "Tract 1", South 64°00'25" West, a distance of 440.17 feet to the POINT OF BEGINNING and containing a computed area of 156,502 square feet or 3.593 acres of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, SKS PROSPER TEELPKWY RETAIL HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH OFFICE ADDITION, BLOCK A, LOT 2 & 3, an addition to the Town of Prosper, and does hereby dedicate to the public user forever, the streets and alleys shown thereon. The SKS PROSPER TEELPKWY RETAIL HOLDINGS, LLC, does hereby certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- 100 year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If the Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appearances and incidental improvements include, but are not limited to curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street easements, shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs, and structures within the Street Easement that were removed as a result of such work.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas.

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: SKS PROSPER TEELPKWY RETAIL HOLDINGS, LLC

Authorized Signature \_\_\_\_\_ Printed Name and Title \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared \_\_\_\_\_, known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledge to me the he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By these Presents:

That I, David J. De Weirdt, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
8/21/2024

David J. De Weirdt  
Registered Professional Land Surveyor  
Texas Registration No. 5066

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared David J. De Weirdt, known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledge to me the he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
by the Planning & Zoning Commission of the Town of Prosper,  
Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

FINAL PLAT  
WINDSONG RANCH OFFICE ADDITION  
BLOCK A, LOT 2 & 3

BEING ALL OF THE CONVEYANCE PLAT OF  
WINDSONG RANCH OFFICE ADDITION BLOCK A, LOT 2  
RECORDED IN DOCUMENT NO. 2022-131, P.R.D.C.T.  
3.593 ACRES  
AARON ROBERTS SURVEY, ABSTRACT NO. 1115  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
TOWN PROJECT NO. DEVAPP-24-0041

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	August 2024	064620300	2 OF 2

OWNER:  
SKS PROSPER TEELPKWY HOLDING, LLC  
603 E BROADWAY STREET  
PROSPER, TEXAS 75078  
CONTACT: SHREE RAMA  
PH. (956) 220-4194

ENGINEER/SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: JEFFREY DOLJAN  
PH. (972) 770-1300



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Preliminary Plat of Legacy Gardens Phases 3-4  
**Meeting:** September 3, 2024

**Item No. 3e**

---

**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Legacy Gardens, Phases 3-4, on 136.1± acres, located on the south side of Frontier Parkway and 1,100± feet west of Dallas Parkway. (DEVAPP-24-0060)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Medium Density Residential.

**Zoning:**

The property is zoned Planned Development-115 (Single Family).

**Conformance:**

The Preliminary Plat conforms to the development standards of Planned Development-115. Per Planned Development-115, a minimum of 23 Type 8F Lots are required, a minimum of 101 Type 9F Lots are required, and a minimum of 147 Type 10F Lots are required. If Phases 3-4 were to be approved, it would bring the totals to:

Type 8F Lots (8,000 SF – 66' x 125'): **23** (Min. of 23)  
Type 9F Lots (9,000 SF – 76' x 130'): **101** (Min. of 101)  
Type 10F Lots (10,000 SF – 86' x 130'): **147** (Min. of 147)

**Description of Agenda Item:**

The purpose of this Preliminary Plat is to create a subdivision consisting of 271 residential lots and 25 common area lots. The subdivision will be built in two phases.

Trails are provided in accordance with the Hike & Bike Trail Master Plan. An east-west trail is extended through the subdivision along a gas easement and Bancroft Drive. In the future, it will be extended to Legacy Drive. A north-south trail is planned through the common area lots that connect Shawnee Trail with Frontier Parkway.

**Companion Item:**

There is no companion item for this case.

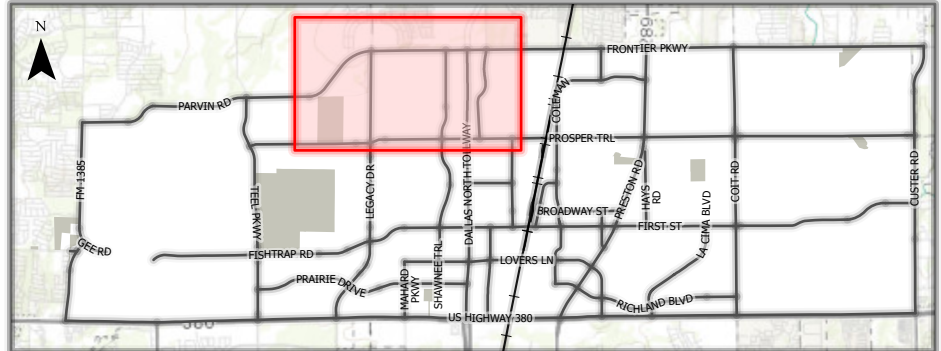
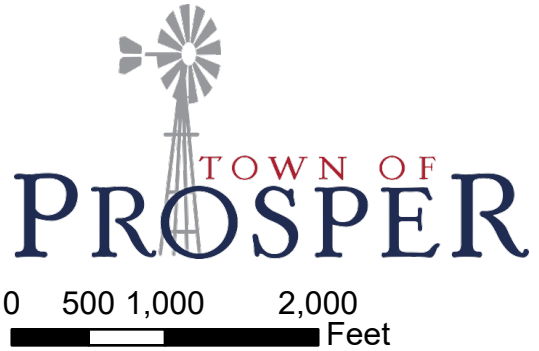
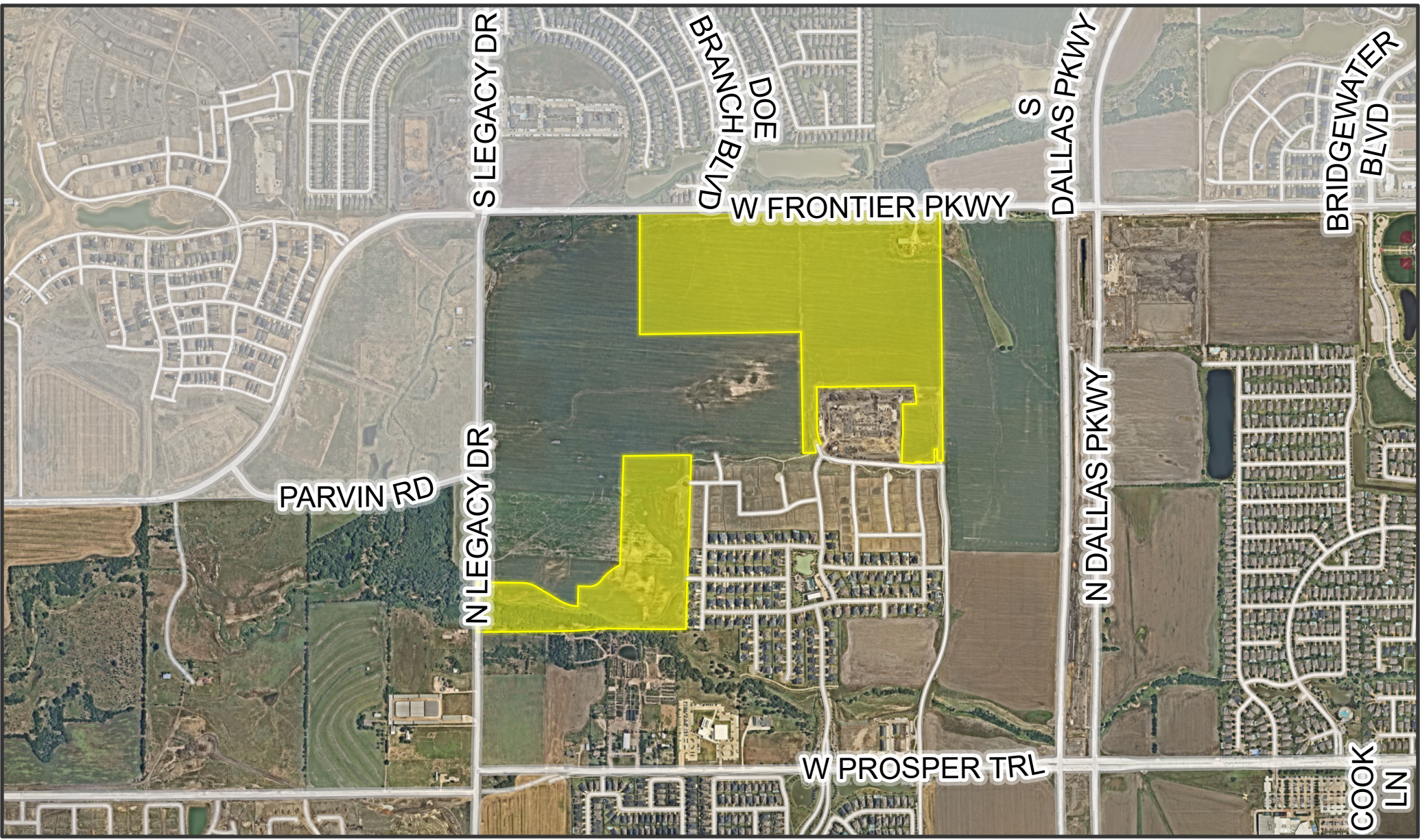
**Attached Documents:**

1. Location Map
2. Preliminary Plat

**Town Staff Recommendation:**

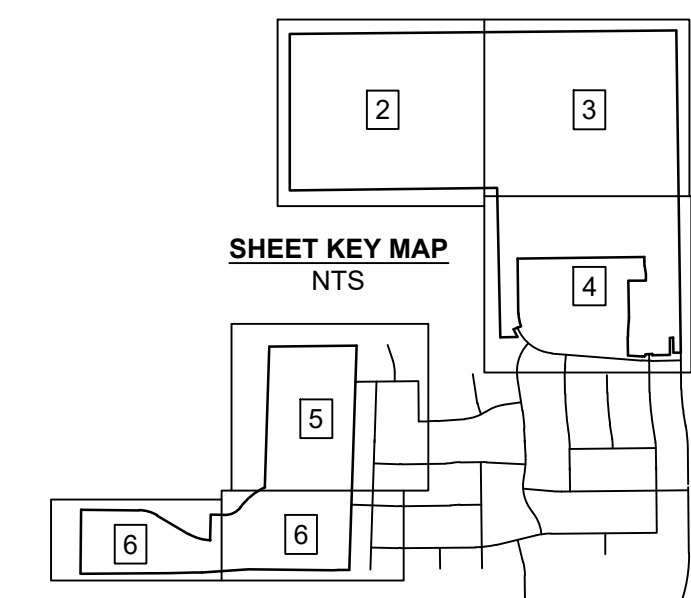
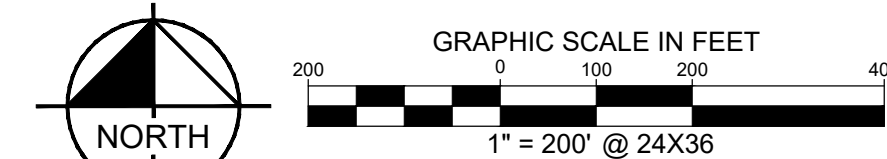
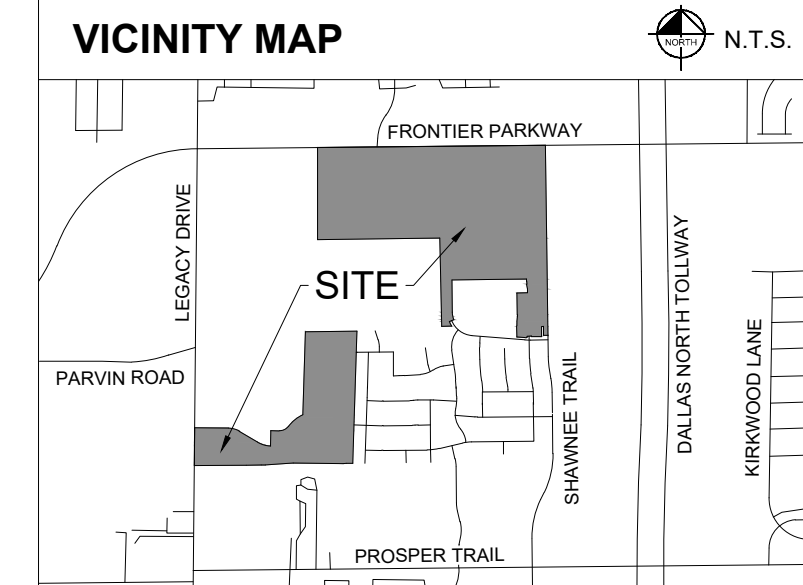
Town Staff recommends approval of the Preliminary Plat with the following conditions:

1. Final engineering shall be approved at the time of the final plat; and
2. Street names shall be approved at the time of the final plat.



**DEVAPP-24-0060**  
 Legacy Gardens Phases 3  
 & 4

Preliminary Plat



**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION OF
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
▲	STREET NAME CHANGE
*	KEY LOT
▲	KEY LOT HOUSE FRONT DIRECTION
▲	FRONT PORCH REQUIREMENT ON LOT

SEE SHEET 6 FOR DETAILS & GENERAL NOTES  
SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
PD-115 ZONING  
136.118 ACRES

271 RESIDENTIAL LOTS  
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;  
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28  
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;  
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BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS  
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;  
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;  
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;  
BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;  
BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;  
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GGL	KHA	Aug. 2024	068625035	1 OF 8

OWNER:  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

ENGINEER:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

STREET STUB TO BE REMOVED UPON APPROVAL OF NEIGHBORING PD

**Key**  
Light Green - Existing Trail  
Green - Proposed Trail



DWG NAME: KCPM\_SURVEY\94625035\LEGACY GARDENS - PROSPER\08222024\LEGACY GARDENS PHASE 3 & 4.PDWG PLOTTED BY: LIVERGOOD, GRANT #292524 10:17 AM LAST SAVE: 08/22/2024 12:38 PM

LOT 1X, BLOCK V - CREEKS OF LEGACY PHASE 2C  
VOL. 2017, PG. 840, M.R.C.C.T.  
ZONED: A (Hoa Owned Common Area)

CREEKS OF LEGACY MODEL PARK  
VOL. 2015, PG. 691, M.R.C.C.T.  
ZONED: A (Residential Single-family)

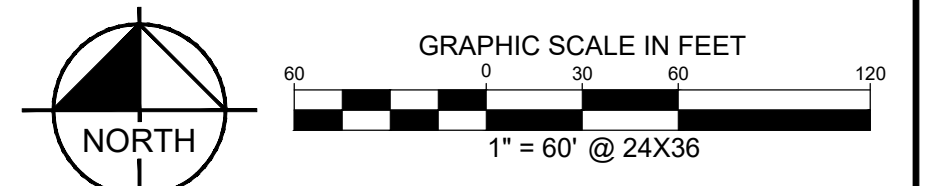
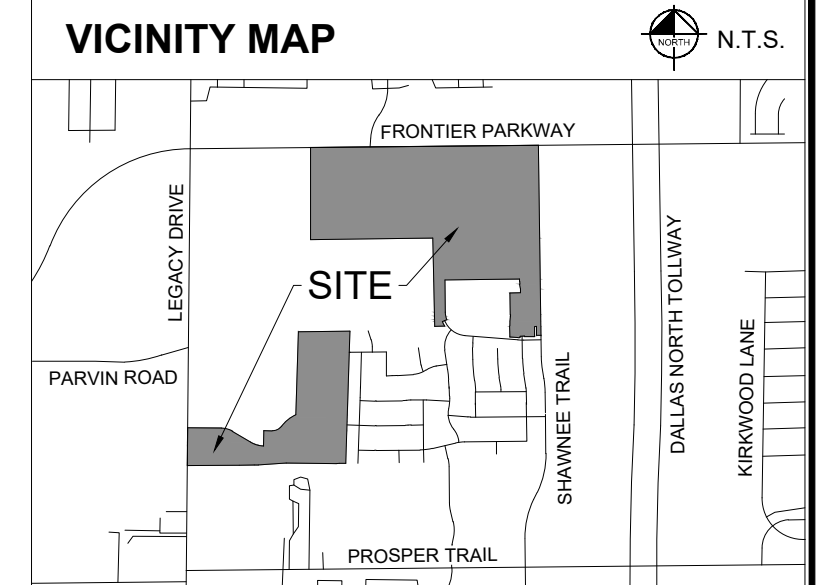
LOT 15X, BLOCK A - CREEKS OF LEGACY PHASE 2B  
VOL. 2017, PG. 598, M.R.C.C.T. ZONED:A (Hoa Owned Common Area)

F.D. GARY SURVEY  
ABSTRACT NO. 361

W. DAVENPORT SURVEY  
ABSTRACT NO. 262

CITY OF CELINA  
TOWN OF PROSPER

RIGHT-OF-WAY DEDICATION TO  
THE TOWN OF PROSPER, TEXAS  
(FEE SIMPLE)



**LEGEND**

D.R.C.C.T. DEED RECORDS, TEXAS  
COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. OFFICIAL RECORDS,  
COLLIN COUNTY, TEXAS  
P.R.C.C.T. PLAT RECORDS,  
COLLIN COUNTY, TEXAS  
CMF CONCRETE MONUMENT FOUND  
CNS CONCRETE MONUMENT SET  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRFC IRON ROD WITH CAP FOUND  
IRSC IRON ROD WITH "KHA" CAP SET  
MNF MAG NAIL FOUND  
MNS MAG NAIL SET  
XF "X" CUT FOUND  
XS "X" CUT SET  
A.E. ACCESS EASEMENT  
A.U.E. ACCESS & UTILITY EASEMENT  
B.L. BUILDING LINE  
W.M.E. WALL MAINTENANCE EASEMENT  
D.E. DRAINAGE EASEMENT  
D.D.E. DRAINAGE & DETENTION EASEMENT  
F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT  
F.E. FIRELANE EASEMENT  
FFE MIN MINIMUM FINISHED FLOOR ELEV.  
H.B.T.E. HIKE & BIKE TRAIL EASEMENT  
L.S.E. LANDSCAPE EASEMENT  
H.O.A. HOMEOWNER'S ASSOCIATION  
OF  
O.F. OPEN FENCE REQUIRED  
P.I.E. PRIVATE IRRIGATION EASEMENT  
P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT  
S.E. STREET EASEMENT  
S.S.E. SANITARY SEWER EASEMENT  
S.U.E. SIDEWALK & UTILITY EASEMENT  
S.W.E. SIDEWALK EASEMENT  
U.E. UTILITY EASEMENT  
W.E. WATER EASEMENT  
S.T.N.C. STREET NAME CHANGE

**KEY**

\* KEY LOT  
▲ KEY LOT HOUSE FRONT DIRECTION  
▲ FRONT PORCH REQUIREMENT ON LOT

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

**LOT TYPE**

LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
PD-115 ZONING  
136.118 ACRES

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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

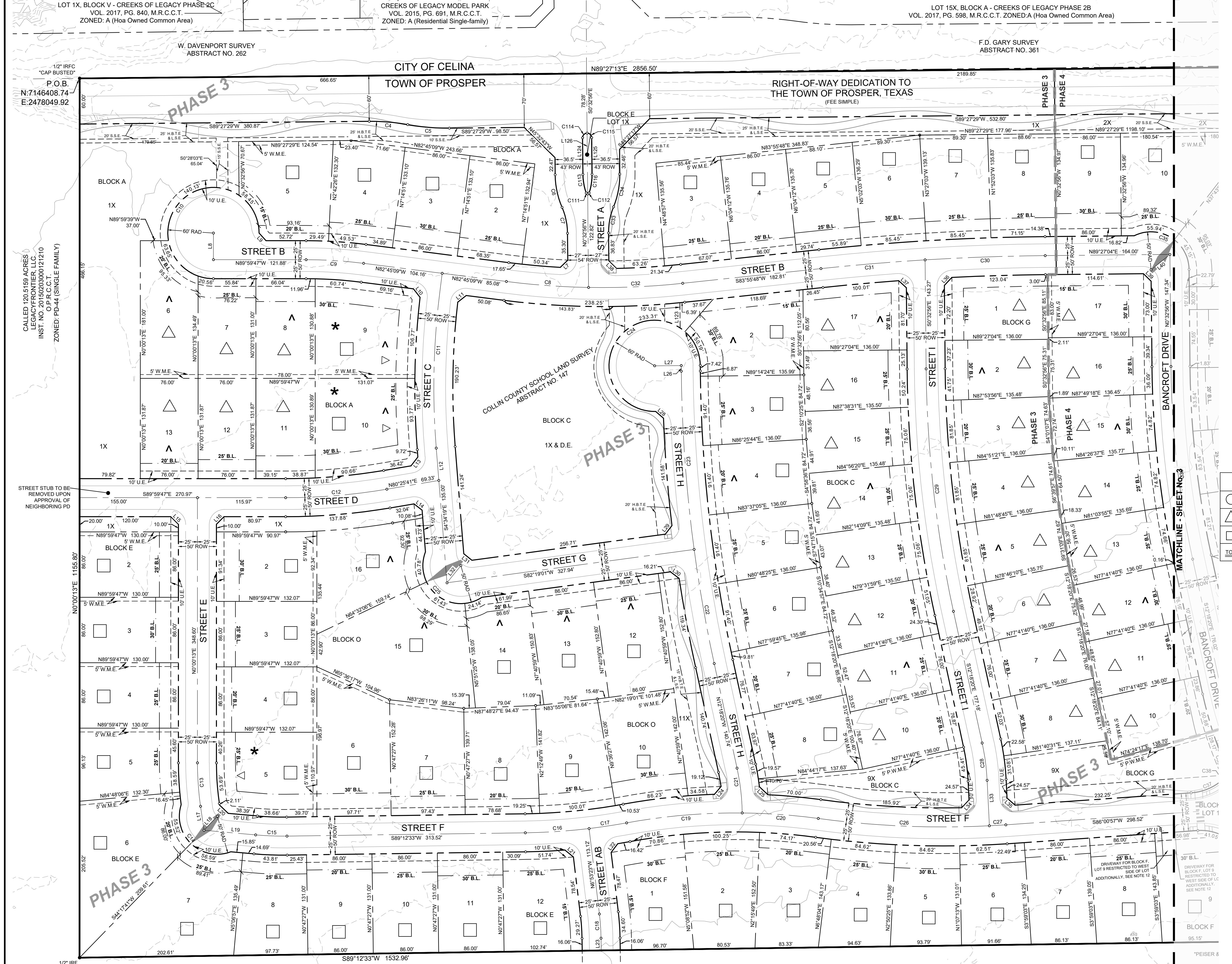
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	2 OF 8

FILED:

**OWNER:**  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

**ENGINEER:**  
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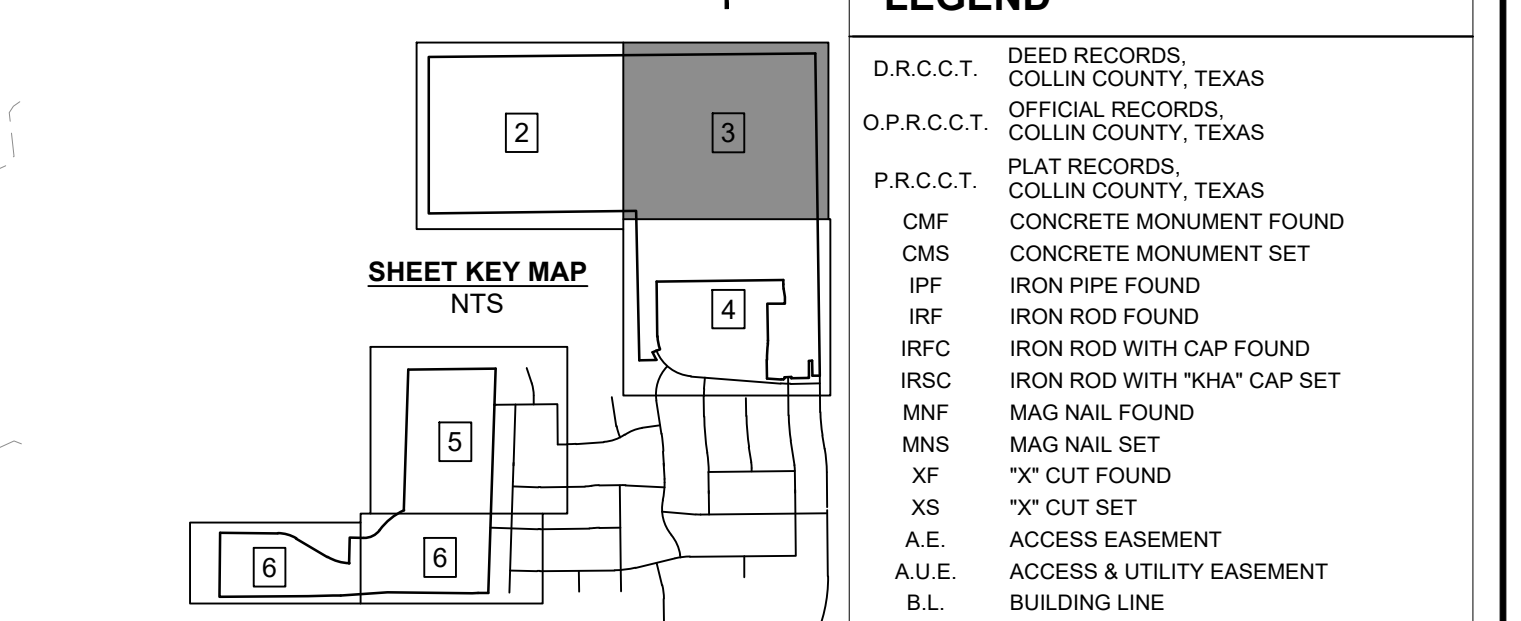
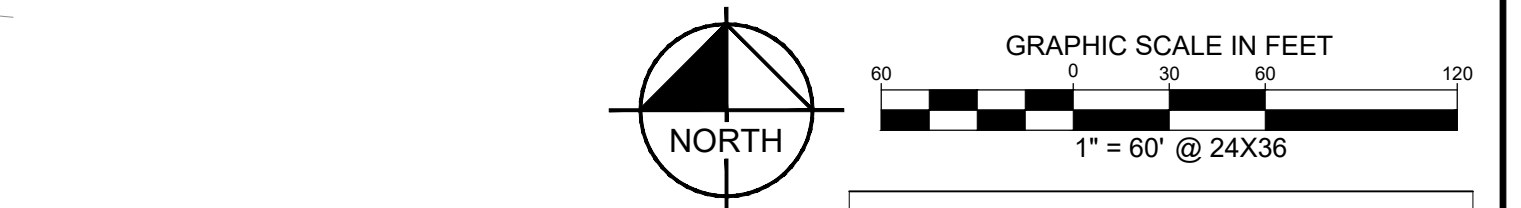
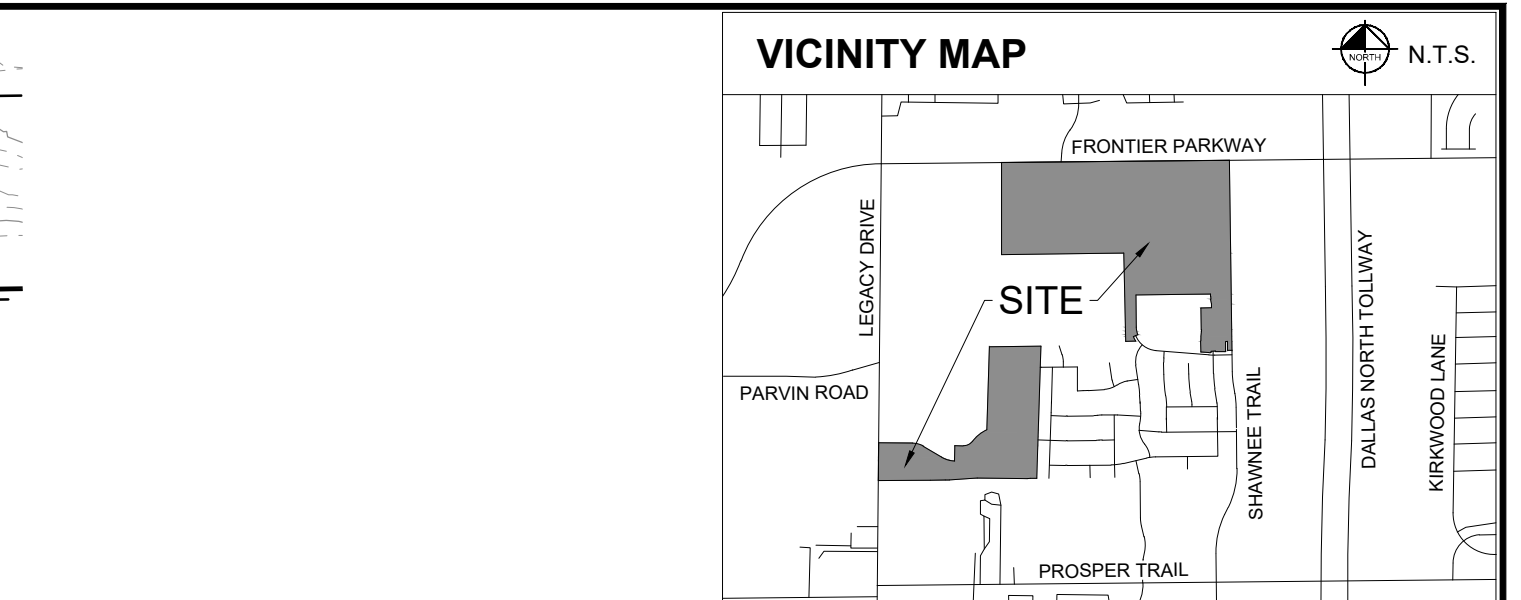
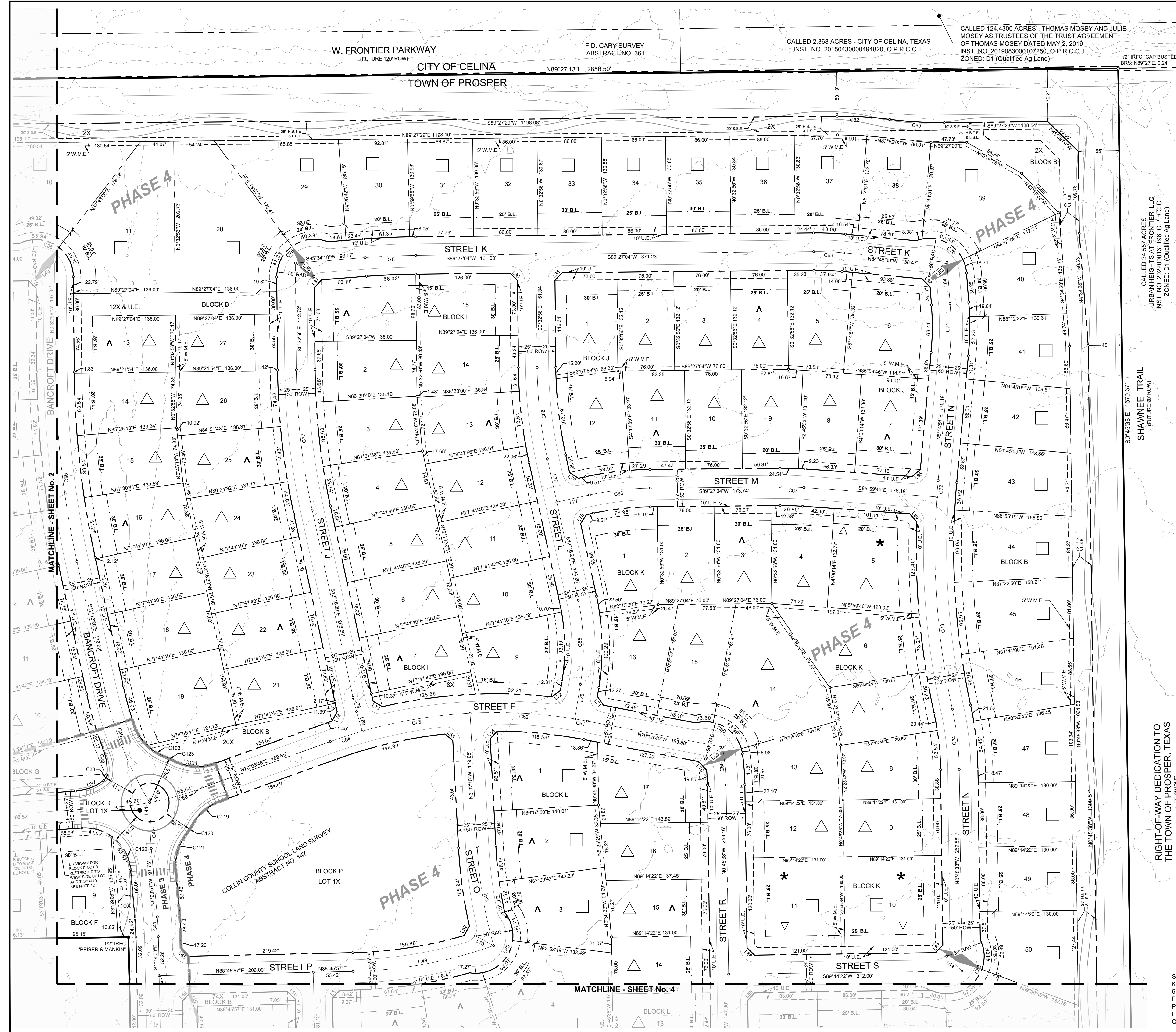
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LEGACYFRONTIER, LLC  
INST. NO. 20150203000121210  
O.P.R.C.C.T.  
ZONED: PD-44 (SINGLE FAMILY)

OWNER:  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
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Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

DWG NAME: KCFM\_SURVEY\_190426005-LEGACY GARDENS - PROSPER/FORM088265035 LEGACY GARDENS PHASE 3 & 4 PPD.DWG PLOTTED BY: LIVERGOOD, GRANT 6/29/2024 10:17:AM LAST SAVED: 06/29/2024 12:38:PM



**LINE TYPE LEGEND**

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

LOT TYPE	TOTAL
STANDARD 8' LOT	23
STANDARD 9' LOT	101
STANDARD 10' LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

SEE SHEET 6 FOR DETAILS & GENERAL NOTES  
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DEVAPP-24-0060  
**PRELIMINARY PLAT**  
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25 COMMON (HOA) LOTS

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BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	3 OF 8

FILED:

OWNER: TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100 Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

RIGHT-OF-WAY DEDICATION TO THE TOWN OF PROSPER, TEXAS (FEE SIMPLE)

SHAWNEE TRAIL (FUTURE 50' ROW)  
S074538'E 1670.37'

CALLLED 34.557 ACRES - URBAN HEIGHTS AT FRONTIER, LLC  
INST. NO. 2022000131196, O.P.R.C.C.T., ZONED: D1 (Qualified Ag Land)

CALLLED 2.368 ACRES - CITY OF CELINA, TEXAS  
INST. NO. 2015043000494820, O.P.R.C.C.T.

F.D. GARY SURVEY  
ABSTRACT NO. 361

W. FRONTIER PARKWAY  
(FUTURE 120' ROW)  
CITY OF CELINA  
TOWN OF PROSPER

PHASE 4

PHASE 4

PHASE 4

PHASE 4

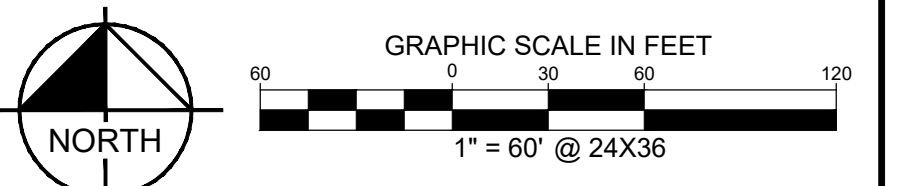
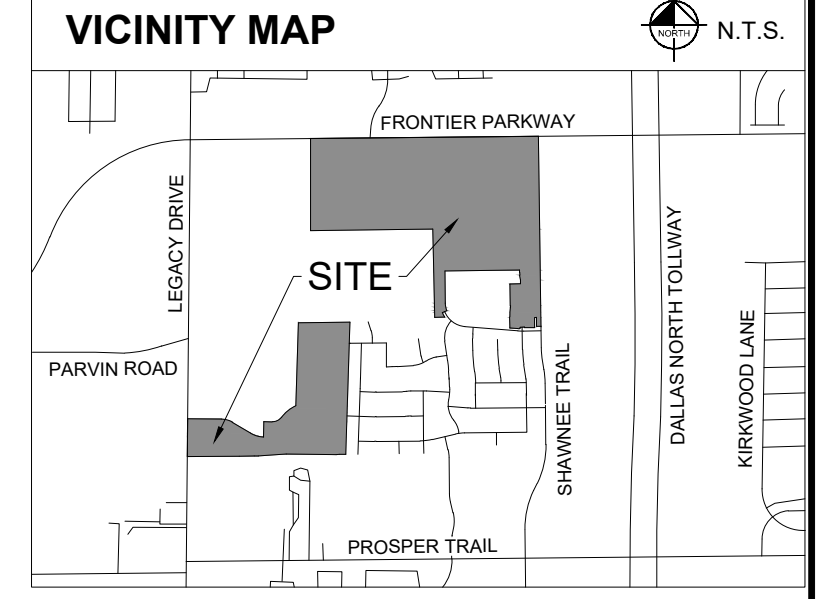
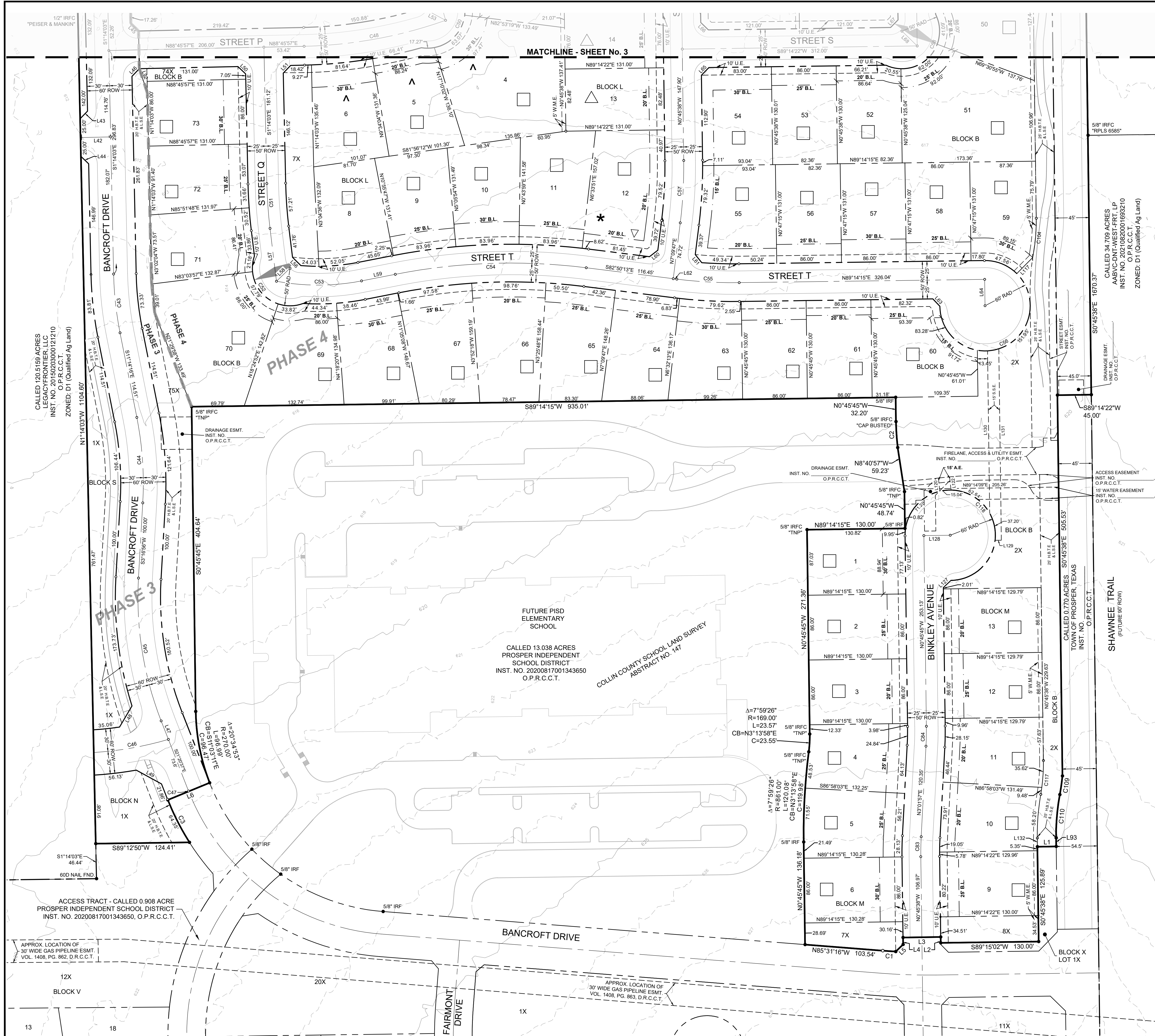
COLLIN COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 147

MATCHLINE - SHEET NO. 4

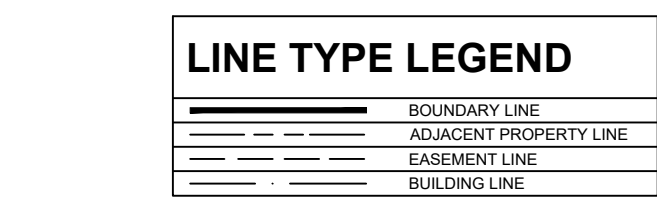
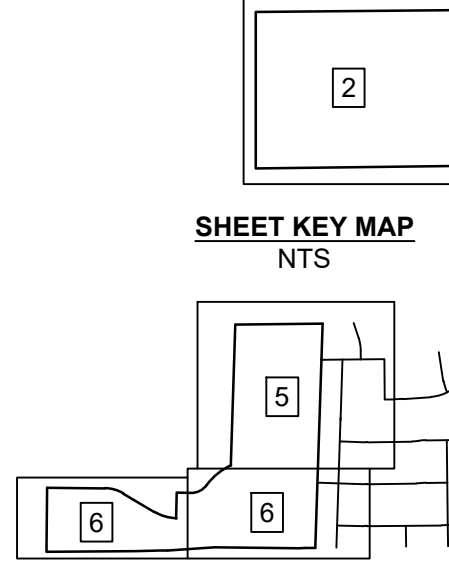
MATCHLINE - SHEET NO. 2

1/2" IRFC "PEISER & MANKIN"





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  - P.R.C.C.T. PLAT RECORDS, TEXAS
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  - W.E. WATER EASEMENT
  - STREET NAME CHANGE
  - \* KEY LOT
  - △ KEY LOT HOUSE FRONT DIRECTION
  - △ FRONT PORCH REQUIREMENT ON LOT



LOT TYPE	TOTAL
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□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
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**Kimley»Horn**

6160 Warren Parkway, Suite 210 | Frisco, Texas 75034 | FIRM # 10193822 | Tel. No. (972) 335-3580 | Fax No. (972) 335-3779

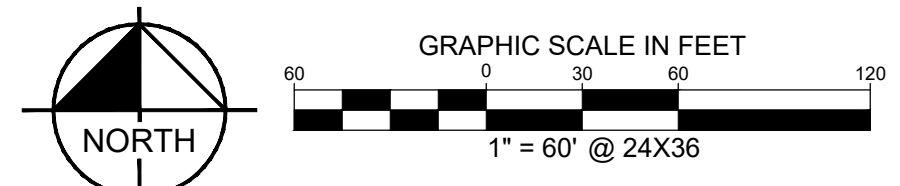
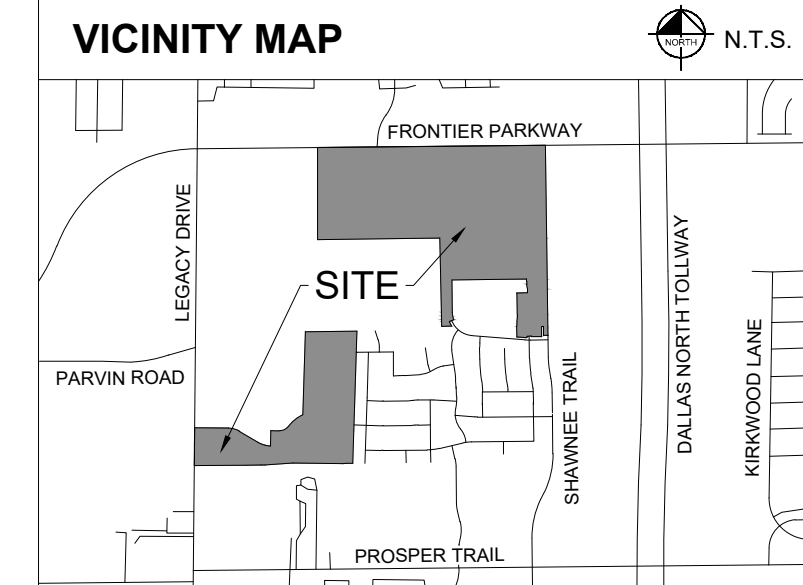
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FILED:

OWNER:  
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 2555 Sw Grapevine Pkwy Ste 100  
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 Phone: 817-329-7973  
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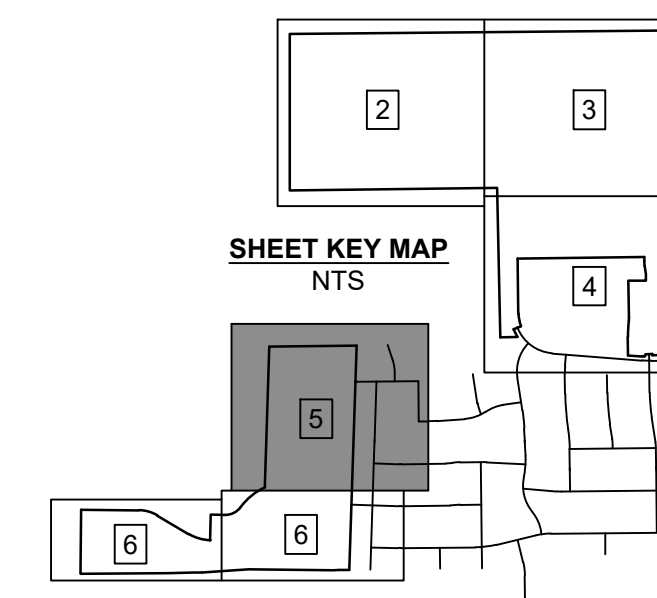
SURVEYOR:  
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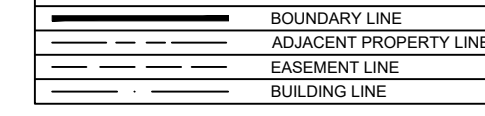


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**Kimley»Horn**

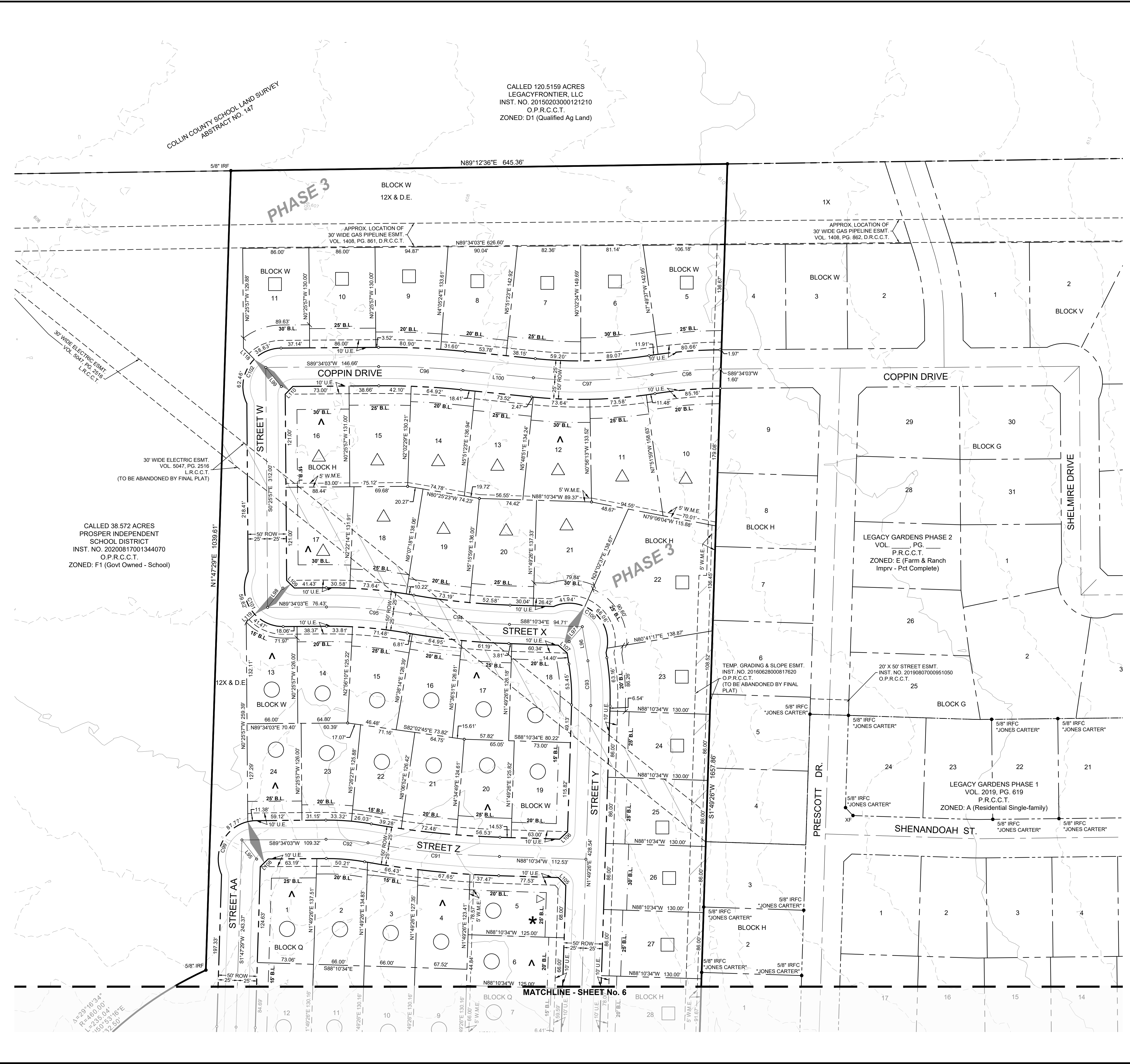
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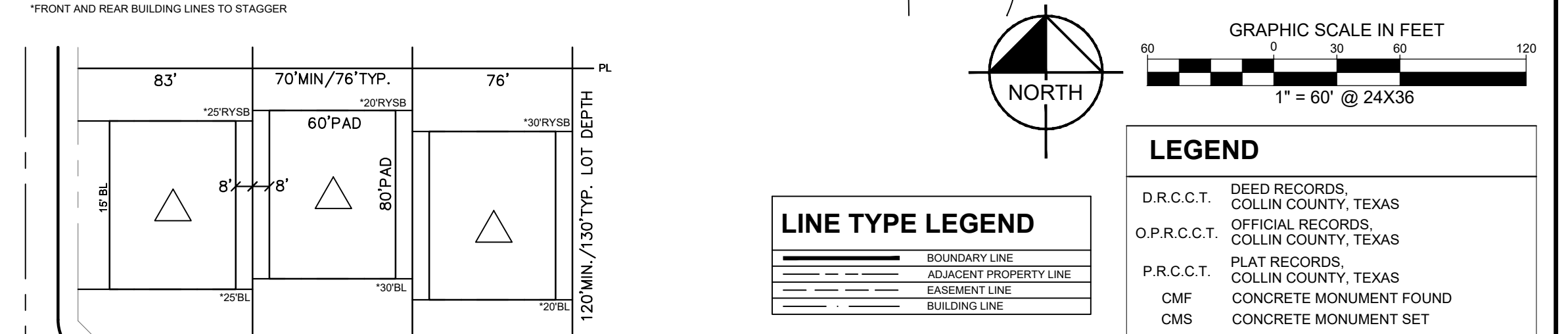
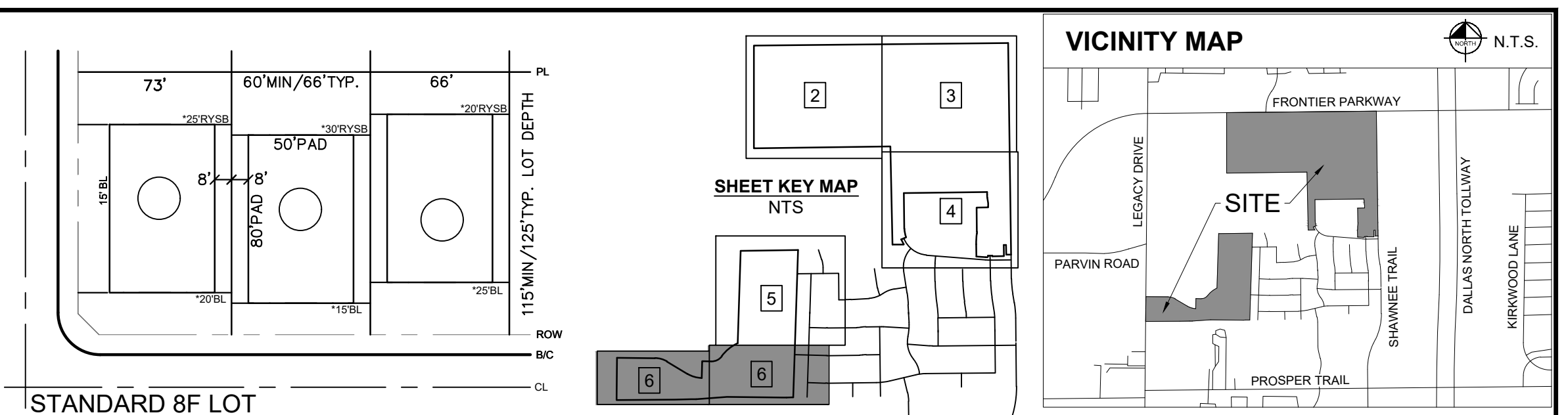
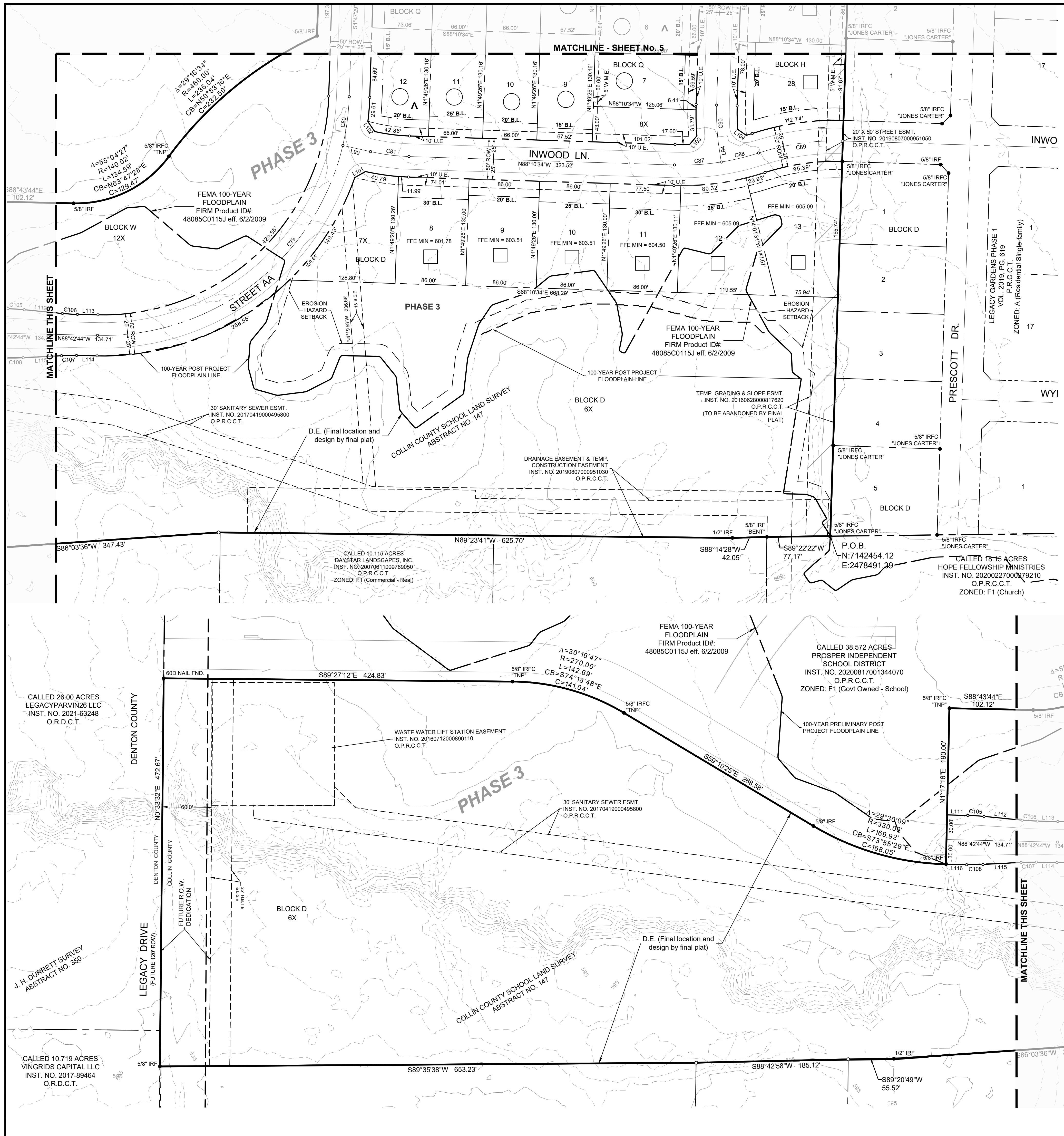
COLLIN COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 147

CALLED 120.5159 ACRES  
 LEGACYFRONTIER, LLC  
 INST. NO. 20150203000121210  
 O.P.R.C.C.T.  
 ZONED: D1 (Qualified Ag Land)

CALLED 38.572 ACRES  
 PROSPER INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20200817001344070  
 O.P.R.C.C.T.  
 ZONED: F1 (Govt Owned - School)

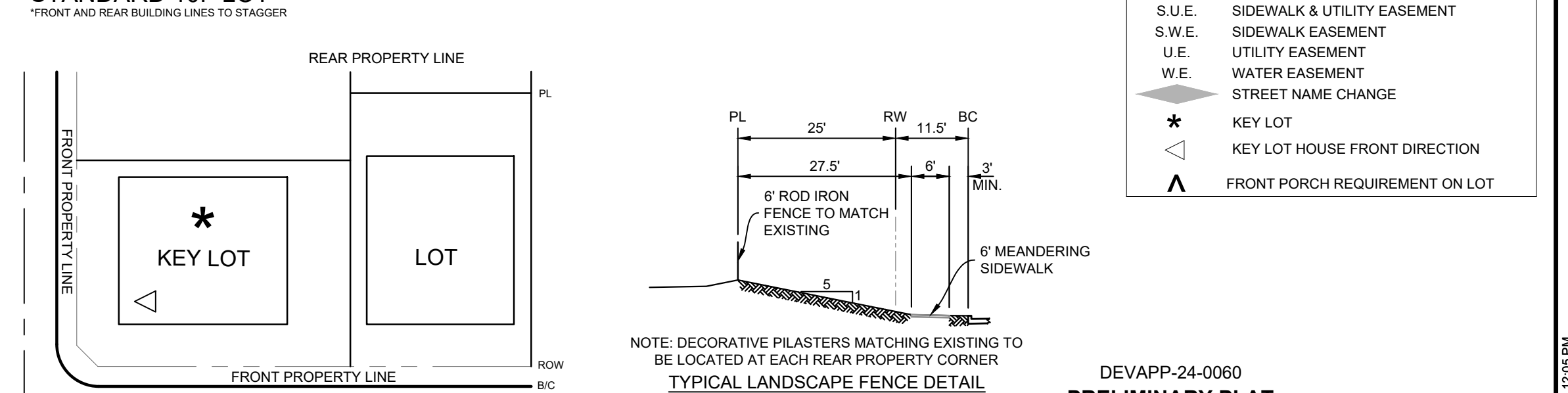
3 220'10" 34"  
 12 60' 00"  
 15 23' 04"  
 15 23' 04"  
 22 50'

DWG NAME: KCFW\_SURVEY\068625035-LEGACY GARDENS - PROSPER\08222024 1011AM LAST SAVED: 08/22/2024 12:38 PM



LOT TYPE	TOTAL
STANDARD 8F LOT	23
STANDARD 9F LOT	101
STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

LOT TYPE	TOTAL
STANDARD 8F LOT WITH "FRONT PORCH"	8
STANDARD 9F LOT WITH "FRONT PORCH"	26
STANDARD 10F LOT WITH "FRONT PORCH"	16
<b>TOTAL RESIDENTIAL LOTS WITH PORCH</b>	<b>50</b>



**STANDARD KEY LOT DETAIL**

NOTE: DECORATIVE PILASTERS MATCHING EXISTING TO BE LOCATED AT EACH REAR PROPERTY CORNER

TYPICAL LANDSCAPE FENCE DETAIL

- NOTES:**
- See Sheet No. 6 for Lot Area Table.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All Open Space Lots shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - Fencing on all lots adjacent to open space lots shall be ornamental metal.
  - Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Single-family district PD-115 standards apply to this subdivision.
  - The thoroughfares alignment(s) shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
  - Landscape easements shall remain exclusive of all other easement types.
  - According to Map No. 48085C0115J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - Key lots are indicated on the plan with an asterisk.
  - Per Planned Development Exhibit C, Section 1.5.a.F & Section 1.5.b.F, a minimum of one-third (1/3) of Type 8F lots shall have a front porch and a minimum of twenty-five percent (25%) of Type 9F lots shall have a front porch, respectively.
  - Parking is prohibited within a roundabout. On any approach to a roundabout, driveways, alley connections, and on-street parking shall not be permitted in the crosswalk or along any portion of the street that contains a splitter island. No Parking signage will be determined upon final site design.

**LOT SUMMARY**

- TOTAL OPEN SPACE = 1,399,696.813 SQUARE FEET / 32.158 ACRES
- AVERAGE SINGLE FAMILY LOT SIZE = 15,702.792 / 0.360 ACRES
- DENSITY = 271 DU / 136.884 = 1.98 DU/AC

**OWNER:**  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

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**DEVELOPER:**  
DEVAPP-24-0060  
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FILED:







## PLANNING

**To:** Planning & Zoning Commission **Item No. 3f**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Preliminary Site Plan for Gates of Prosper, Block E, Lots 3-4  
**Meeting:** September 3, 2024

---

**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3-4, on 3.0± acres, located on the west side of Preston Road and 470± feet south of First Street. (DEVAPP-24-0082)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Town Center.

**Zoning:**

The property is zoned Planned Development-67 (Gates of Prosper).

**Conformance:**

The Preliminary Site Plan conforms to the development standards of Planned Development-67.

**Description of Agenda Item:**

A previous preliminary site plan (D22-0014) was approved by the Planning & Zoning Commission on March 15, 2022, with three buildings on three lots. The exterior parking and drive aisles have been constructed, and the applicant has determined to modify the development. The proposed Site Plan consists of two buildings on two lots.

The northern 11,200 square foot building is for restaurant and retail uses, and it includes a drive-through window on the south side of the building. This drive-through is permitted by right in the Planned Development. The southern 5,400 square foot building is a bank with a drive-through on the west side.

**Access:**

Access is provided from Craig Road and Preston Road.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

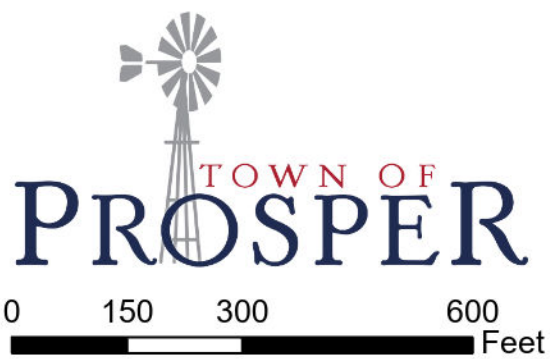
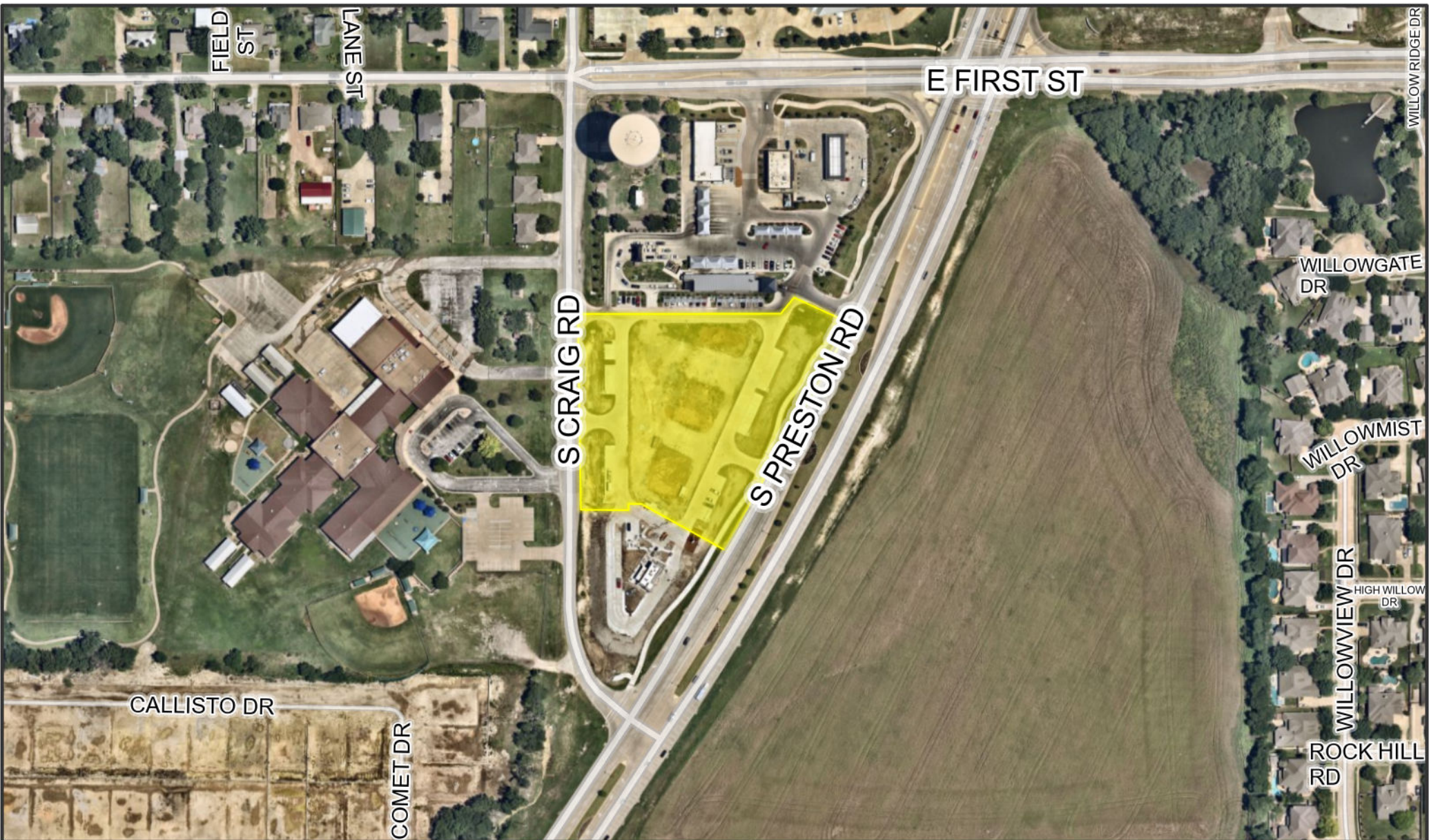
There is no companion item for this case.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan
3. Previously Approved Preliminary Site Plan (D22-0014)

**Town Staff Recommendation:**

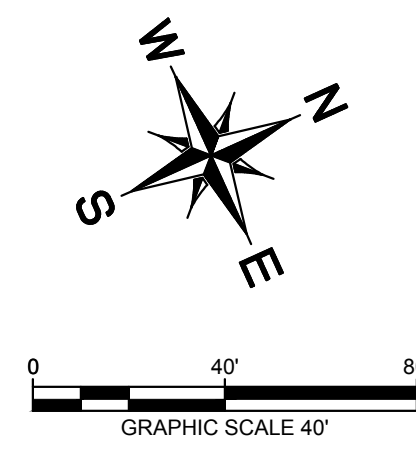
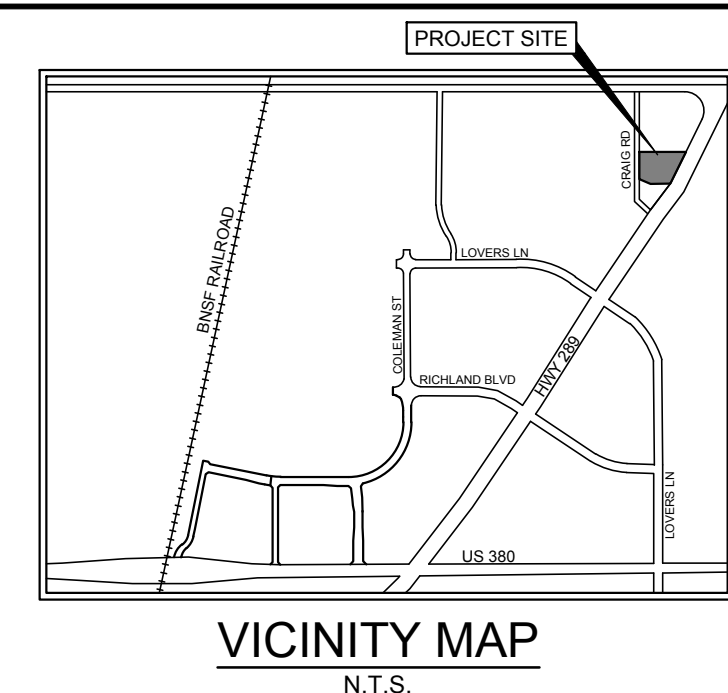
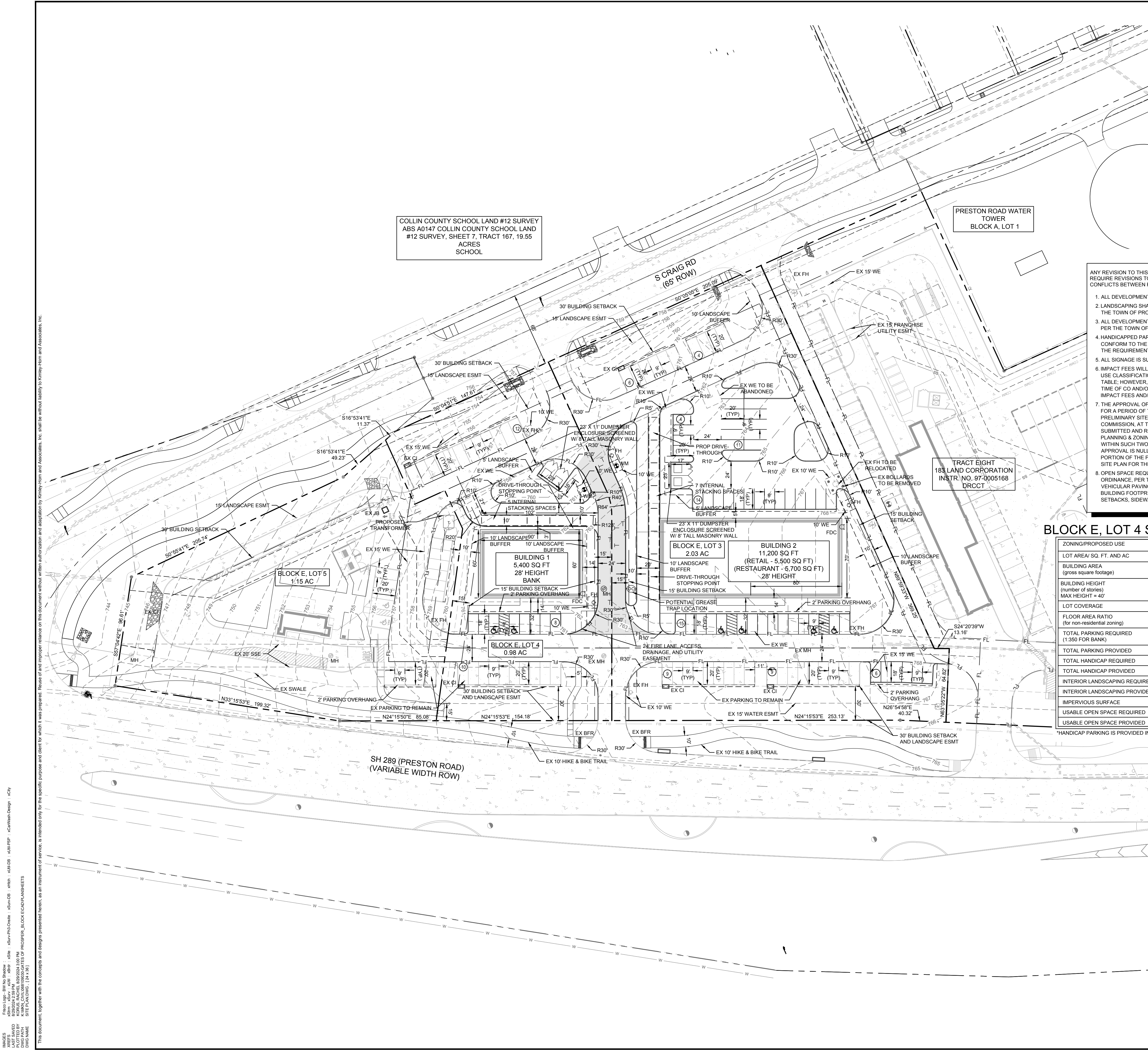
Town Staff recommends approval of the Preliminary Site Plan.



**DEVAPP-24-0082**  
 Gates of Prosper, Block E,  
 Lots 3 and 4

Preliminary Site Plan





**LEGEND**

FL	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
EXISTING PAVEMENT	EXISTING PAVEMENT
PROPOSED BUILDING	PROPOSED BUILDING
PROPOSED CONTOUR - MAJOR	PROPOSED CONTOUR - MAJOR
EXISTING CONTOUR - MAJOR	EXISTING CONTOUR - MAJOR
PROPOSED CONTOUR - MINOR	PROPOSED CONTOUR - MINOR
EXISTING CONTOUR - MINOR	EXISTING CONTOUR - MINOR
BARRIER FREE RAMP (BFR)	BARRIER FREE RAMP (BFR)
ACCESSIBLE PARKING SYMBOL	ACCESSIBLE PARKING SYMBOL
NUMBER OF PARKING SPACES	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SM	SANITARY SEWER MANHOLE
CI	CURB INLET
GI	GRATE INLET
JB	JUNCTION BOX OR WYE INLET
DE	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)	28' (1 STORY)
MAX HEIGHT = 40'	
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/RESTAURANT
LOT AREA/ SQ. FT. AND AC	88,564 SF; 2.03 AC
BUILDING AREA (gross square footage)	5,500 GSF (RESTAURANT) 5,700 GSF (RETAIL) 11,200 GSF (TOTAL)
BUILDING HEIGHT (number of stories)	28' (1 STORY)
MAX HEIGHT = 40'	
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 [X] 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 [X] 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'



**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

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NO.
REVISIONS
DATE

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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2590 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.

Engineer: JOSEPH C. RICCARDI  
 P.E. No. 150472 Date: 05/21/2024

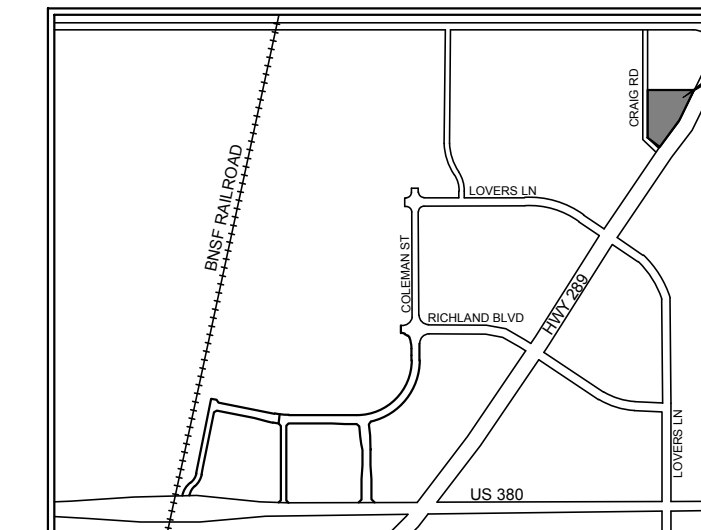
KHA PROJECT 068109030  
 DATE 05/21/2024  
 SCALE AS SHOWN  
 DESIGNED BY JCR  
 DRAWN BY IHA  
 CHECKED BY JCR  
 PROSPER, TEXAS

GATES OF PROSPER  
 BLOCK E

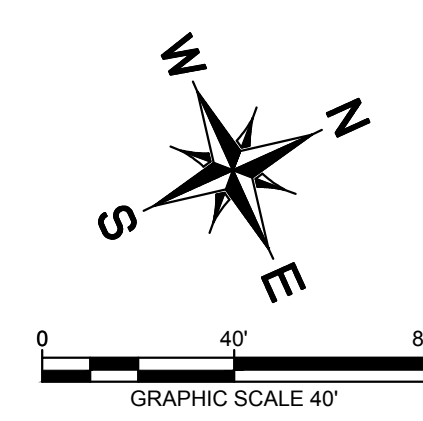
PRELIMINARY SITE PLAN  
 PSP-1

# Previously Approved Preliminary Site Plan (D22-0014)

**TOWN OF PROSPER**  
P&Z Conditional Approval  
March 15, 2022



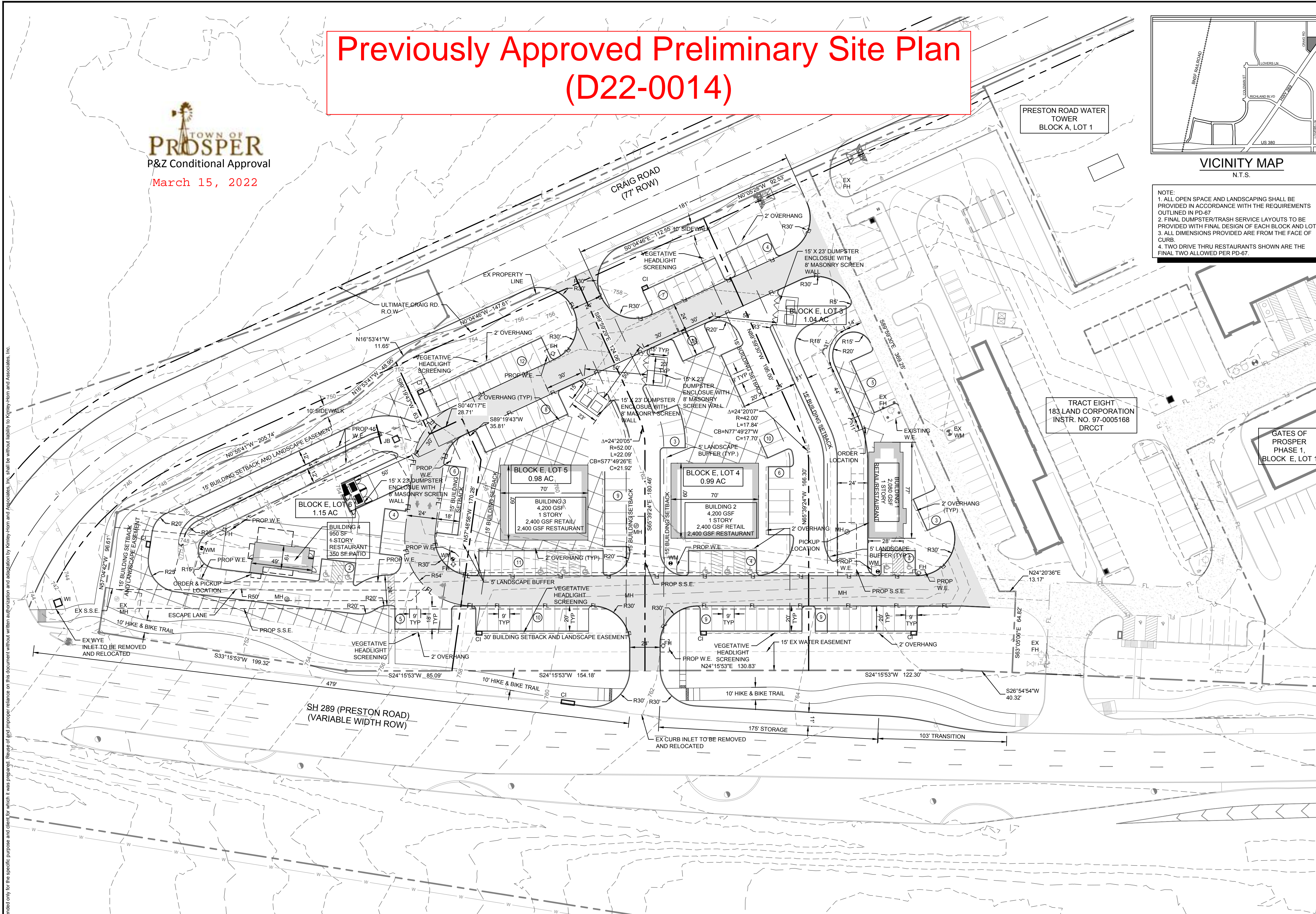
VICINITY MAP  
N.T.S.



### 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 CONTRAINED 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, R3-3 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 TYP.E 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.

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.



### LEGEND

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

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%)	2992 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

**Kimley-Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2590 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928

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

KHA PROJECT	068-09030	DATE	01/18/2022	SCALE	AS SHOWN	DESIGNED BY	RAN	DRAWN BY	RAN	CHECKED BY	RAK
<b>GATES OF PROSPER BLOCK E</b>											
<b>PRELIMINARY SITE PLAN</b>											
SHEET NUMBER <b>PSP-1</b>											

PROSPER, TEXAS



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Final Plat of Park Place Phase 2  
**Meeting:** September 3, 2024

**Item No. 3g**

---

**Agenda Item:**

Consider and act upon a request for a Final Plat of Park Place, Phase 2, on 68.8± acres, located on the southeast corner of Teel Parkway and Prosper Trail. (DEVAPP-24-0092)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Medium Density Residential.

**Zoning:**

The property is zoned Planned Development-123 (Single Family-10).

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-123. This development is a gated subdivision with private streets. Per Planned Development-123, a maximum of 170 single family lots are permitted. Additionally, the Planned Development allows for 20 percent of these lots to have a reduced lot depth, if it is no less than 115 feet. Phase 2 consists of 166 single family lots that are a minimum of 10,000 square feet (80' x 125'). Of these 166 lots, 22 (or 13%) of them have a depth ranging between 115-125 feet.

**Description of Agenda Item:**

The purpose of this Final Plat is to create a subdivision consisting of 166 residential lots and five common area lots. Per the Planned Development standards, a private six-foot trail will be extended from Teel Parkway to the amenity facility in Phase 2 and then extended east to Mesquite Avenue.

A Preliminary Plat (DEVAPP-23-0158) was approved by the Planning & Zoning Commission on October 17, 2023. The Final Plat complies with the approved Preliminary Plat.

**Companion Item:**

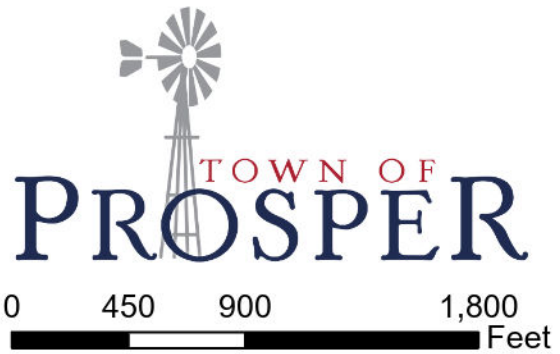
There is no companion item for this case.

**Attached Documents:**

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (DEVAPP-23-0158)

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.



DEVAPP-23-0092

Park Place Phase 2

Final Plat



Printed by: sherry Post Date: 8/28/2024 3:30 PM

Drawn: G:\2023\_08\05\23-17 Prosper 166 Phase 1\2407\Final Plat.dwg Scale: 1/8"=1'-0" Date: 8/28/2024 2:10:52 PM

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Centerline Line Table with columns: Line #, Bearing, Distance. Rows L1-L5.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L8-L21.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L22-L33.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C1-C15.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C16-C29.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C30-C43.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C44-C57.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C58-C71.

Common (HOA) Lot Area Table with columns: Lot #, Block #, Acres. Rows 1-5.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L43-L85.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L86-L128.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L129-L161.

DEVAPP-24-0092 FINAL PLAT PARK PLACE PHASE 2 166 SINGLE FAMILY LOTS & 5 COMMON (HOA) LOTS PD-123 ZONING 68.815 ACRES OUT OF THE L. NETHERLY SURVEY - ABSTRACT NO. 962 TOWN OF PROSPER DENTON COUNTY, TEXAS

OWNER / APPLICANT SHADDOCK-PROSPER PARK PLACE 2, LLC 2400 Dallas Pkwy, Ste 560 Plano, TX 75093 Telephone: (214) 405-6942 Contact: William C. Shaddock, Jr. ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Telephone: (214) 405-6942 TBPELS No. F-2121 And No. F-10043100 Contact: Ryan Hartman, P.E. August, 2024 SEI Job No. 23-127

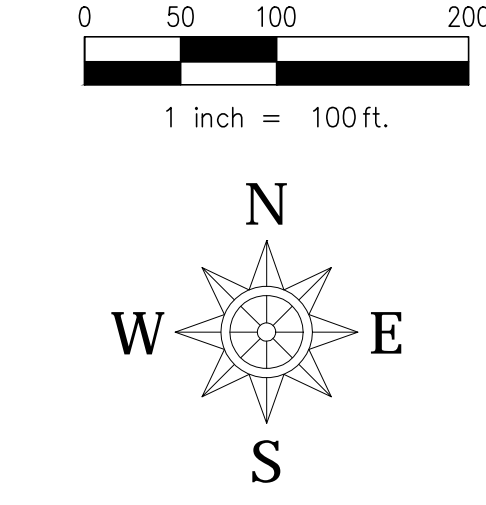
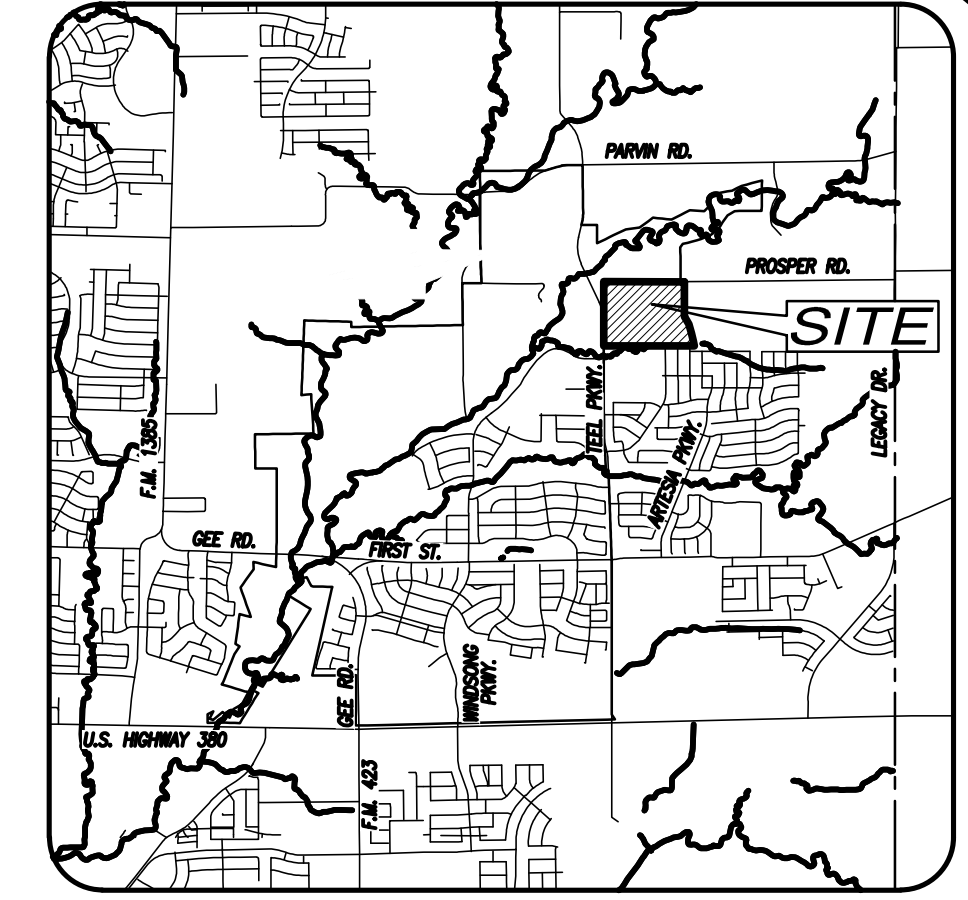




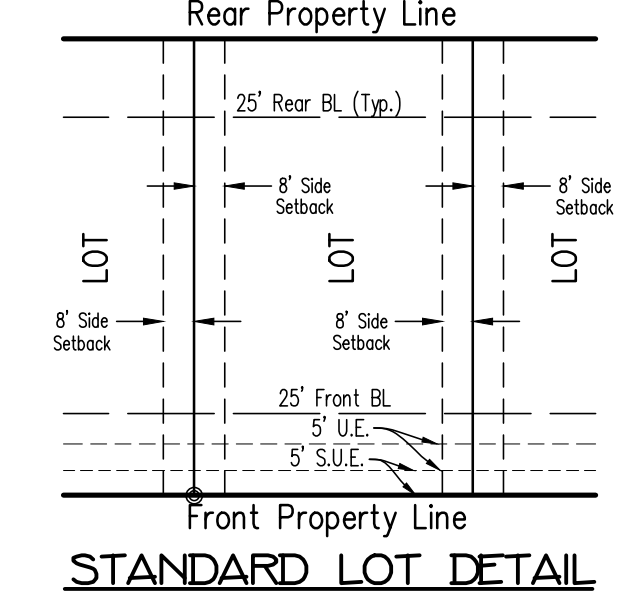
# Approved Preliminary Plat (DEVAPP-23-0158)

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	21.07'	1060.00'	1'08"20"	N19°32'58"W	21.07'
BC2	3.18'	1070.00'	0'10"12"	N28°18'42"W	3.18'
BC3	130.87'	745.00'	10'03'52"	N67°19'26"E	130.70'
BC4	96.54'	755.00'	7'19'36"	N85°43'53"E	96.48'

Line #	Bearing	Distance
BL1	N00°08'28"W	149.49'
BL2	N20°22'59"W	150.91'
BL3	N28°33'48"W	171.85'
BL4	N16°38'50"E	49.46'
BL5	N72°21'22"E	124.69'
BL6	S30°33'16"E	98.75'
BL7	S15°33'42"E	92.94'
BL8	S19°11'25"E	92.93'
BL9	S20°32'59"E	93.06'
BL10	S15°52'52"E	74.81'
BL11	S00°27'53"W	243.63'



○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5' O/S PL"
—	IRON ROD FOUND
—	CAPPED IRON ROD FOUND
—	ALUMINUM MONUMENT FOUND
—	CONTROL MONUMENT
—	EASEMENT
—	UTILITY
—	DRAINAGE EASEMENT
—	DRAINAGE AND UTILITY EASEMENT
—	DRAINAGE EASEMENT
—	WATER EASEMENT
—	SANITARY SEWER EASEMENT
—	SEWALK EASEMENT
—	STREET EASEMENT
—	FIRELINE, ACCESS, & UTILITY EASEMENT
—	WALL MAINTENANCE EASEMENT
—	HIRE & BAKE TRAIL EASEMENT
—	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
—	BY THIS PLAT
—	RIGHT-OF-WAY
—	MIN. FIN. FLOOR ELEVATION
—	BUILDING LINE
—	STREET NAME CHANGE
—	BLOCK DESIGNATION
—	LOT FRONTAGE
—	CABINET
—	VOLUME
—	PAGE
—	NUMBER
—	FEDERAL EMERGENCY MANAGEMENT AGENCY
—	FIRM FLOOD INSURANCE RATE MAP
—	ORD. NO.
—	ORDINANCE NUMBER
—	INST. DOC.
—	INSTRUMENT OR DOCUMENT
—	DISTRICT
—	DEED RECORDS, DENTON COUNTY, TEXAS
—	PROJECT
—	PLAT RECORDS, DENTON COUNTY, TEXAS
—	OPRODCT
—	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



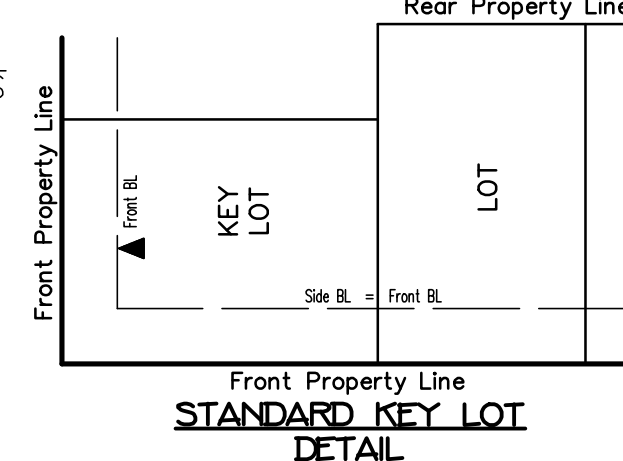
- NOTES**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARSEN RPLS 5252" unless otherwise noted.
  - All development will comply with Town of Prosper development Requirements.
  - All open space areas, Lots 1-2, Block X, to be owned and maintained by the H.O.A.
  - Lots 1-2, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
  - This plat is subject to the additional residential zoning standards outlined in ordinance 15.55
  - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
  - Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submittal.
  - Key Lot fencing restrictions exist on this plat.
  - Finished floor elevation shall be at least 2' above the 100-year floodplain.
  - Lots backing to the floodplain shall have a 25' minimum rear setback.
  - Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
  - 13.006 acres of right-of-way being dedicated by this plat in fee simple.
  - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
  - Residential lots that are allowed to back or side to the Base Floodplain and/or open space lot shall have an ornamental open metal fence along the rear and side of the lots. The lot owner is responsible for the maintenance of the fence.

DEVAPP 23-0158  
PRELIMINARY PLAT

## PARK PLACE PHASE 2

70.401 GROSS ACRES  
(13.535 ACRES R.O.W.)  
56.866 ACRES NET OUT OF THE  
L. NETHERLY SURVEY ~ ABSTRACT NO. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

Single-Family (Min. 10,000 SF)	166
Open Space (Block X)	2
<b>Total</b>	<b>168</b>

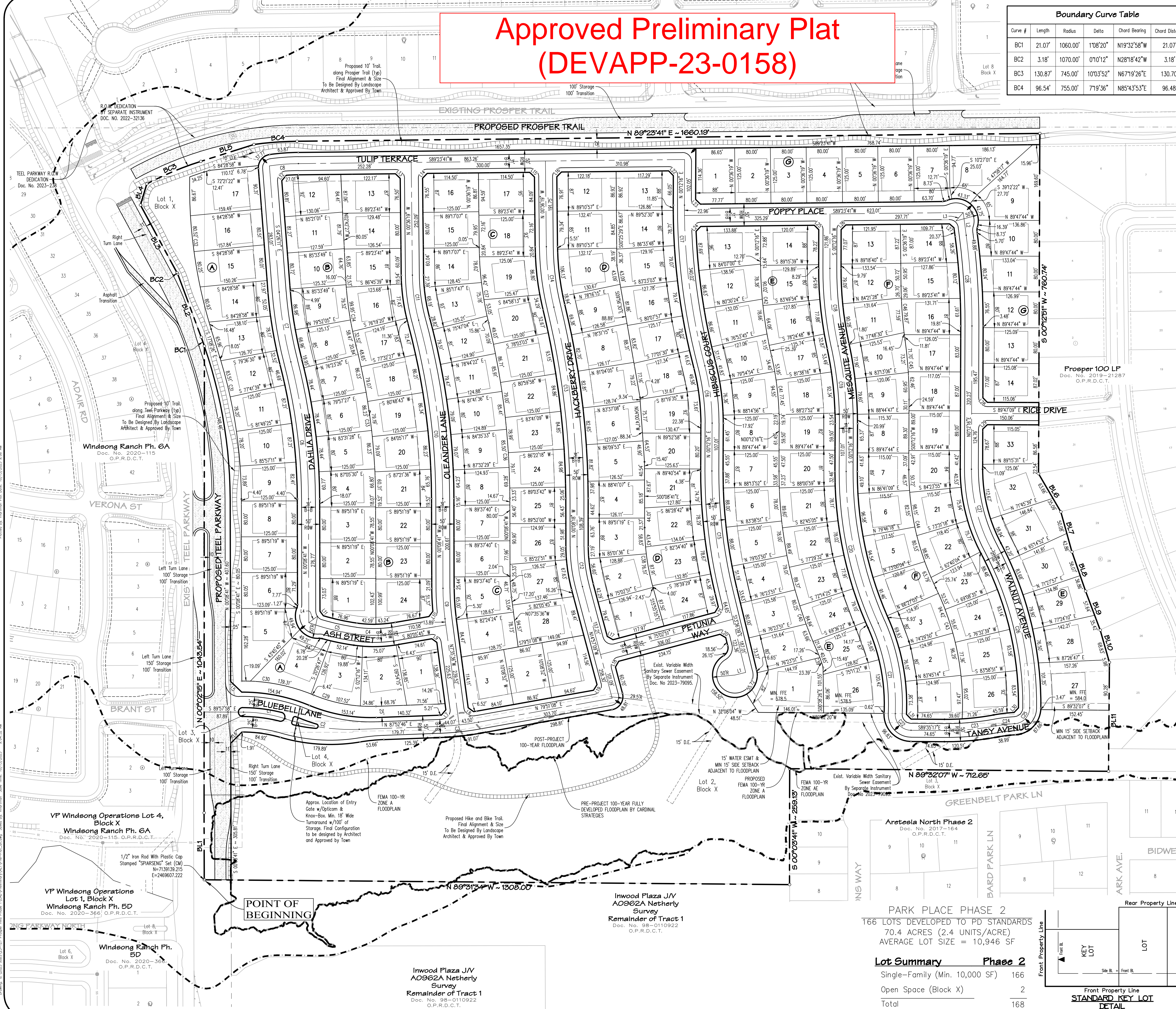


**OWNER / APPLICANT**  
Prosper Hills, LP  
826 Mango Court  
Coppell, TX 75019  
Telephone: (972) 304-0506  
Contact: Vijay Borra

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPLS No. F-2121 And No. F-10043100  
Contact: Ryan Hartman, P.E.



Bas of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.  
Scale: 1" = 100' October, 2023 SEI Job No. 23-127



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 Date: 10/13/2023 9:36 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the L. Netherley Survey, Abstract No. 962, City of Prosper, Denton County, Texas, being all of a tract conveyed to Prosper Hills, LLC, by deed recorded in Doc. No. 2022-117712 of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.), with the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with a yellow plastic cap stamped "Spiars Eng." Found in the east line of Teel Parkway (an existing variable width Right-Of-Way), Windsong Ranch Phase 6A, an addition to the Town of Prosper, according to the plat thereof recorded in Document No. 2022-115, Public Records, Denton County, Texas (P.R.D.C.T.);

THENCE N 42°06'59" E a distance of 1.20 feet to the POINT OF BEGINNING;

THENCE N 00°08'28" W, 149.49 feet;

THENCE N 00°02'15" E, 1043.54 feet;

THENCE around a non-tangent curve to the left having a central angle of 01°08'20", a radius of 1060.00 feet, a chord of N 19°32'58" W - 21.07 feet, an arc length of 21.07 feet;

THENCE N 20°22'59" W, 150.91 feet;

THENCE around a non-tangent curve to the left having a central angle of 00°10'12", a radius of 1070.00 feet, a chord of N 28°18'42" W - 3.18 feet, an arc length of 3.18 feet;

THENCE N 28°23'48" W, 171.85 feet;

THENCE N 16°38'50" E, 49.46 feet;

THENCE around a non-tangent curve to the right having a central angle of 10°03'52", a radius of 745.00 feet, a chord of N 67°19'26" E - 130.70 feet, an arc length of 130.87 feet;

THENCE N 72°21'22" E, 124.69 feet;

THENCE around a non-tangent curve to the right having a central angle of 07°19'36", a radius of 755.00 feet, a chord of N 85°43'53" E - 96.48 feet, an arc length of 96.54 feet;

THENCE N 89°23'41" E, 1660.19 feet;

THENCE S 00°12'51" W, 760.74 feet;

THENCE S 30°13'16" E, 98.75 feet;

THENCE S 15°33'42" E, 92.94 feet;

THENCE S 19°11'25" E, 92.93 feet;

THENCE S 20°32'59" E, 93.06 feet;

THENCE S 15°52'52" E, 74.81 feet;

THENCE S 00°27'53" W, 243.63 feet;

THENCE N 89°32'07" W, 712.65 feet;

THENCE S 00°03'41" W, 259.13 feet;

THENCE N 89°31'34" W, 1308.00 feet to the POINT OF BEGINNING with the subject tract containing 3,066,679 square feet or 70.401 acres of land.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of (NAME), Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



DARREN K. BROWN, R.P.L.S. No. 5251

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, PROSPER HILLS, LP, do hereby adopt this plat designating the hereinabove described property as PARK PLACE PHASE 2, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. PROSPER HILLS, LP, does herein certify the following:

- 1. The streets are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PROSPER HILLS, LP

By: \_\_\_\_\_
(SIGNER'S NAME, TITLE)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_ day of \_\_\_\_\_, 2023 by the Planning and Zoning Commission of the Town of Prosper

Town Secretary

Engineering Department

Development Services Department

LIEN HOLDER:

(Bank Name), a (State) state bank

By: \_\_\_\_\_

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-20.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 21-28.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-14.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-10.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 11-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-9.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 10-25.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 26-32.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 17-26.

Table with 3 columns: Line #, Bearing, Distance. Rows L5-L21.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C29-C38.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C39-C46.

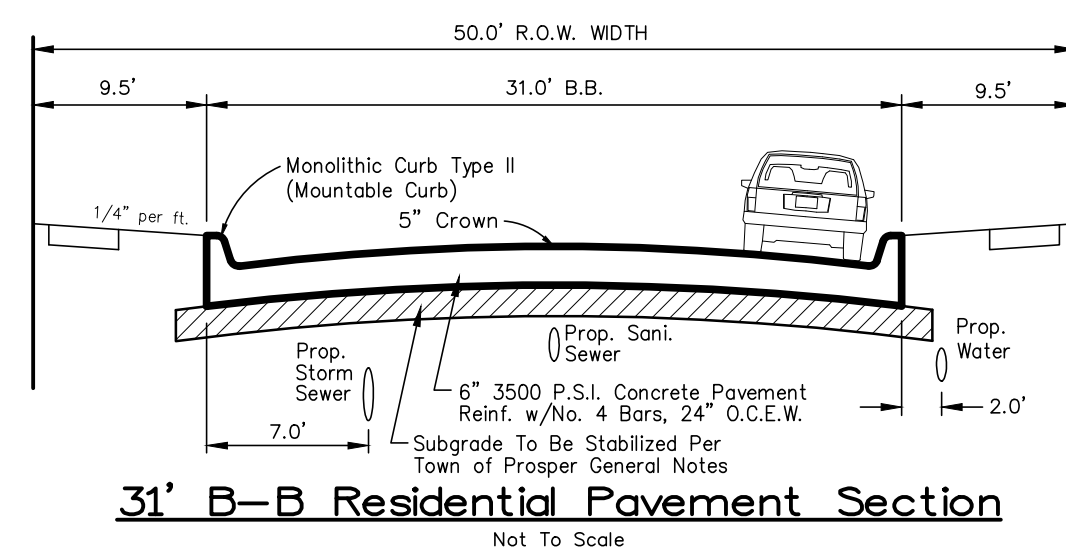
Table with 3 columns: Line #, Bearing, Distance. Rows L22-L31.

Table with 6 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C1-C21.

Table with 3 columns: Line #, Bearing, Distance. Rows L1-L4.

Table with 3 columns: Lot #, Block #, Acres. Rows 1-4.

Table with 6 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C22-C28.



DEVAPP 23-0158
PRELIMINARY PLAT
PARK PLACE PHASE 2
70.401 GROSS ACRES (13.535 ACRES R.O.W.)
56.866 ACRES NET OUT OF THE
L. NETHERLEY SURVEY ~ ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
Prosper Hills, LP
826 Mango Court
Coppell, Tx. 75019
Telephone: (972) 304-0506
Contact: Vijay Borra

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
785 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPLS No. F-2121 And No. F-10043100
Contact: Ryan Hartman, P.E.

Vertical text on the left margin: Printed by: mcranon Plot Date: 10/13/2023 9:36 AM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Site Plan for Victory at Frontier, Block A, Lot 3  
**Meeting:** September 3, 2024

**Item No. 3h**

---

**Agenda Item:**

Consider and act upon a request for a Site Plan for a Parking Lot Expansion on Victory at Frontier, Block A, Lot 3, on 1.2± acres, located on the west side of Preston Road and 250± feet south of Frontier Parkway. (DEVAPP-24-0095)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

**Zoning:**

The property is zoned Planned Development-10 (Retail).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-10.

**Description of Agenda Item:**

The Site Plan consists of a 24 new parking spaces. This expansion includes parking for larger trucks and trailers as well as EV charging stations. Additionally, the layout includes a landscaped picnic area with shade trees.

**Parking Types:**

- 14 Standard Spaces (9' x 20')
- 6 Large Spaces (12' x 50')
- 4 Electric Vehicle Only Spaces (9' x 20')

**Access:**

Access is provided from Preston Road and Frontier Parkway.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

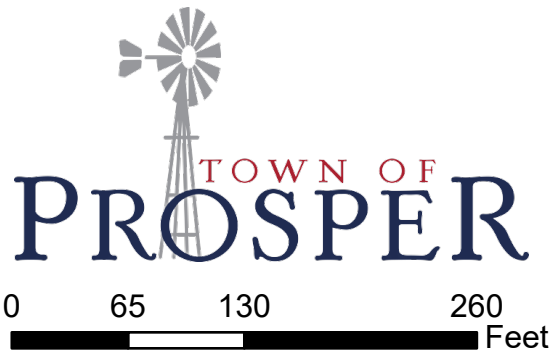
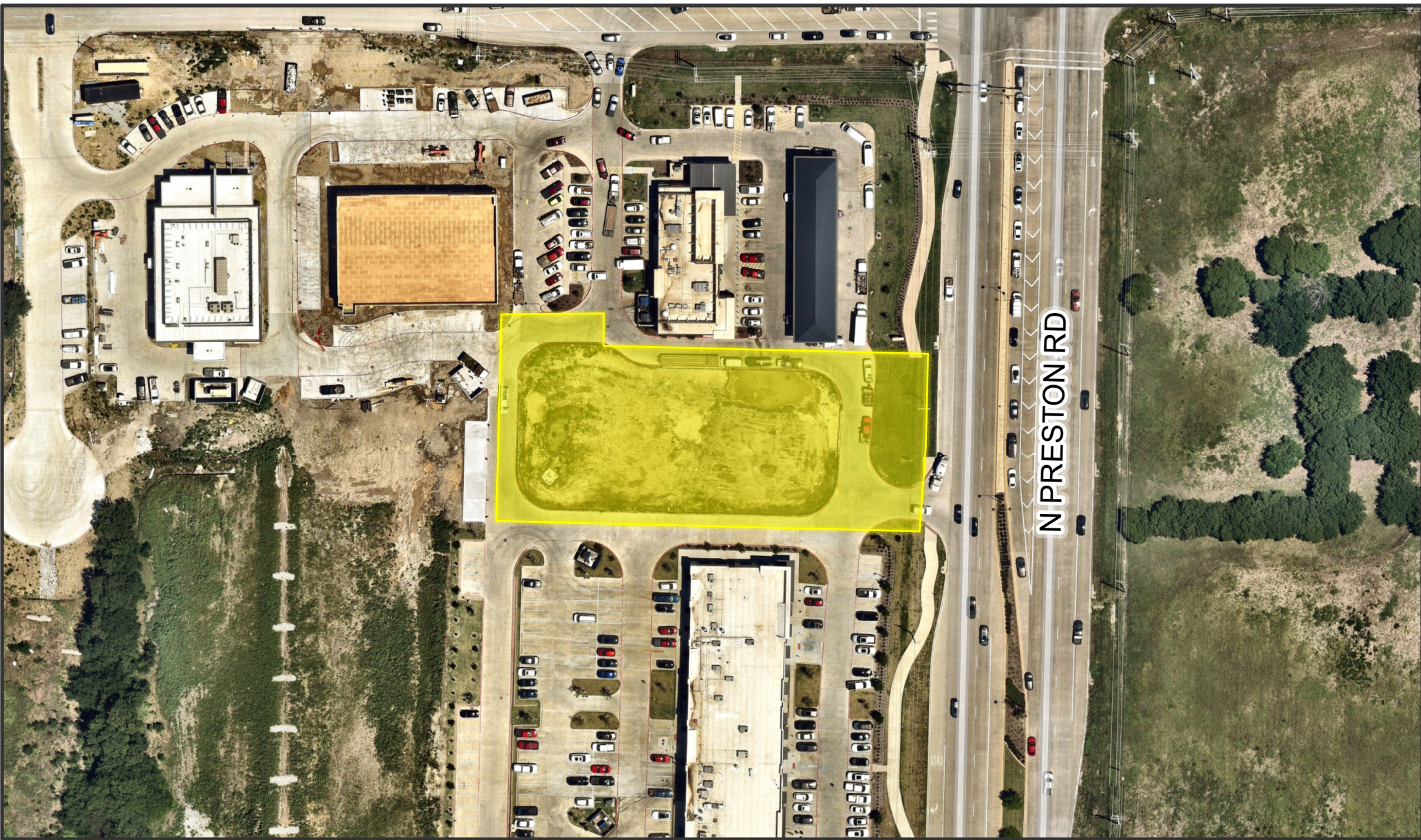
There is no companion item for this case.

**Attachments:**

1. Location Map
2. Site Plan
3. Landscape Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.



DEVAPP-24-0095

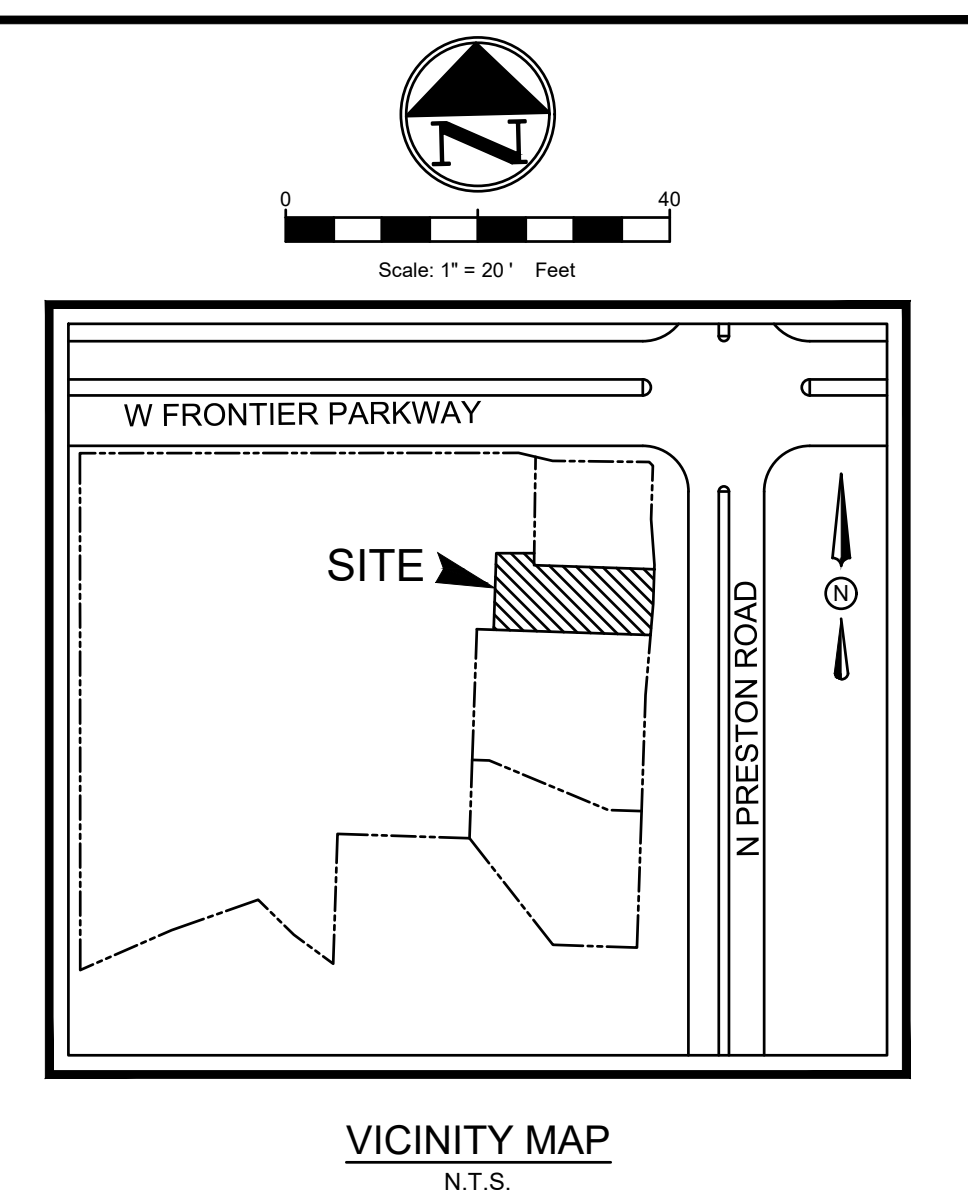
7 Eleven Parking Lot  
Addition

Site Plan

LINE NO.	BEARING	DISTANCE
L1	N 89°26'11" E	83.18'
L2	S 00°15'13" W	26.30'
L3	S 88°35'36" E	263.84'
L4	S 01°24'24" W	76.26'
L5	S 04°16'09" W	68.37'
L6	N 88°35'37" W	344.09'
L7	N 01°24'24" E	167.98'

### EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ X-SET	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT	○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX	○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE
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### SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.20 ACRES (52,187 S.F.)
ZONING:	PD-10 (RETAIL "R")
PROPOSED USE:	PARKING
IMPERVIOUS AREA:	39,506 S.F. (75.7%)
LANDSCAPE AREA (REQUIRED):	5,219 S.F. (10%)
LANDSCAPE AREA (PROVIDED):	5,557 S.F. (10.65%)
OPEN SPACE (REQUIRED):	3,653 S.F. (7%)
OPEN SPACE (PROVIDED):	7,124 S.F. (13.65%)
REGULAR PARKING PROVIDED:	14 SPACES (9' x 20')
	6 SPACES (12' x 50')
EV PARKING PROVIDED:	4 SPACES (2 ADA PARKING SPACES)
TOTAL PARKING PROVIDED:	24 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)

### TOWN OF PROSPER SITE PLAN GENERAL NOTES

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 & 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.

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.

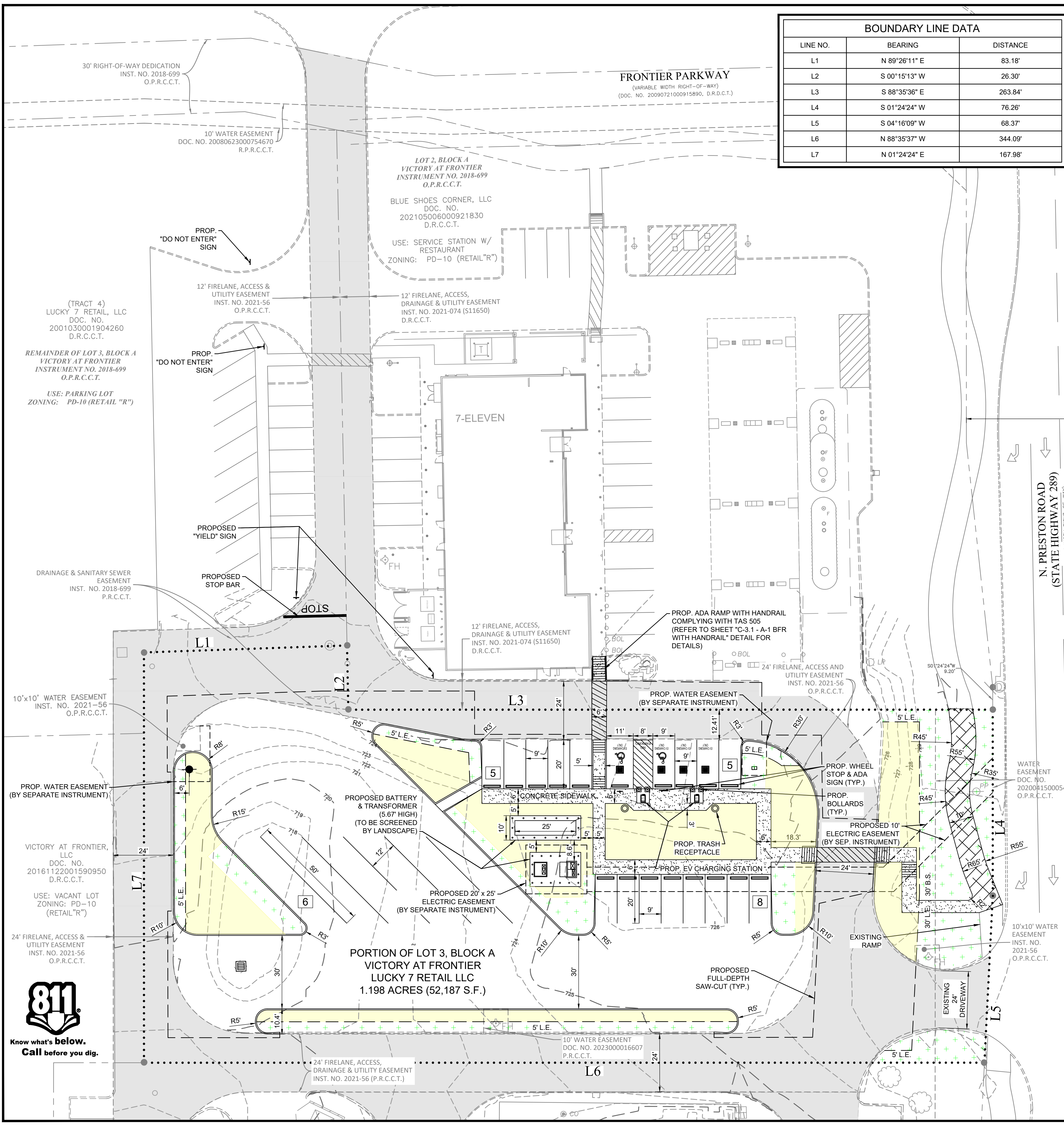
### SITE LEGEND

AREA OF CONSTRUCTION	.....
CONCRETE CURB	— — — — —
SAW-CUT LINE	— — — — —
HANDRAIL	— — — — —
EXISTING FIRE LANE	— — — — —
STRIPING	— — — — —
OPEN SPACE AREA	— — — — —
LANDSCAPE AREA	— — — — —
CONCRETE SIDEWALK	— — — — —
TxDOT CONCRETE SIDEWALK	— — — — —
PARKING SPACES	X
WHEEL STOPS	—
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	↗
TRAFFIC ARROW	→
FIRE HYDRANT	●
BOLLARDS	□
ELECTRIC VEHICLE CHARGING STATION	⚡
DOMESTIC WATER METER	⊕
IRRIGATION METER	⊕
TRANSFORMER	⊕
LIGHT POLE	⊕
TRASH RECEPTACLE	⊕

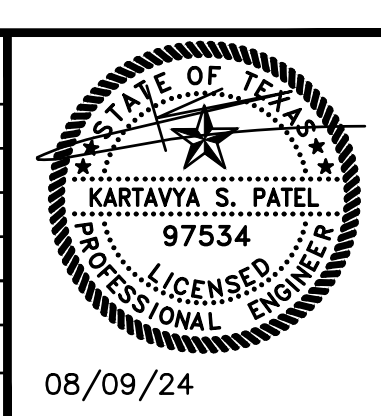
**NO EXISTING TREES ON SITE**

### SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



NO.	DATE	DESCRIPTION	BY
1	06/21/24	1st SITE PLAN SUBMITTAL	KP
2	06-21-24	1st ENGINEERING SUBMITTAL	KP
3	07-15-24	2nd SITE PLAN SUBMITTAL	KP
4	08-09-24	3rd SITE PLAN SUBMITTAL	KP
5	08-09-24	2nd ENGINEERING SUBMITTAL	KP



### SITE PLAN

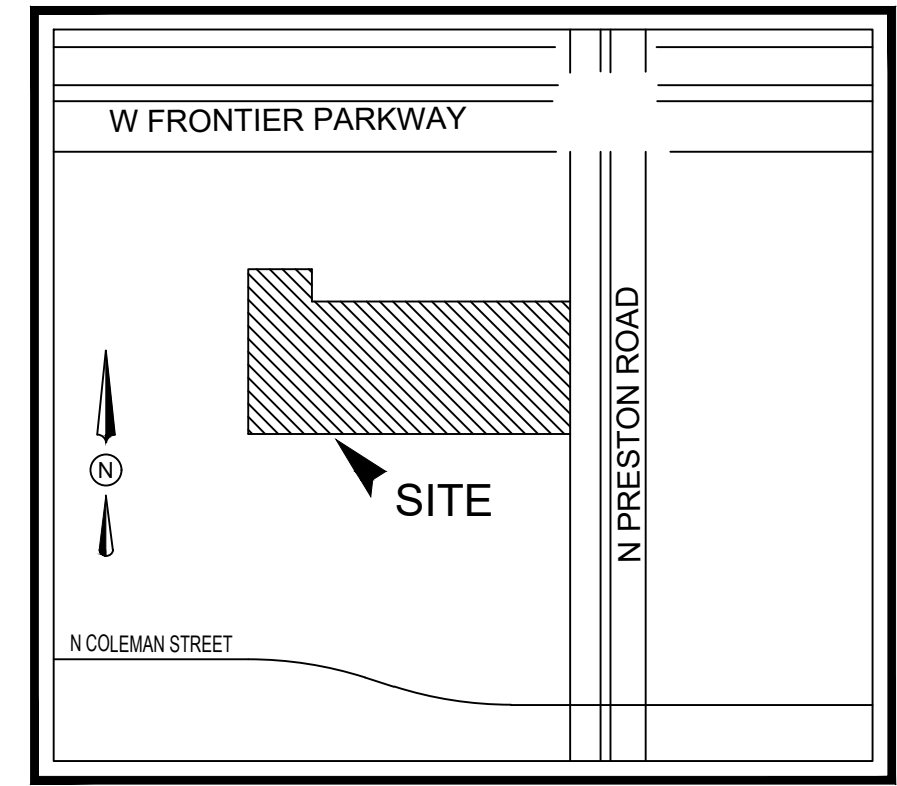
#### 7-ELEVEN PARKING ADDITION

PORTION OF LOT 3, BLOCK A  
VICTORY AT FRONTIER, LOT 3, BLOCK A  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS 75078

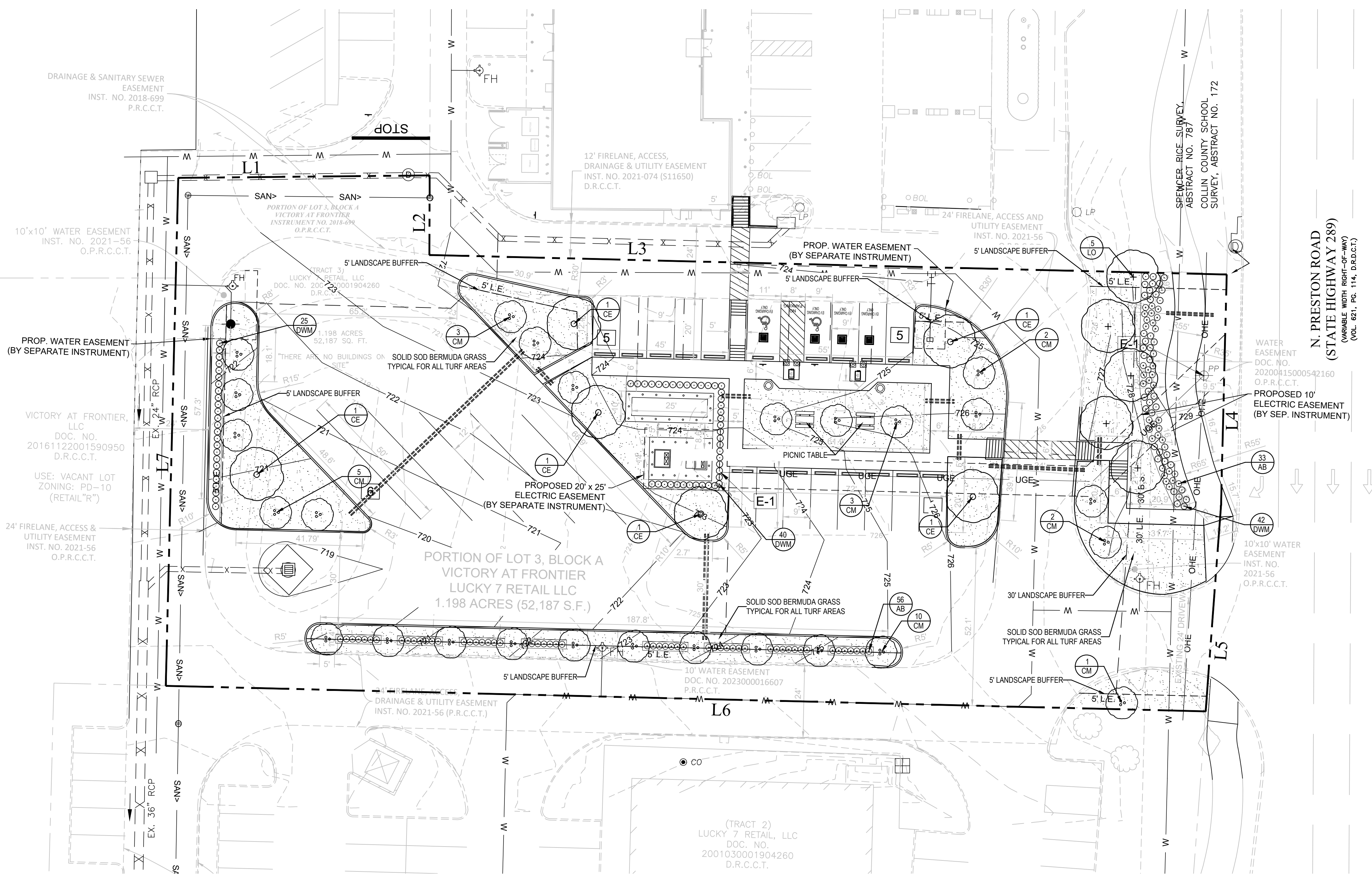
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	06/21/24	SCALE BAR	067-24	C-3.0

TX. P.E. FIRM #11525



VICINITY MAP  
N.T.S.



**TOWN OF PROSPER LANDSCAPE NOTES**

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
4. TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
5. ALL ROOT FLARES SHALL BE SET AT THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE.
6. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
7. BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
8. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
9. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES INCLUDING, BUT NOT LIMITED TO: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, OR USE OF FIRE OR POISON FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) GUIDELINES ON PRUNING AND MAINTENANCE.
10. TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
11. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
12. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF FOURTEEN (14) FEET.
13. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
14. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.
15. ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
16. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY AT ALL TIMES INCLUDING, BUT NOT LIMITED TO: MOWING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
17. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS ARE TO BE ESTABLISHED PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
18. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
19. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
20. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
21. ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
22. LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION, PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
23. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
24. IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS. THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
25. CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:  
 PROPOSED TRAIL ALIGNMENT  
 BERM CONSTRUCTION & GRADING  
 ESCROW RELEASE  
 FINAL INSPECTION

**LANDSCAPE NOTES**

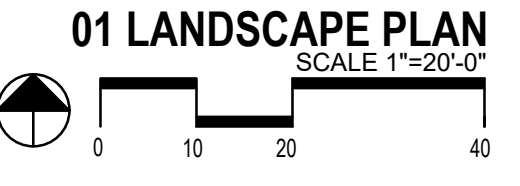
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**GENERAL LAWN NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS "BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE 1" ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



01 LANDSCAPE PLAN  
SCALE 1"=20'-0"

**LANDSCAPE TABULATIONS**

**STREET FRONTAGE LANDSCAPE REQUIRE**  
 30' wide landscape area on street frontage  
 1 Canopy trees- 3" cal., min. per 30 l.f.  
 15 shrubs, 5 gallon, per 30 l.f.

North Preston Road: 145 l.f.

Required 30' wide landscape area 5 canopy trees 73 shrubs	Provided 30' wide landscape area 5 canopy trees 75 shrubs
--	--

**PERIMETER LANDSCAPE REQUIRE**  
 15' wide landscape area  
 1 Ornamental tree - 3" cal., min. per 15 l.f.  
 1 shrub - 5 gal. min. per 15 l.f.

North Perimeter: 373 l.f.

Required 5' wide landscape area 25 ornamental trees 25 shrubs	Provided Partial - Due to Existing Conditions 7 ornamental trees - Due to Existing Conditions Not Provided - Due to Existing Conditions
--	--

South Perimeter: 344 l.f.

Required 5' wide landscape area 23 ornamental trees 23 shrubs	Provided Partial - Due to Existing Conditions 11 ornamental trees - Due to Existing Conditions 56 shrubs
--	---

West Perimeter: 168 l.f.

Required 5' wide landscape area 11 ornamental trees 11 shrubs	Provided Partial - Due to Existing Conditions 5 ornamental trees - Due to Existing Conditions 25 shrubs
--	--

**INTERIOR LANDSCAPE REQUIREMENTS**

15 s.f. landscape per space  
 1 canopy tree in each terminus island  
 15 spots max. continuously without a tree  
 (24 parking spots)

Required 360 s.f. canopy tree per terminus island	Provided 1,528 s.f. provided
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**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	6	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 13' ht., 5' spread min., 5' clear straight trunk	
LO	5	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk	
CM	26	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 7' ht., 3- trunks, tree form, 4' spread	
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AB	89	Abelia	<i>Abelia x grandiflora</i>	5 gal.	container, 24" ht., 20" spread	
DWM	107	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container, 24" ht., 20" spread	
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**SITE DATA SUMMARY TABLE**

SITE ACREAGE:	1.20 ACRES (52,187 S.F.)
ZONING:	PD-10 (RETAIL "R")
PROPOSED USE:	PARKING
IMPERVIOUS AREA:	39,506 S.F. (75.7%)
LANDSCAPE AREA (REQUIRED):	5,219 S.F. (10%)
LANDSCAPE AREA (PROVIDED):	5,557 S.F. (10.65%)
OPEN SPACE (REQUIRED):	3,653 S.F. (7%)
OPEN SPACE (PROVIDED):	7,124 S.F. (13.65%)
REGULAR PARKING PROVIDED:	14 SPACES (9' x 20')
	6 SPACES (12' x 50')
EV PARKING PROVIDED:	4 SPACES (2 ADA PARKING SPACES)
TOTAL PARKING PROVIDED:	24 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)

**7-ELEVEN PARKING ADDITION**  
 PORTION OF VICTORY AT FRONTIER  
 LOT 3 R1, BLOCK A  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS 75078

**ISSUE:**  
 FOR APPROVAL 06.07.2024  
 CITY COMMENTS 07.26.2024  
 CITY COMMENTS 08.02.2024

**DATE:**  
 08.02.2024

**SHEET NAME:**  
 LANDSCAPE PLAN

**SHEET NUMBER:**

L.1

