

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A NURSERY, MAJOR CONSISTING OF 3.198 ACRES, MORE OR LESS, SITUATED IN THE BEN RENISON SURVEY, ABSTRACT NO. 755, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from GOP #2, LLC ("Applicant") for a Specific Use Permit (SUP) for a Nursery, Major, consisting of 3.198 acres of land, more or less, in the Ben Renison Survey, Abstract No. 755, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes: and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a Nursery, Major consisting of 3.198 acres of land, more or less, in the Ben Renison Survey, Abstract No. 755, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with the conceptual development plans, attached hereto as Exhibit "B", Exhibit "C", and Exhibit "D", which are incorporated herein for all purposes as if set forth verbatim.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up to date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation, or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 12TH DAY OF OCTOBER, 2021.



Ray Smith, Mayor

ATTEST:



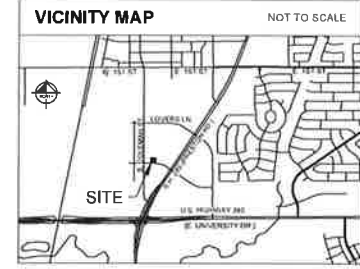
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



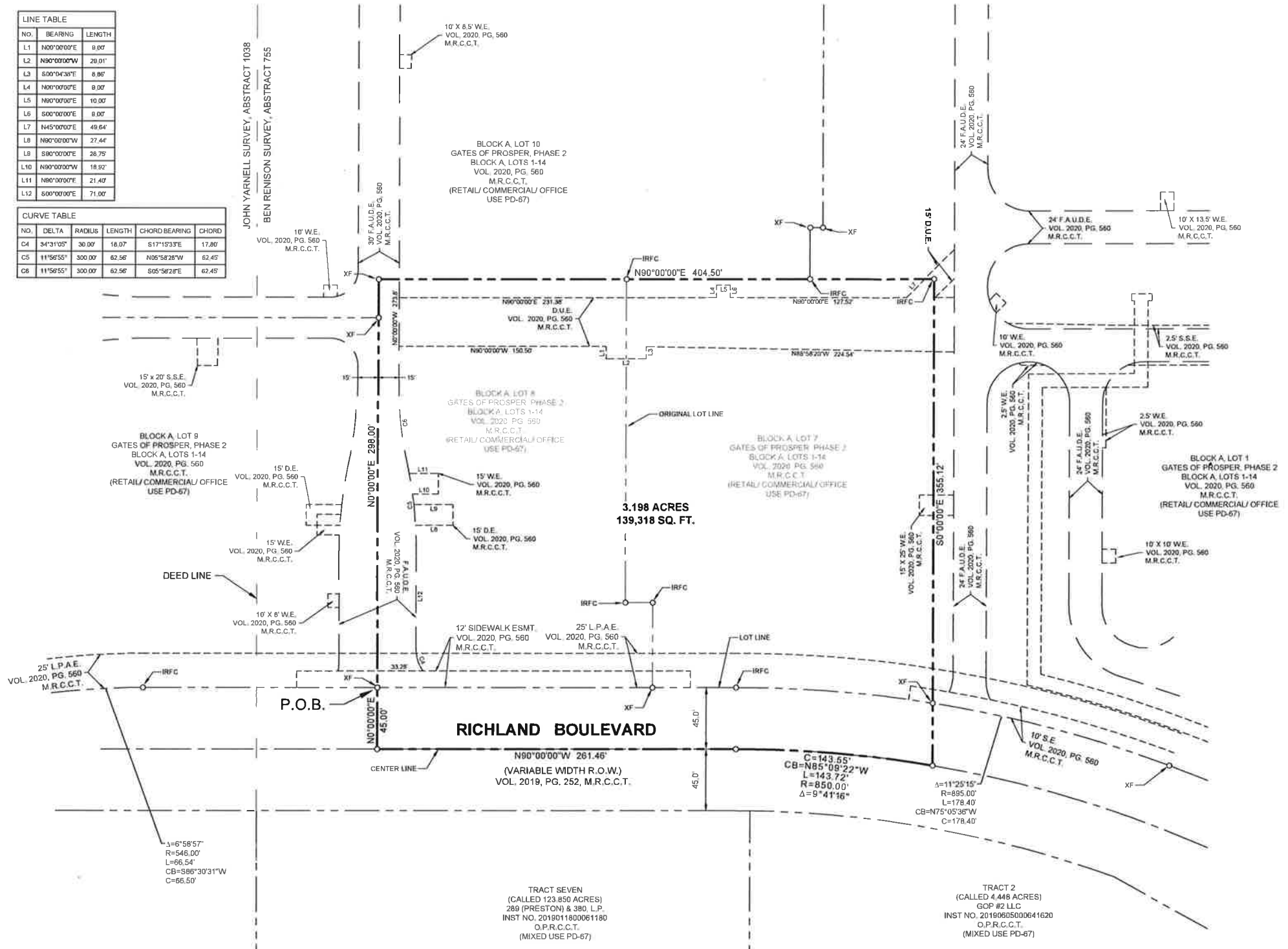
Terrence S. Welch, Town Attorney





NO.	BEARING	LENGTH
L1	N00°00'00"E	9.00'
L2	N90°00'00"W	29.01'
L3	S00°04'35"E	8.86'
L4	N00°00'00"E	9.00'
L5	N80°00'00"E	10.00'
L6	S00°00'00"E	9.00'
L7	N45°00'00"E	49.64'
L8	N80°00'00"W	27.44'
L9	S90°00'00"E	28.75'
L10	N90°00'00"W	18.92'
L11	N80°00'00"E	21.47'
L12	S00°00'00"E	71.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	34°31'05"	30.00'	16.07'	S17°15'33"E	17.80'
C5	11°56'55"	300.00'	62.56'	N05°58'28"W	62.45'
C6	11°56'55"	300.00'	62.56'	S05°58'28"E	62.45'



BEING a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas and being a replat of Block A, Lots 7 and 8, Gates of Prosper, Phase 2, Block A, Lots 1-14, an addition to the Town of Prosper according to the Final Plat recorded in Volume 2020, Page 560 of the Map Records of Collin County, Texas, and a portion of Richland Boulevard, a variable width right of way, as dedicated in the Gates of Prosper, Phase 2, Block A, Lot 1, an addition to the Town of Prosper according to the Conveyance Plat recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for the southwest corner of Block A, Lot 8 and the southeast corner of Block A, Lot 9 of said Gates of Prosper, Phase 2, Block A, Lots 1-14, same being on the northerly right of way line of said Richland Boulevard, a variable width right of way,

THENCE North 0°00'00" East, departing the northerly right of way line of said Richland Boulevard, along the westerly line of said Block A, Lot 8 and the easterly line of said Block A, Lot 9, passing an "X" cut found for the northeast corner of said Lot 9 and the southerly, southeast corner of Block A, Lot 10 of said Gates of Prosper, Phase 2, Block A, Lots 1-14, continuing along an easterly line of said Lot 10, a distance of 298.00 feet to an "X" cut found for the northwest corner of said Block A, Lot 8;

THENCE North 0°00'00" East, along the northerly line of said Block A, Lot 8, the northerly line of aforesaid Block A, Lot 7, the southerly line of said Block A, Lot 10, passing a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the north common corner of said Lots 7 and 8, passing a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for a southeast corner of said Lot 10 and a southwest corner of Block A, Lot 1 of said Gates of Prosper, Phase 2, Block A, Lots 1-14, continuing along a southerly line of said Lot 1, a distance of 404.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 7;

THENCE South 0°00'00" West, along the easterly line of said Block A, Lot 7 and a westerly line of said Block A, Lot 1, passing at a distance of 308.50 feet to an "X" cut found for the southeast corner of said Lot 7 and a southwest corner of said Lot 1, same being on the northerly right of way line of aforesaid Richland Boulevard, continuing across said Richland Boulevard, a total distance of 355.12 feet to a corner on the centerline of said Richland Boulevard, and being the beginning of a non-tangent curve to the left having a central angle of 09°41'16", a radius of 850.00 feet, a chord bearing and distance of North 85°09'22" West, 143.55 feet,

THENCE in a northwesterly direction, along the centerline of said Richland Boulevard and with said curve to the left, an arc distance of 143.72 feet to the end of said curve,

THENCE North 90°00'00" West, continuing along the centerline of said Richland Boulevard, a distance of 261.46 feet to a point of corner,

THENCE North 0°00'00" East, departing the centerline of said Richland Boulevard, crossing said Richland Boulevard, a distance of 45.00 feet to the POINT OF BEGINNING and containing 3.198 acres (139,318 square feet) of land, more or less.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

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

**EXHIBIT A
GATES OF PROSPER, PHASE 2
BLOCK A, LOT 7**

AN ADDITION TO THE TOWN OF PROSPER

3.198 ACRES

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

JUNE, 2021
CASE #SUP21-0001

Kimley»Horn
6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale: 1" = 40' Drawn by: JCC Checked by: KHA Date: 06/22/2021 Project No.: 063887142 Sheet No.: 1 OF 1

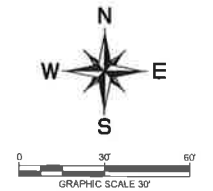
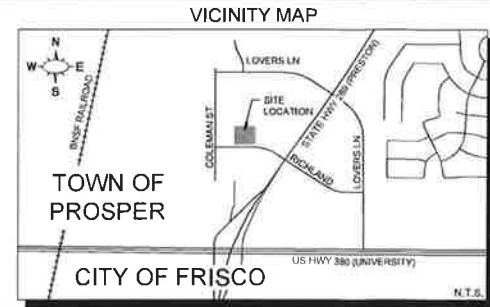
LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	IRON ROD FOUND
---	IRFC: IRON ROD FOUND WITH CAP
---	IRSC: IRON ROD SET WITH CAP
---	NOT TO SCALE
---	C.M.I. CONTROLLING MONUMENT
---	B.A.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
---	M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	F.I.D. FLOOD
---	R.O.W. RIGHT OF WAY
---	W.E. WATER EASEMENT
---	S.E. EASEMENT
---	D.U.E. DRAINAGE AND UTILITY EASEMENT
---	F.A.U.D.E. FUEL LINE, ACCESS, UTILITY AND DRAINAGE EASEMENT
---	F.A.E. FENCE LINE & AUGER EASEMENT
---	E.F.E. ELECTRIC EASEMENT
---	L.P.A.E. LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT
---	I.S.T.S. HOLE & BOLT TIE EASEMENT
---	U.L. UTILITY
---	PAGE
---	PLAT NO. INSTRUMENT NO.

- NOTES:
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 80°00'00" East.
 - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of Final Plat.
 - According to Map No. 48085C0235 J 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 not 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.
 - Notice: 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.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis St., Suite 100
McKinney, TX 75069
P (469) 301-2594
Contact: Rachel Konec, P.E.

OWNER:
GOP #2 LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Nic Link



TOWN OF PROSPER SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIRE-FIGHTING 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 507.5.3
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSES Laid BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES" AMENDMENT 507.5.3
- 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 FEET (2') TO 6 FEET (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CURB DE SAG. 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 503.1.2
- THE MAXIMUM DEAD- END CURB DE SAG 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 13B OR MPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,000 SQUARE FEET (5,114 SQ FT) 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 FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

LEGEND

	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
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

BLOCK A, LOTS 7 & 8 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67 RETAIL
LOT AREA/ SQ. FT. AND AC	121,121.76 SQ. FT., 2.78 AC
BUILDING AREA (gross square footage)	14,100 SQ. FT.
BUILDING HEIGHT (number of stories) MAX HEIGHT = 30'	30' MAX.
LOT COVERAGE (for non-residential zoning)	11.6%
FLOOR AREA RATIO (for non-residential zoning)	0.12:1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL, EXCLUDES OUTDOOR AREA)	57 SPACES
TOTAL PARKING PROVIDED	66 SPACES
TOTAL HANDICAP REQUIRED	3 SPACES
TOTAL HANDICAP PROVIDED	3 SPACES
INTERIOR LANDSCAPING REQUIRED	1,050 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	1,050 SQ. FT.
IMPERVIOUS SURFACE	73,546 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,329 SQ. FT.
USABLE OPEN SPACE PROVIDED	9,339 SQ. FT.

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**EXHIBIT B - SITE PLAN
PAD SITE R
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 7 & 8
SUP21-0001
Being 2.78 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas**

Owner:
GOP #2 LLC
1 Cowboys Way
Frisco, Texas 75034
Contact: Joe Riccardi, P.E.
Phone: (972)-497-4854

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: Joe Riccardi, P.E.
Phone: (469)-301-2580

Kimley-Horn
©2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-293-8820
WWW.KIMLEY-HORN.COM TX F-928

PROSPER

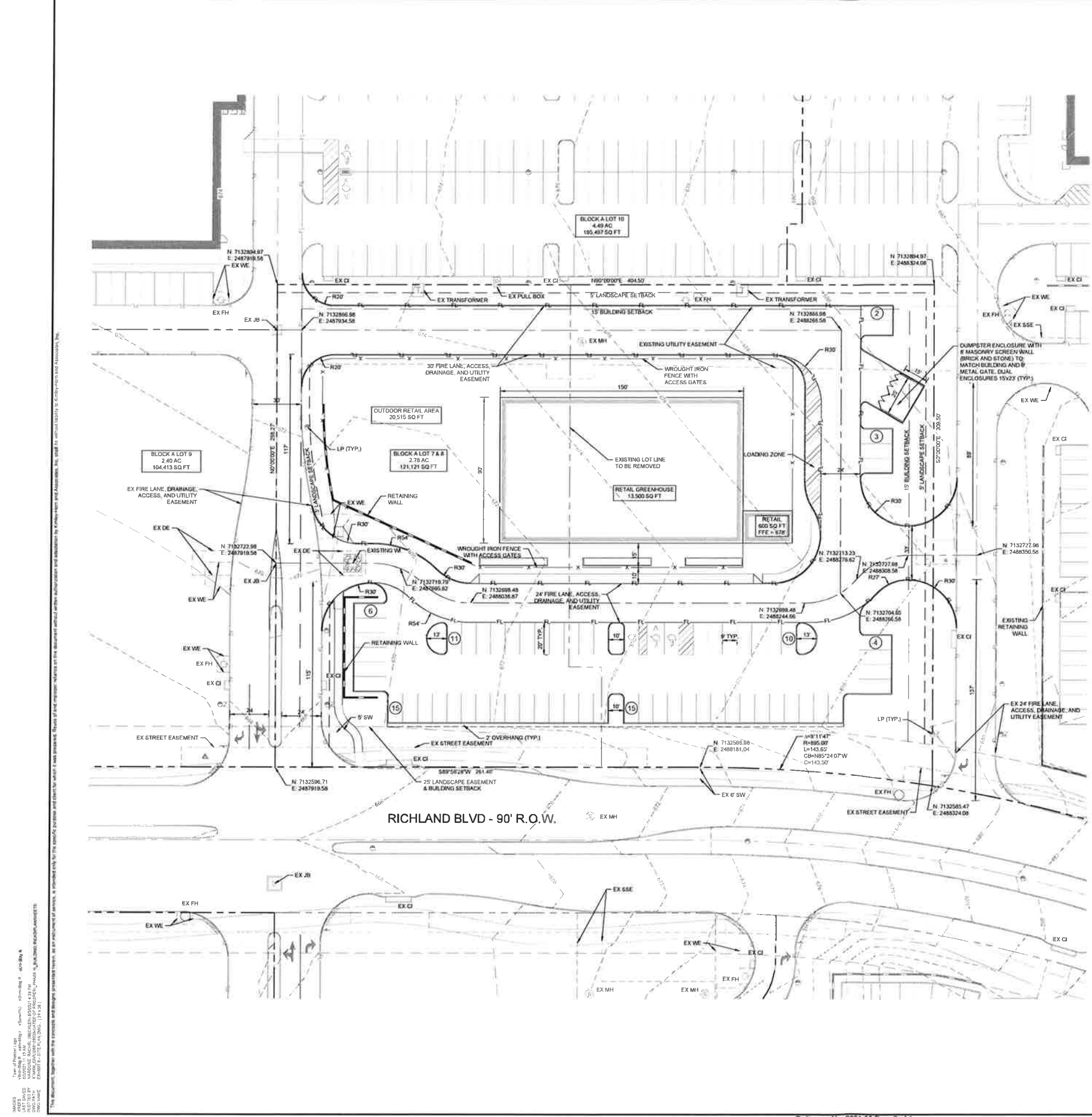
EXHIBIT B - SITE PLAN

SP-01

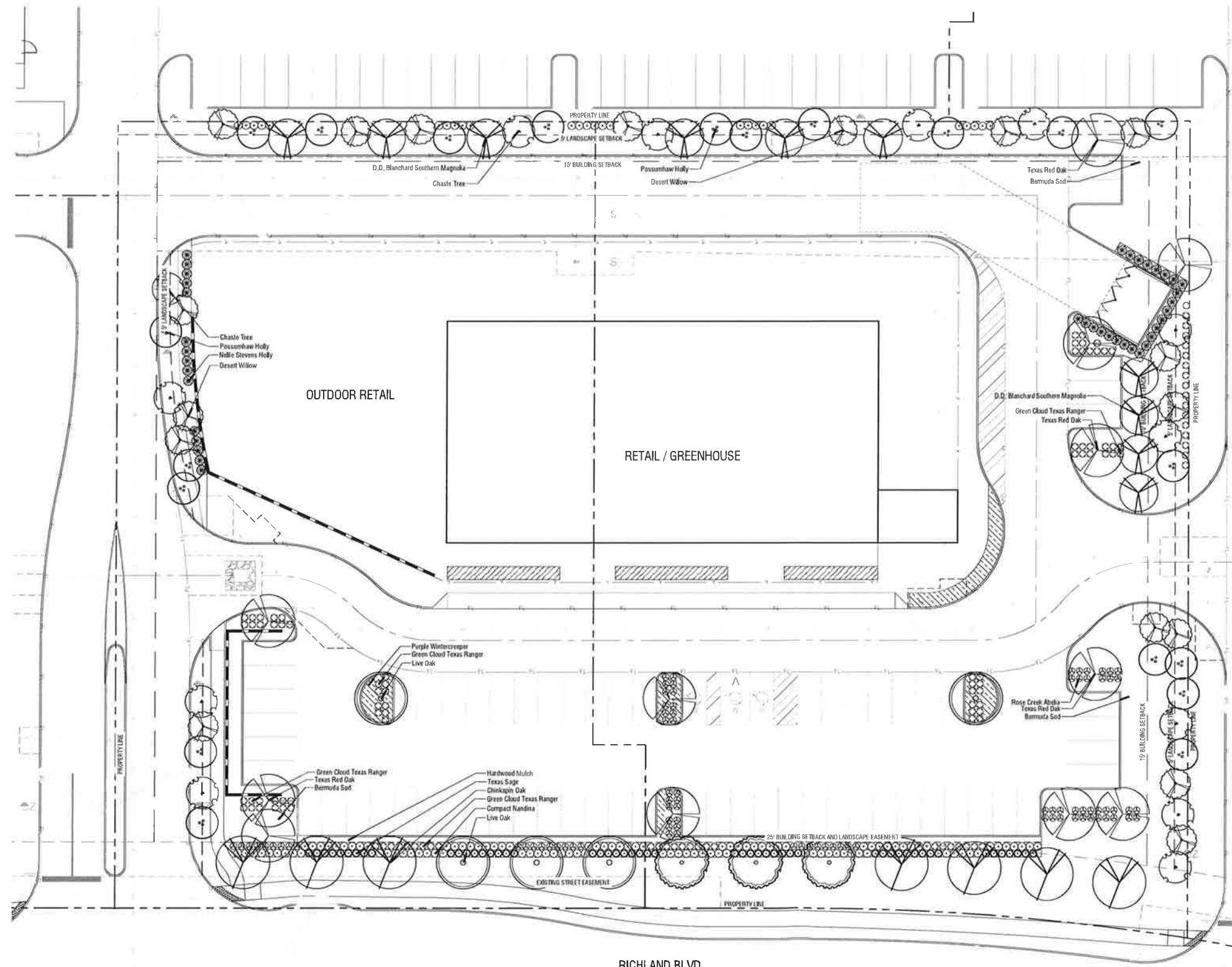
DATE	JULY 2021
SCALE	AS SHOWN
DEIGNED BY	RAK
DRAWN BY	RAK
CHECKED BY	RAK

KHA PROJECT: 068109030

PROSPER, TEXAS



Kimley-Horn and Associates, Inc. 11000 West Loop South, Suite 1000, Houston, Texas 77040
 Project: GATES OF PROSPER, PHASE 2, BLOCK A, LOTS 7 & 8
 Drawing: SUP21-0001, EXHIBIT C - LANDSCAPE PLAN
 Date: 08/03/2021
 Scale: AS SHOWN
 Designer: CLS
 Drafter: AIB
 Checked by: AIB



Ordinance No. 2021-58, Page 3 of 4

Planting Plan

A

EXHIBIT C - LANDSCAPE PLAN
PAD SITE R
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 7 & 8
SUP21-0001
Being 2.78 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas

Owner:
 GOP #2 LLC
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (872)-497-4854

Landscape Architect:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Contact: Courtney Smith, PLA
 Phone: (469)452-2497

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-428



KHA PROJECT 068109030	DATE 08/03/2021	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY AIB	CHECKED BY AIB
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PAD SITE R
 PROSPER, TEXAS



PLANTING PLAN

SHEET NUMBER
L5.01



C SOUTH - FRONT ELEVATION

TOTAL ELEVATION AREA	555 SF
GLAZING	32 SF
NET ELEVATION	523 SF
PRIMARY MATERIALS	341 SF 65%
6B - STONE	221 SF 65%
6T - TEXTURED PAINTED STUCCO	120 SF 35%
SECONDARY MATERIALS	182 SF 35%
15B - METAL ROOF	77 SF 42%
15C - COMPOSITE ASPHALT SHINGLES	105 SF 58%

NOTE: SECONDARY MATERIALS SHALL NOT EXCEED 15%



D EAST - SIDE ELEVATION

TOTAL ELEVATION AREA	359 SF
GLAZING	16 SF
NET ELEVATION	343 SF
PRIMARY MATERIALS	230 SF 67%
6B - STONE	154 SF 66%
6T - TEXTURED PAINTED STUCCO	77 SF 34%
SECONDARY MATERIALS	113 SF 33%
15B - METAL ROOF	54 SF 48%
15C - COMPOSITE ASPHALT SHINGLES	59 SF 52%

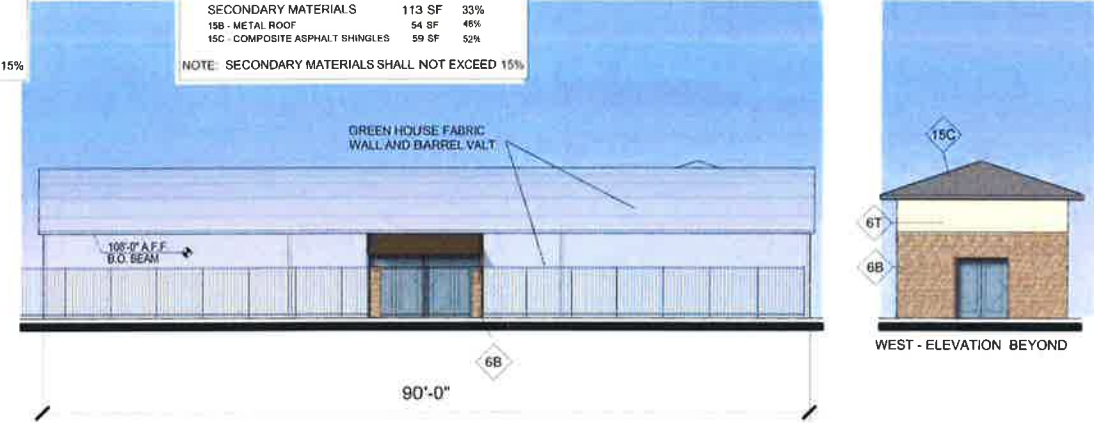
NOTE: SECONDARY MATERIALS SHALL NOT EXCEED 15%



A NORTH - REAR ELEVATION

TOTAL ELEVATION AREA	552 SF
GLAZING	0 SF
NET ELEVATION	552 SF
PRIMARY MATERIALS	437 SF 79%
6B - STONE	317 SF 73%
6T - TEXTURED PAINTED STUCCO	120 SF 27%
SECONDARY MATERIALS	115 SF 21%
15B - METAL ROOF	11 SF 10%
15C - COMPOSITE ASPHALT SHINGLES	104 SF 90%

NOTE: SECONDARY MATERIALS SHALL NOT EXCEED 15%



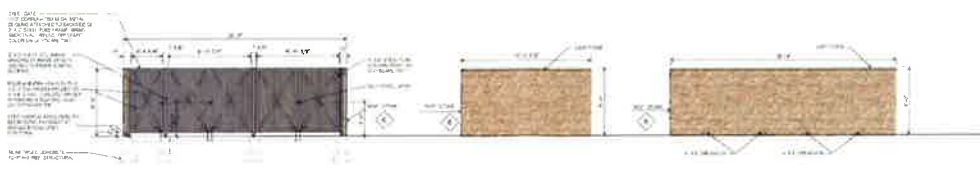
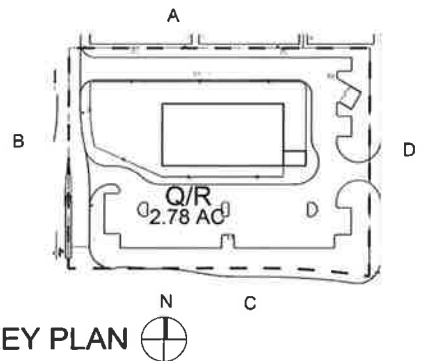
B WEST - SIDE ELEVATION (BEYOND)

TOTAL ELEVATION AREA	340 SF
GLAZING	45 SF
NET ELEVATION	295 SF
PRIMARY MATERIALS	235 SF 80%
6B - STONE	158 SF 67%
6T - TEXTURED PAINTED STUCCO	77 SF 33%
SECONDARY MATERIALS	60 SF 20%
15C - COMPOSITE ASPHALT SHINGLES	60 SF 100%

NOTE: SECONDARY MATERIALS SHALL NOT EXCEED 15%

KEYNOTES FINISH SCHEDULE

1	METAL CORNICE:	PAC-CLAD, DARK BRONZE
2	METAL ROOF:	STADING SEAM METAL ROOF DARK BRONZE
3	STOREFRONT:	KAWNEER, DARK BRONZE
PAINT COLORS:		
Pg	SHERWIN WILLIAMS, SW7067 CITYSCAPE	



DUMPSTER ENCLOSURE

ELEVATION NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRED REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.
- ALL PARAPETS AT ROOF TOP SHOULD BE A MINIMUM OF 48" TO SCREEN RTU'S.
- ALL LOADING DOCKS & DUMPSTER ENCLOSURE TO BE SCREENED.

6B	MFG STONE - OSAGE - FOSSIL BAY CORONADO STONE PRODUCTS
6T	TEXTURED PAINTED STUCCO SW 6141 SOFTER TAN
13	HOLLOW METAL DOOR
15B	METAL ROOF - PAC-CLAD, DARK BRONZE
15C	COMPOSITE ASPHALT SHINGLES
20	RTU'S TO BE FULLY SCREENED WITH PARAPET OF EQUAL HEIGHT

Gates of Prosper - Phase II
 Developer :: Blue Star & Lincoln Property Company

Prosper, TX

SURVEYOR / APPLICANT
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 MCKINNEY, TEXAS 75069
 CONTACT: JOE RICCARDI, P.E.
 PHONE: (469) 301-2580

OWNER
 GOP #2 LLC
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 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972) 497-2580

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Case No. SUP21-0001
EL 19 - BLDG "Q&R"
 Date: 08.11.2021
 Scale 1/8" = 1'-0"
EX. D

