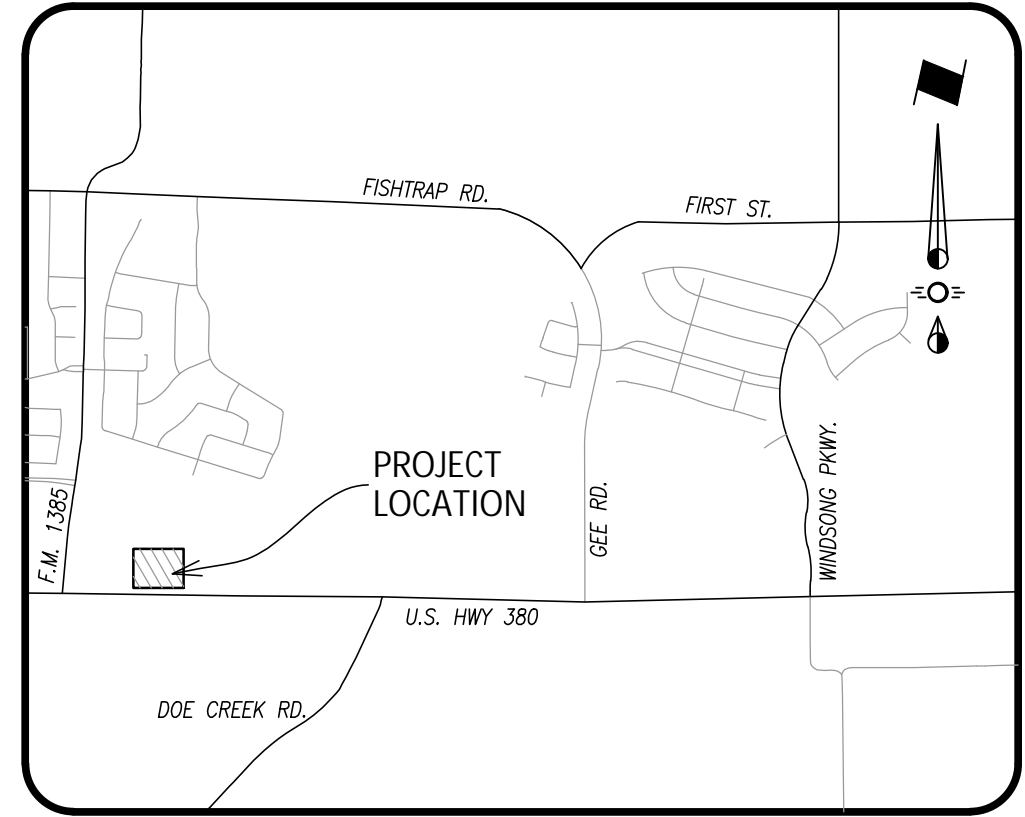
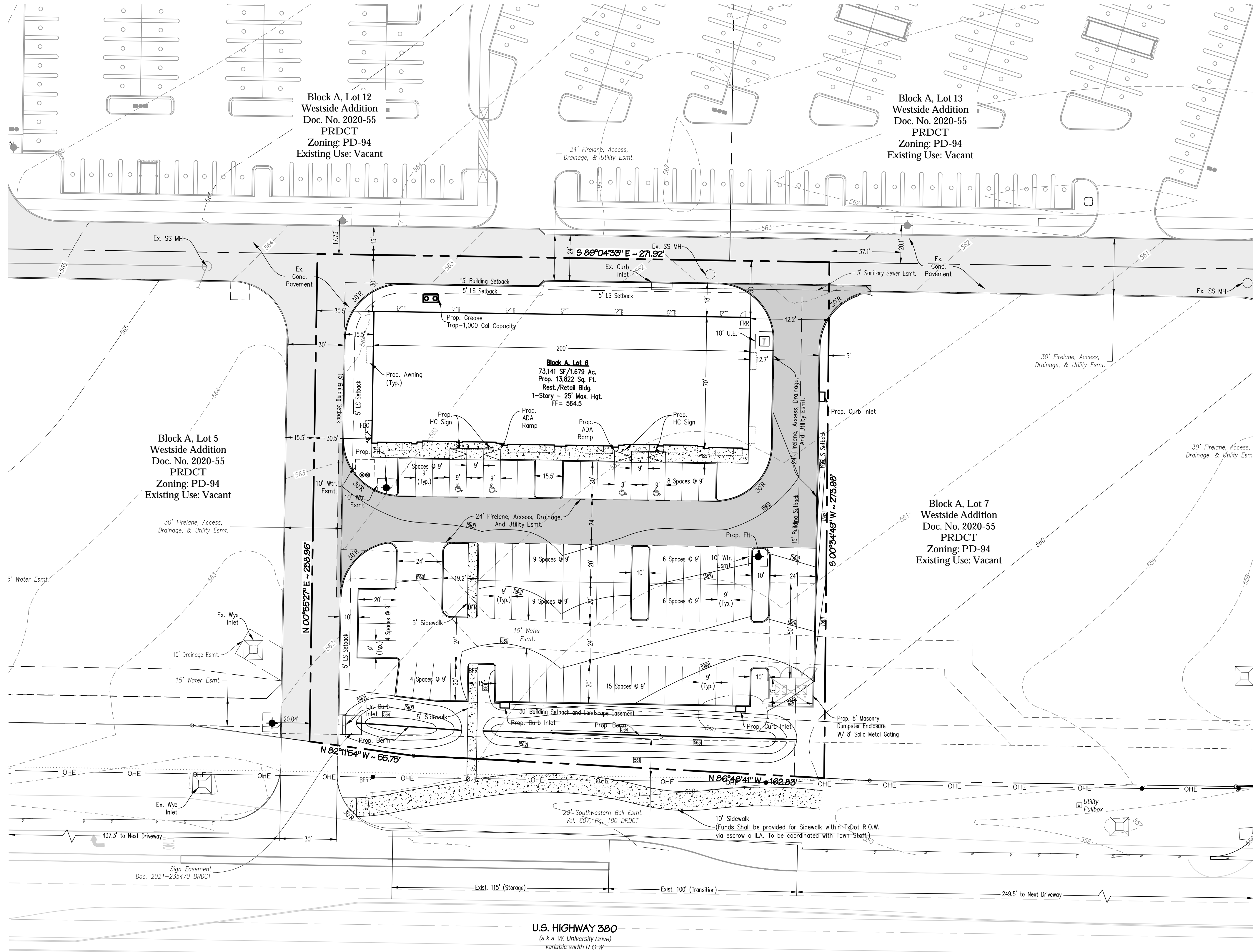


Drawn: C:\2023_0085\21-203 Westside 6 Retail\CAD\Site Plan.dwg Saved By: Karith Date: 6/11/2024 10:31:18 AM Plotted By: Karith Plot Date: 6/11/2024 2:14 PM



Vicinity Map

Town of Prosper Site Plan Notes:

- 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 approval is 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.

SITE DATA

Zoning: Mixed Use PD-94
Proposed Use: Retail/Restaurant

Lot Area: 1,679 Ac. 73,141 Sq. Ft.)
Building Area: 13,822 Sq. Ft.
Building Height: 1 Story, 25'-0" Max.

Lot Coverage: 19.1%
Floor Area Ratio: 0.19:1
HC Parking Required: 3 Spaces
Total HC Parking Provided: 4 Spaces
Parking Required: Retail 1:250 Sq. Ft.(11,822 Sq. Ft.) = 48 Sp.
Restaurant 1:100 Sq. Ft.(2,000 Sq. Ft) = 20 Sp.
Total Required:68 Spaces

Total Parking Provided: 68 Spaces Incl. 4 HC

Landscape Required: 544 Sq Ft
Landscape Provided: 13,383 Sq Ft
Open Space Required: 5,120 Sq Ft
Open Space Provided: 5,298 Sq Ft
Impervious Surface: 24,861 Sq. Ft.

LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

Site Plan

WESTSIDE 6 RETAIL

Westside Addition - Block A, Lot 6
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
73,141 Sq. Ft./1,679 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-24-0057

OWNER / APPLICANT
Westside Lot 6 Retail Partners, LP
2701 Little Elm Pkwy.
Suite 100-448
Little Elm, Texas 75068
Telephone (515) 231-9531
Contact: Pavana Vennapusu

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

All dimensions are to face of curb or edge of building unless otherwise noted.

All curb radii are 2' unless otherwise noted.

Notes:

1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plot.
2. Headlight screening will be provided in accordance with Town Standards.