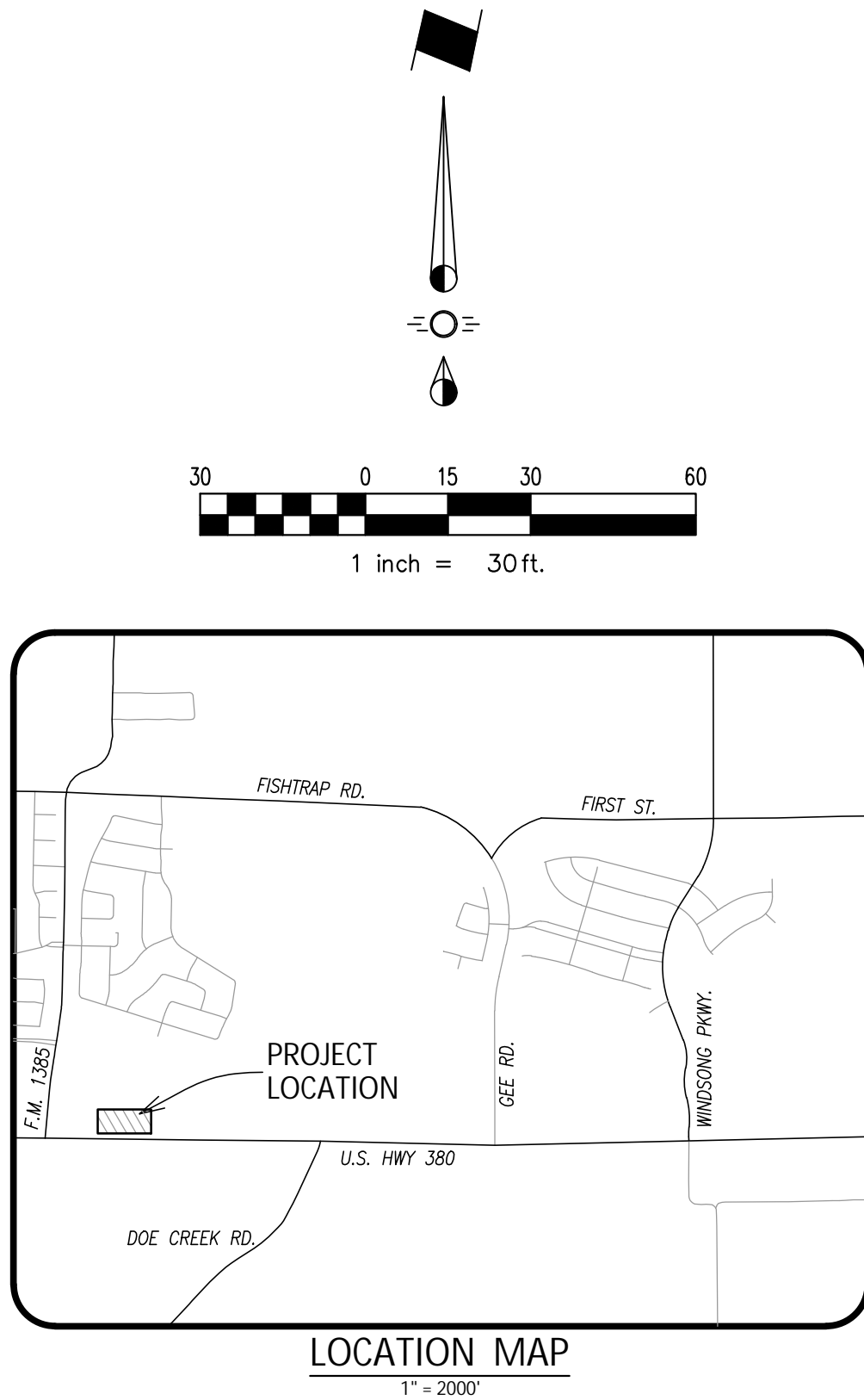
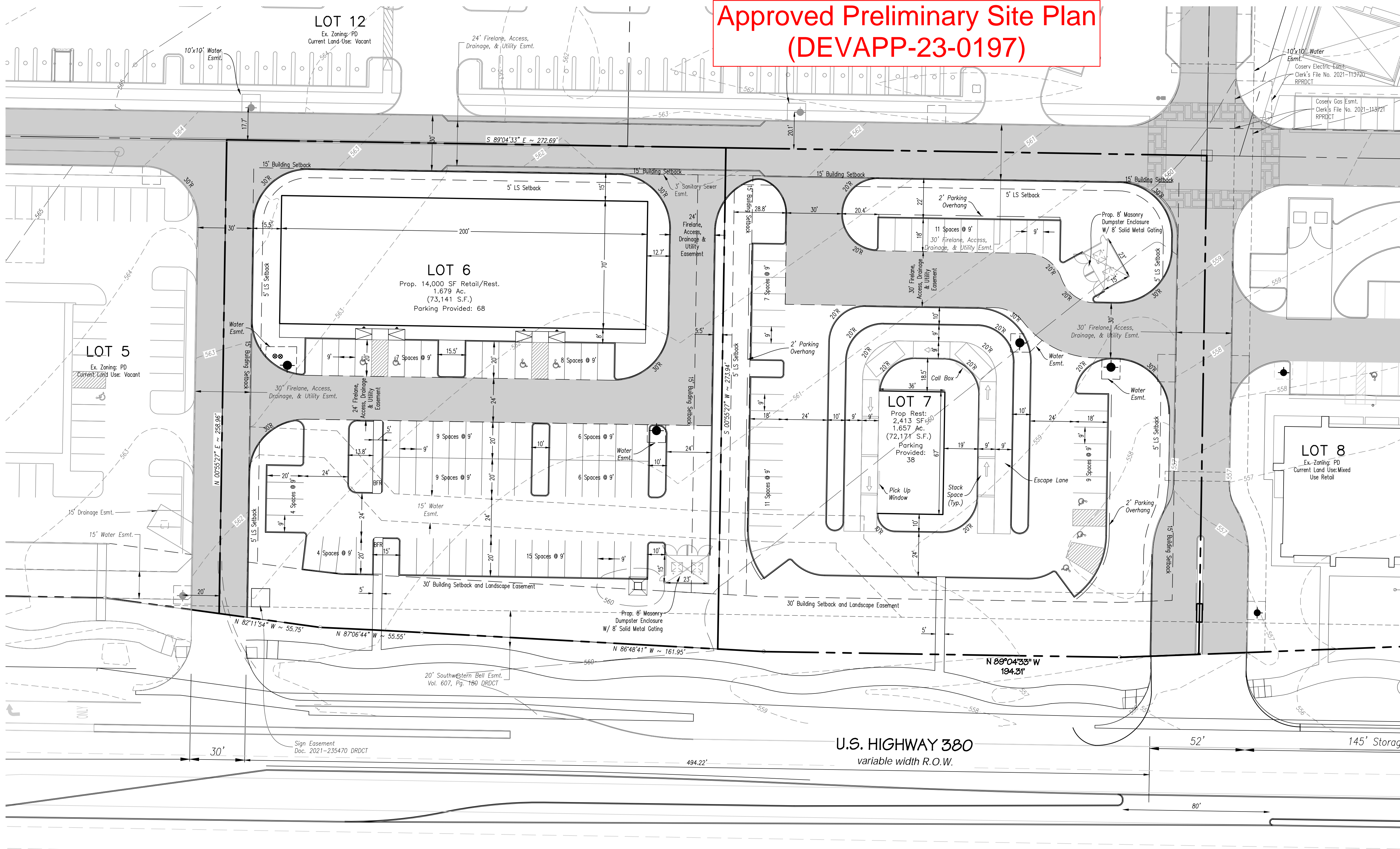


Approved Preliminary Site Plan
(DEVAPP-23-0197)



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 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 *

PRELIMINARY SITE PLAN
DEVAPP-23-0197

WESTSIDE ADDITION

BLOCK A, LOTS 6 & 7

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

Being a Revised Conveyance Plat of Lots 6 & 7, Block A

Westside Addition, Document Number 2022-55

Plat Records, Denton County, Texas

145,313 Sq.Ft. / 3.336 Acres

Current Zoning: PD-94

Town Case No. DEVAPP-23-0197

Prepared January 2024



P&Z Approved

2-06-2024

OWNER / APPLICANT
Westside Prosper, LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

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

Scale: 1" = 30' January, 2024 SEI Job No. 23-203

| Site Data Summary Table | Lot 6, Block A | Lot 7, Block A |
|---|---|-------------------------|
| General Site Data | | |
| Existing Zoning | PD-94 | PD-94 |
| Proposed Land Use | RETAIL/RESTAURANT | RESTAURANT w/DRIVE THRU |
| Lot Area (SF) | 73,141 | 72,171 |
| Lot Area (Ac) | 1.679 | 1.657 |
| Building Footprint (SF) | 14,000 | 2,413 |
| Total Building Area (SF) | 14,000 | 2,413 |
| Building Height | 29'-11"; 1 Story | 29'-11"; 1 Story |
| Lot Coverage | 19.14% | 3.34% |
| Floor Area Ratio (FAR) | 0.1914:1 | 0.0334:1 |
| Parking | | |
| Parking Ratio | 1:250; 1:100 | 1:100 |
| Parking Required | 48; 20 (Total 68) | 25 |
| Parking Provided | 68 | 38 |
| Accessible Parking Required | 3 | 3 |
| Accessible Parking Provided | 4 | 3 |
| Impervious/Pervious Area | | |
| Building Footprint Area (SF) | 14,000 | 2,413 |
| Parking & Drives for Parking (SF) | 30,749 | 30,091 |
| Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF) | 468 | 635 |
| Total Impervious Area (SF) | 45,217 | 32,895 |
| Total Impervious Area (%) | 61.82% | 45.58% |
| Total Pervious Area (SF) | 27,924 | 39,276 |
| Total Pervious Area (%) | 38.18% | 54.42% |
| Required Landscaping (SF) (15 SF / Parking Space) | 1,020 | 928 |
| Provided Landscaping (SF) | 13,259 | 14,710 |
| Open Space Required (SF) | 5,120 | 5,052 |
| Open Space Provided (SF) | Provided in Lots 14&19, See Case No. 222-0020 | |

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 plat.

2. Headlight screening will be provided in accordance with Town Standards.

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT