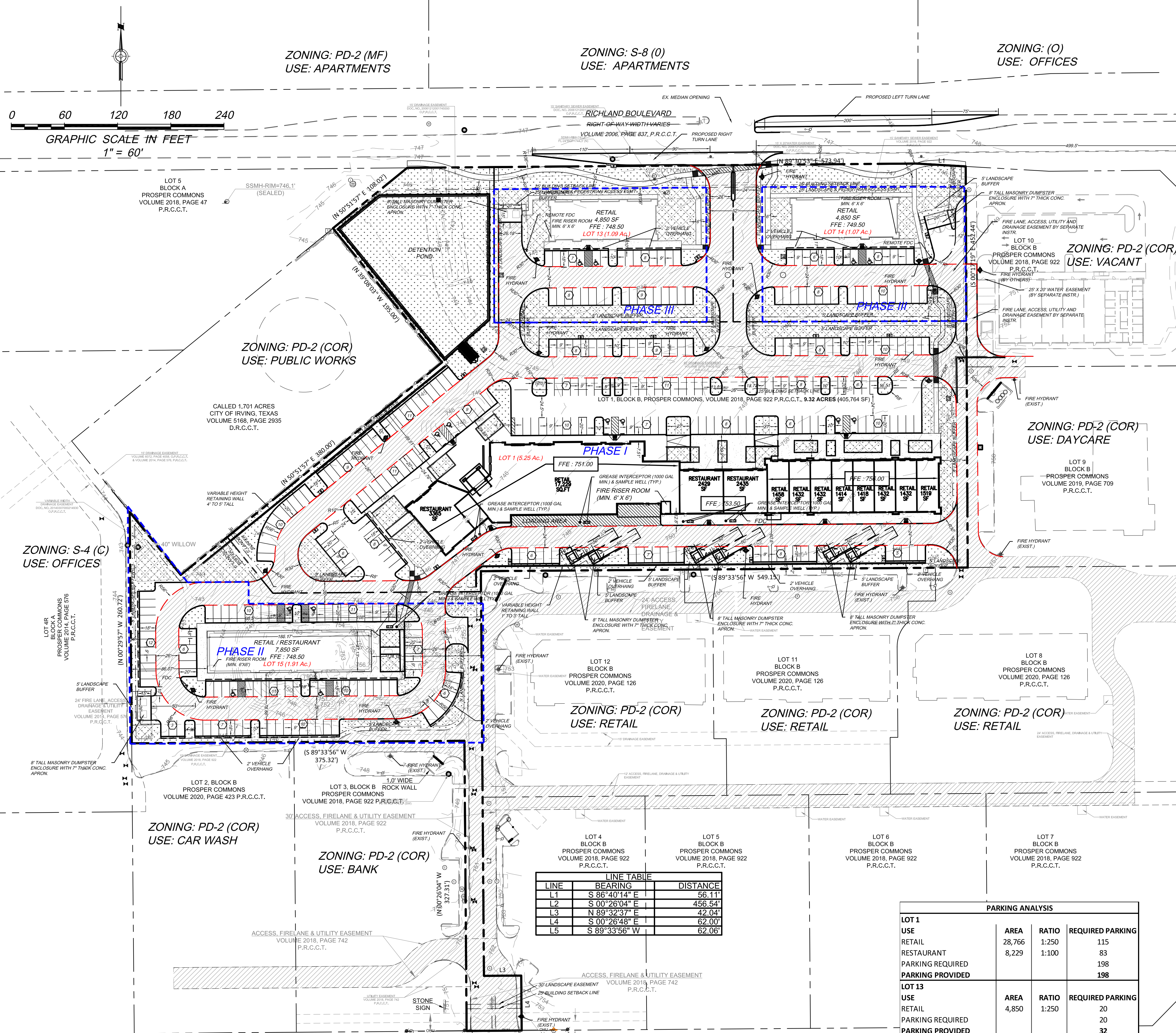
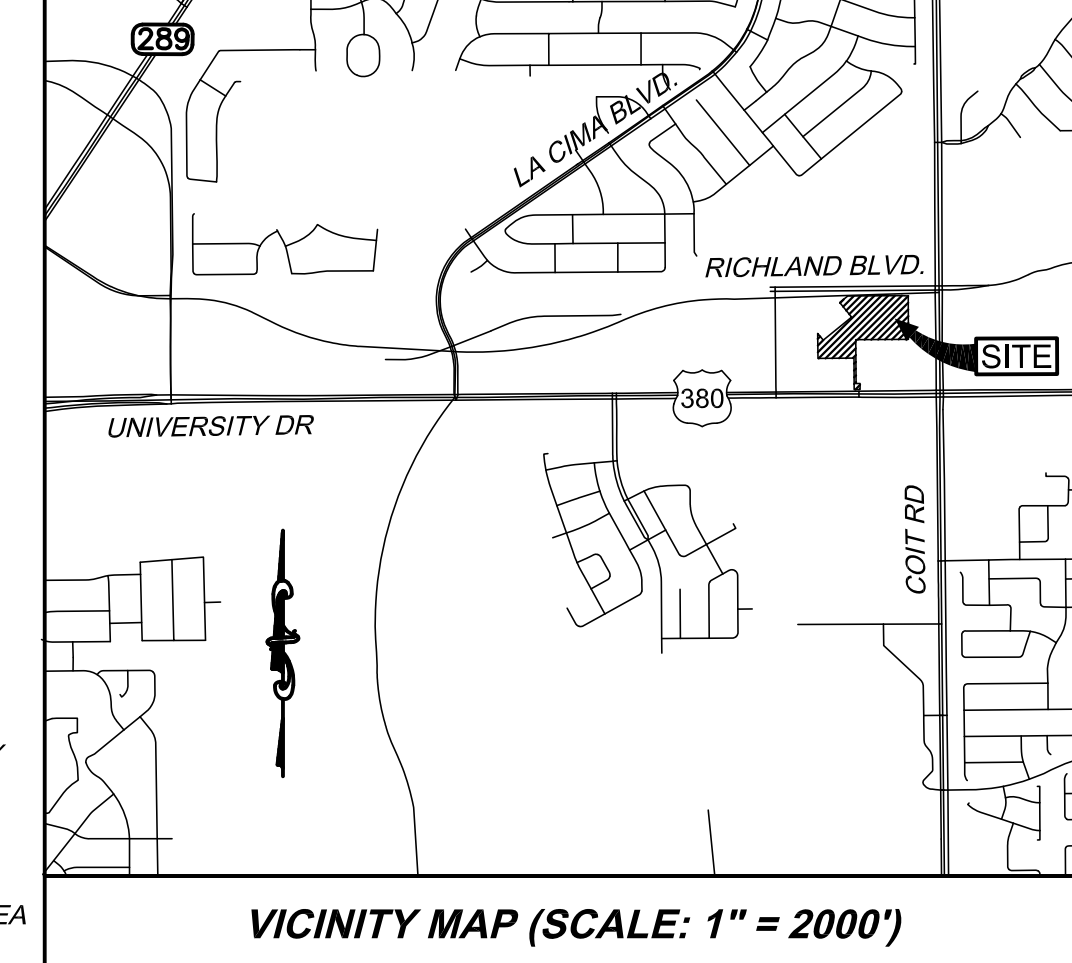


C:\Users\matthew.thomas\OneDrive\CD WORK FOLDER\2022\29 RETAIL PROSPER DESIGN SHEETS C-2.0 PRELIM SITE PLAN - INDIA BAZAAR PLAZA.DWG  
11/15/2024 2:15:18 PM



#### LEGEND:

---	PROPERTY LINE
- - -	ADJOINED PROPERTY
- - -	BUILDING SETBACK LINE
- - -	EASEMENTS
- - -	EXISTING CURB
- - -	PROPOSED CURB AND GUTTER
- - -	PAINTED STRIPE (TRAFFIC WHITE)
- - -	NO PARKING AREAS (TRAFFIC WHITE)
- - -	CONCRETE SIDEWALK
- - -	CONCRETE PAVEMENT
- - -	FIRE LANE, ACCESS UTILITY AND DRAINAGE EASEMENT
- - -	OPEN SPACE
- - -	INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- - -	PARKING STALL COUNT
- - -	PHASE LINE



THOMAS

SITE DEVELOPMENT  
ENGINEERING INC.

REGISTRATION NO. F-10289  
P.O. BOX 1261, COLLEEVILLE, TX 76034  
PHONE: (214) 680-2228; THOMAS-ENG.COM  
EMAIL: MATTHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED  
OR THE PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF:  
  
MATHEW THOMAS, P.E.  
LICENSED ENGINEER # 81576  
  
15 Nov 2024

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION

INDIA BAZAAR PLAZA  
RICHLAND BLVD  
PROSPER, TX 75078  
COLLIN COUNTY, TEXAS

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 1, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	5.25 Ac. (229,000 sf)
BUILDING AREA TOTAL (sf)	35,750
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	15.61%
FLOOR AREA RATIO	0.16
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 198 SPACES	2,970
INTERIOR LANDSCAPING PROVIDED SF	63,538
TOTAL IMPERVIOUS SURFACE AREA (sf)	165,152
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	16,008
OPEN SPACE PROVIDED (sf)	16,319

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 13, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.09Ac. (48,480 sf)
BUILDING AREA TOTAL (sf)	4,850
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	7.93%
FLOOR AREA RATIO	0.08
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 32 SPACES	480
INTERIOR LANDSCAPING PROVIDED SF	17,800
TOTAL IMPERVIOUS SURFACE AREA (sf)	30,680
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	4,281
OPEN SPACE PROVIDED (sf)	8,496

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 14, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.07 Ac. (46,609 sf)
BUILDING AREA TOTAL (sf)	35,750
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	9.18%
FLOOR AREA RATIO	0.09
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 32 SPACES	480
INTERIOR LANDSCAPING PROVIDED SF	16,286
TOTAL IMPERVIOUS SURFACE AREA (sf)	30,323
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	3,623
OPEN SPACE PROVIDED (sf)	8,415

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 15, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.91 Ac. (82,762 sf)
BUILDING AREA TOTAL (sf)	7,850
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	9.49%
FLOOR AREA RATIO	0.10
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 93 SPACES	1,385
INTERIOR LANDSCAPING PROVIDED SF	16,211
TOTAL IMPERVIOUS SURFACE AREA (sf)	66,989
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	5,793
OPEN SPACE PROVIDED (sf)	5,906

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°40'14" E	56.11'
L2	S 00°26'04" E	456.54'
L3	N 89°32'37" E	42.04'
L4	S 00°26'48" E	62.00'
L5	S 89°33'56" W	62.06'

PARKING ANALYSIS			
LOT 1 USE RETAIL RESTAURANT PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	28,766	1:250	115
	8,229	1:100	83
			198
LOT 13 USE RETAIL PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	4,850	1:250	20
			20
			32
LOT 14 USE RETAIL PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	4,850	1:250	20
			20
			32
LOT 15 USE RETAIL RESTAURANT PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	3,850	1:250	16
	4,000	1:100	40
			56
TOTAL REQUIRED PARKING			294
TOTAL PARKING PROVIDED			355
ADA SPACES REQUIRED			8
ADA SPACES PROVIDED			14

PARKING NOTE:  
CROSS PARKING AGREEMENT TO  
BE ESTABLISHED BETWEEN ALL  
LOTS

#### PRELIMINARY SITE PLAN 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.
- SIDE AND REAR SETBACKS ARE 0' PER ZONING ORDINANCE 84-16



P&Z Conditional Approval  
12/3/2024  
Subject to the creation of a Property  
Owners' Association prior to  
the recordation of a plat to subdivide the  
property.

FLOOD NOTE  
THIS PROPERTY IS LOCATED IN NON-SHADED  
ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD  
INSURANCE RATE MAP DATED JUNE 12, 2009 AND  
IS LOCATED IN COMMUNITY NUMBER 480130 AS  
SHOWN ON MAP NUMBER 48085C0235J.

CITY PROJECT NUMBER : DEVAPP-23-0131

#### PRELIMINARY SITE PLAN

PROSPER COMMONS, BLOCK B  
LOTS 1, 13, 14 & 15  
9.32 ACRES (405,764 SF)  
VOLUME 2018, PAGE 922 P.R.C.C.T.  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER  
INDIA BAZAAR STORES  
8450 ANGELS DR, PLANO, TX 75024, USA  
ATTN: MAHAN BASNET; PH: 469-982-2587

ENGINEER / APPLICANT  
THOMAS SITE DEVELOPMENT  
ENGINEERING INC.  
P.O. BOX 1261, COLLEEVILLE, TX 76034  
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

DATE	DESCRIPTION	REVISION

PSP  
DATE: 11-12-2024