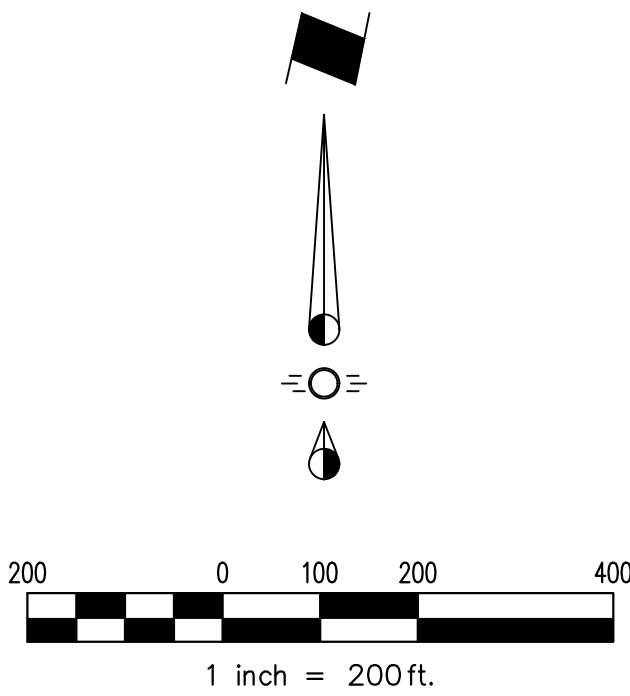
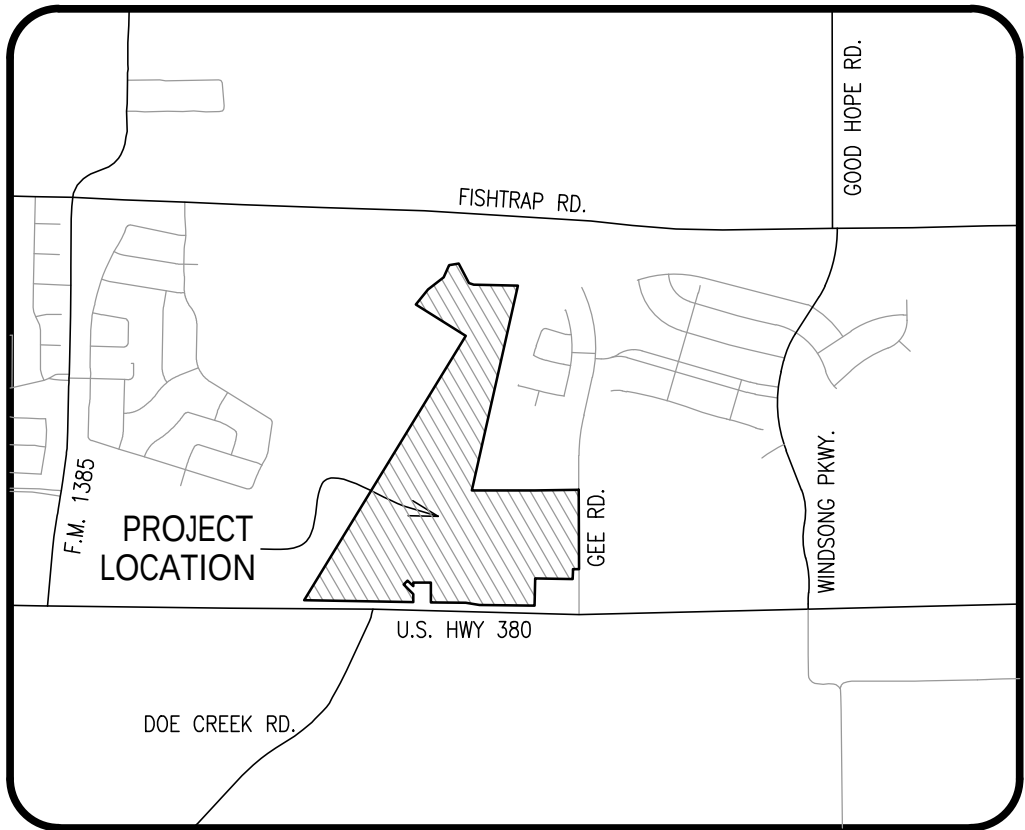


Expired Preliminary Site Plan
(D22-0039)



LOCATION MAP
1" = 200'

Town of Prosper Site Plan Notes:

1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Speedbumps/humps are not permitted within a fire lane.
10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
19. Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
20. All Retaining walls along creek to be stone.
21. All landscape easements must be exclusive of any other type of easement.
22. 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.
23. Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
24. All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
25. 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 approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such (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.
26. Prior to the submission of a site plan for either Lot 7, 8, 9, 10 or 11, the owner of Lot 12X shall execute a right-of-way dedication and escrow agreement, subject to the approval of the Town Council, not to be unreasonably withheld, dedicating a 30-foot wide public right-of-way in fee simple for a hike and bike trail and establishing an escrow of funds to offset the Town's construction, maintenance and ownership obligations for the hike and bike trail and the right-of-way, and the owner shall have no liability relating to the construction, maintenance or use of the hike and bike trail and right-of-way.
27. Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 12X, subject to appropriate federal approvals to the extent required by law.
28. Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.



CASE No. - D22-0039
Sheet 1 of 3
REVISED PRELIMINARY SITE PLAN
WESTFORK CROSSING
BLOCK A, LOTS 10, 11 & 12X
82.596 Acres
SITUATED IN THE
M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476
P. BARNES SURVEY, ABSTRACT NO. 79
A. JAMISON SURVEY, ABSTRACT NO. 672
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380 LP
7001 Preston Road, Suite 410
Dallas, Texas 75205
Telephone (214) 224-4600
Contact: Robert Dorazil

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: Kevin Wier

Scale: 1" = 200' April, 2022 SEI Job No. 21-211

SITE DATA SUMMARY TABLE																		
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
10	C	RETAIL	101,010	2.32	5,000	2 Story - Max. 40'	5.0%	0.0495:1	1/250	20	88	4	4	1,320	4,820	47,301	7,071	43,889
11	C	RETAIL/RESTAURANT	599,478	13.76	145,000	1 Story - Max. 40'	24.2%	0.2419:1	1/250(RETAIL) 1/100(RESTAURANT)	561	649	14	16	9,960	36,480	344,057	41,963	73,941
12X	C	OPEN SPACE	2,913,082	66.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	203,916	199,025

Drawing: C:\2021\0405\21-211 Westfork Crossing Revised.dwg & Topograph CAD Preliminary Site Plan.dwg Saved By: Jdot Date: 5/24/2022 3:24 PM
Printed by: Jdot Plot Date: 5/24/2022 3:24 PM
Scale: 1" = 60'

MATCHLINE SHEET 3

WINDSONG RANCH PHASE 3A-2

Zoning: SF (PD-53)
Use: Single Family

LOT 12X
2,913,082 s.f./66.875 Ac.

R=116.50'
D=31.82'
CB=S 83°01'03" W
CD=31.72'

LOT 11
599,478 s.f./13.762 Ac.

Proposed Use:
Retail/Restaurant
Bldg: 145,000 Sq. Ft.

Lot 8
Zoning: C
Use: Gym

Lot 7
Zoning: C
Use: Vacant

Lot 6
Zoning: C
Use: Car Wash

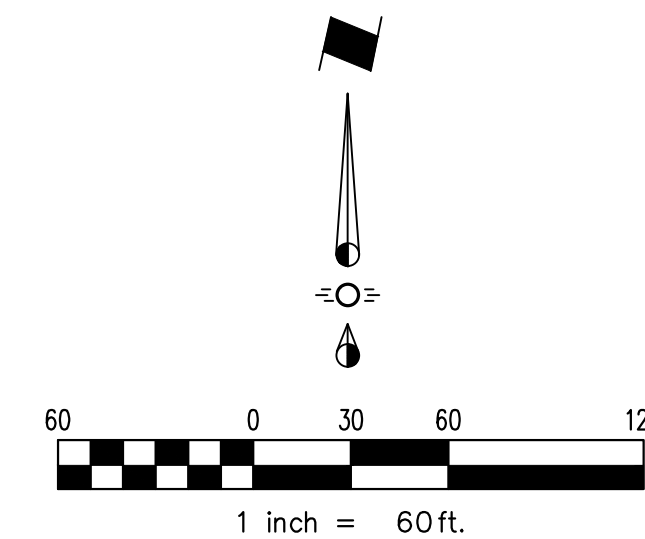
Lot 5
Zoning: S-27
Use: Vacant

Lot 4
Zoning: C
Use: Brake Shop

Lot 3
Zoning: C
Use: Oil Change Shop

Lot 2
Zoning: C
Use: Retail

Lot 1
Zoning: C
Use: Gas Station



LEGEND

- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED FIRE HYDRANT

CASE No. - D22-0039

Sheet 2 of 3

REVISED PRELIMINARY SITE PLAN

WESTFORK CROSSING

BLOCK A, LOTS 10, 11 & 12X

82.596 Acres

SITUATED IN THE

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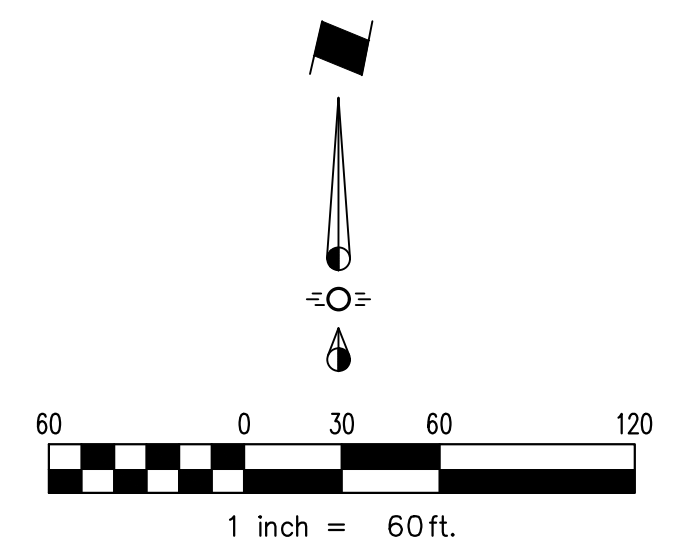
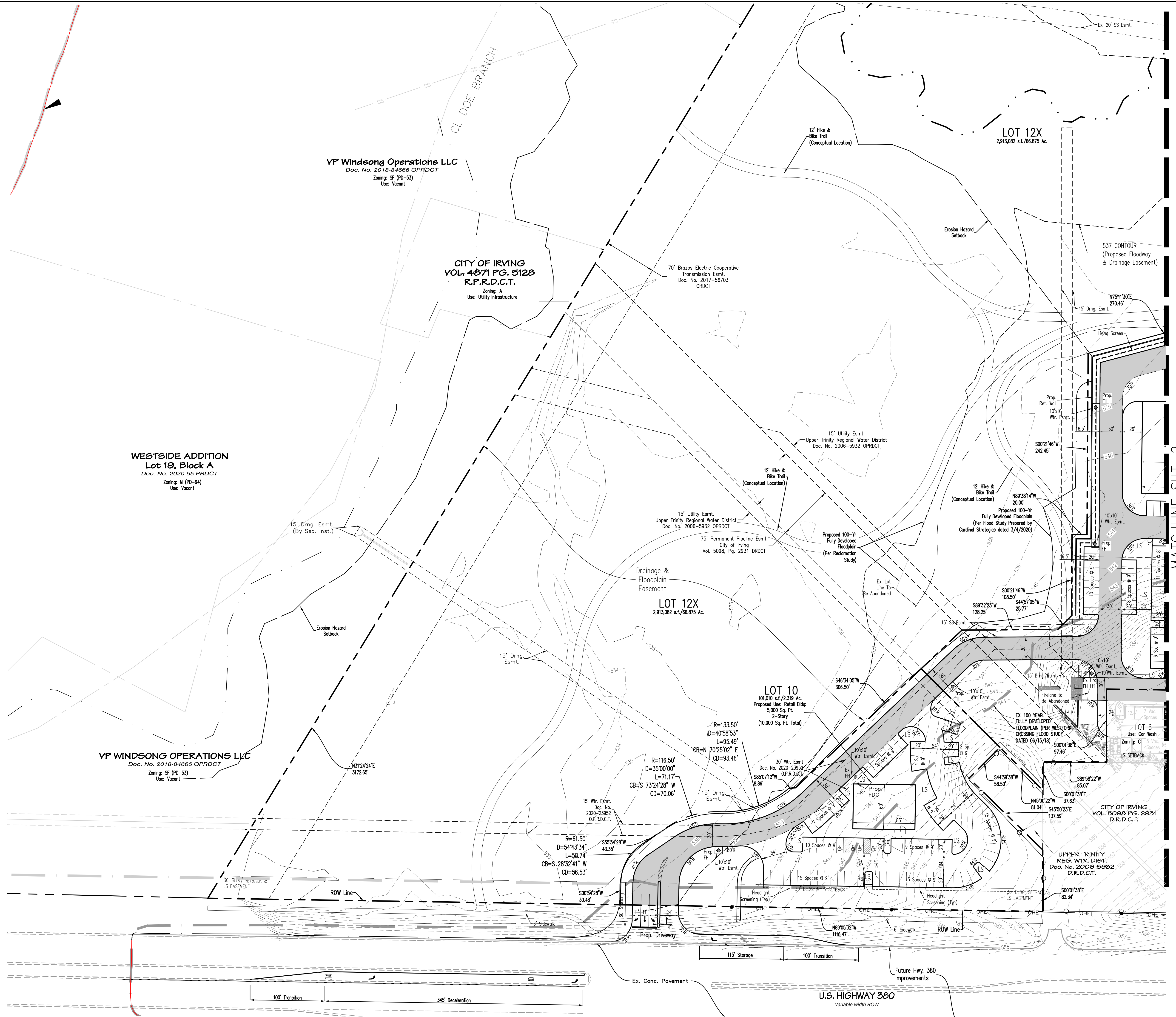
A. JAMISON SURVEY, ABSTRACT NO. 672

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Scale: 1" = 60' April, 2022 SEI Job No. 21-211



- LEGEND**
- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
 - FUTURE HIGHWAY 380 IMPROVEMENTS
 - PROPOSED FIRE HYDRANT

CASE No. - D22-0039
Sheet 3 of 3
REVISED PRELIMINARY SITE PLAN

WESTFORK CROSSING
BLOCK A, LOTS 10, 11 & 12X
82.596 Acres
SITUATED IN THE
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