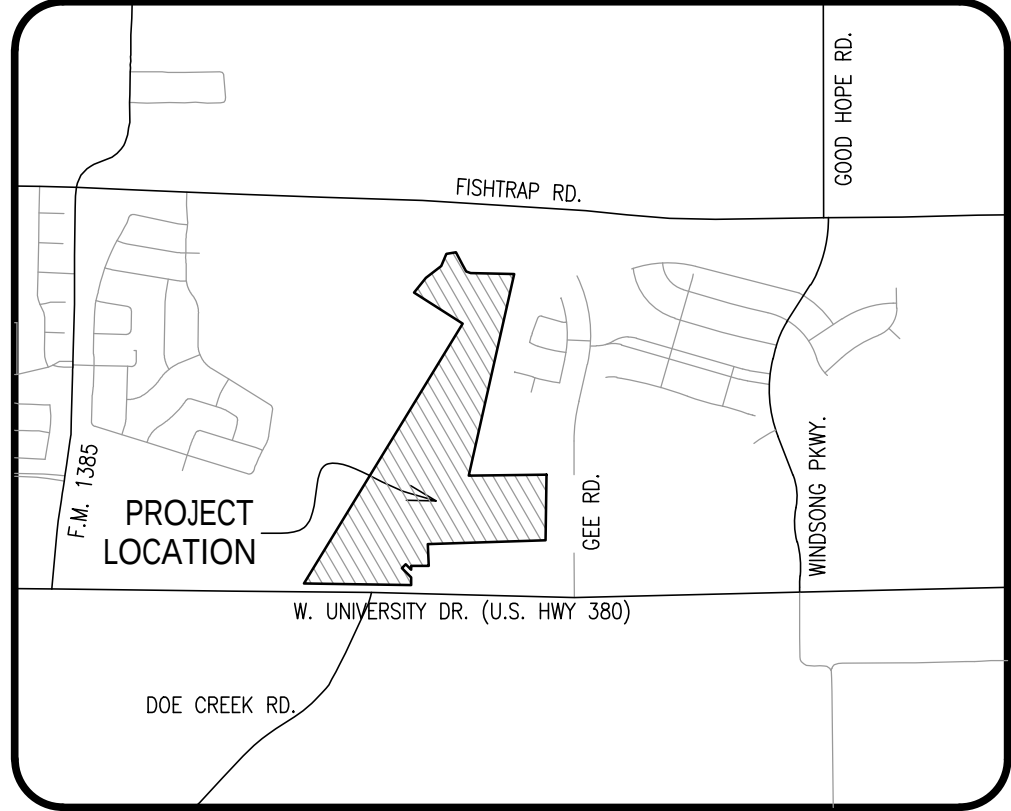
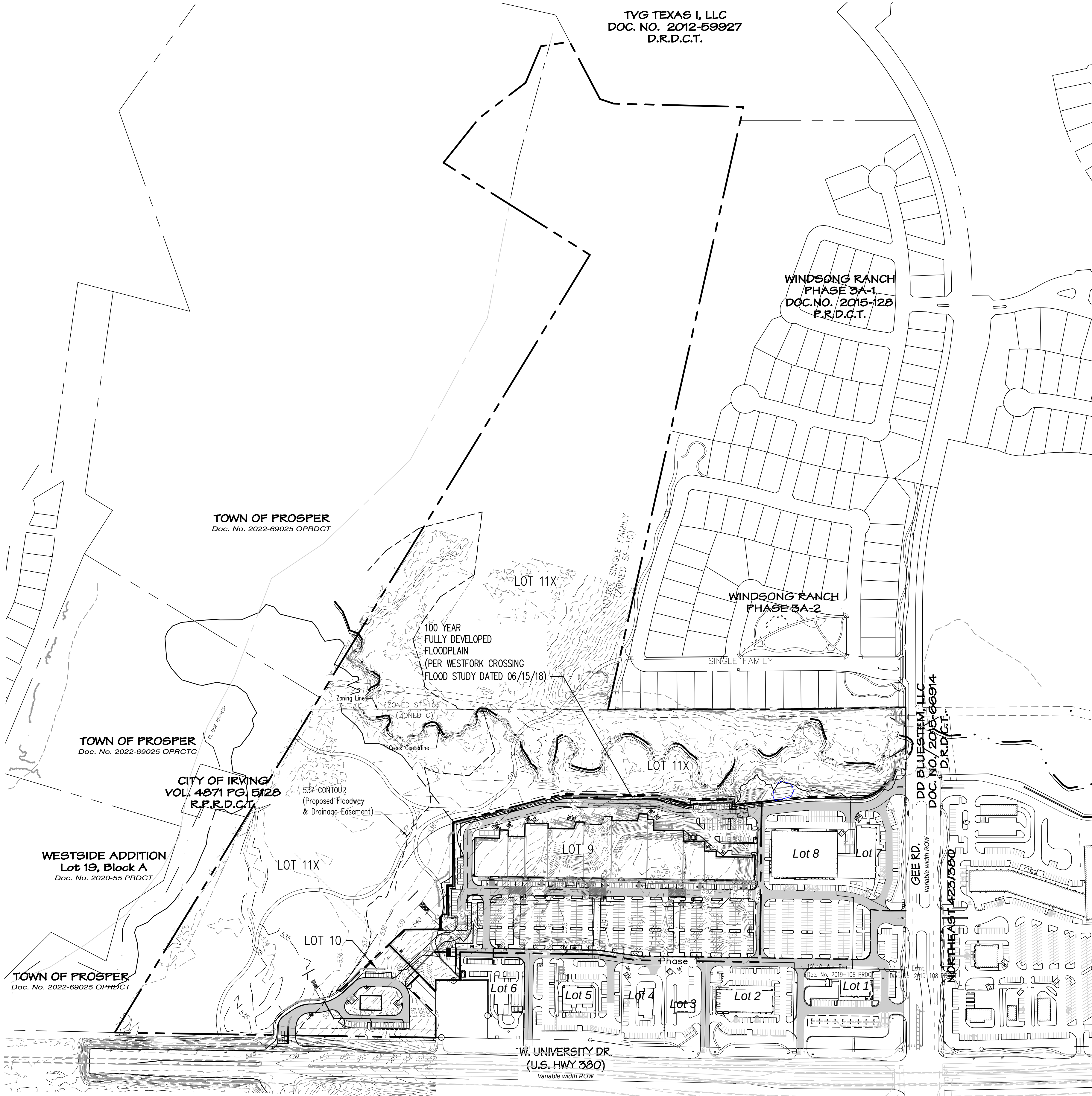


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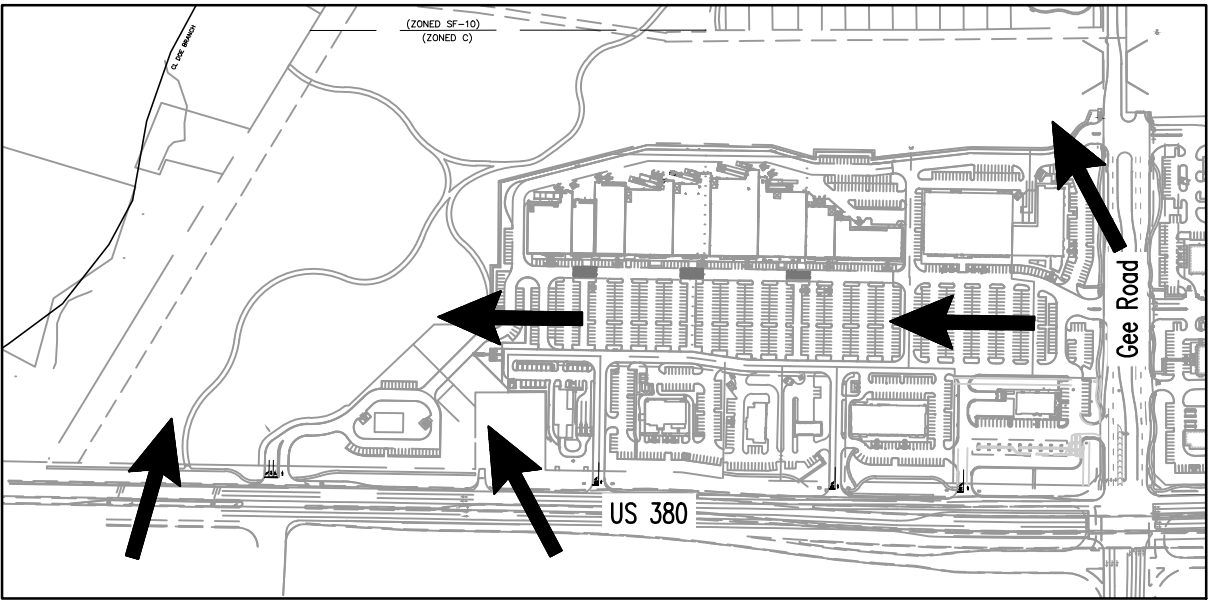
LOCATION MAP  
1" = 200'

Town of Prosper 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
- All Retaining walls along creek to be stone.
- 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.
- 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.
- All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
- The owner(s) of Lots 7, 8, 9, and 10 shall continue to have rights to access Lot 11X after deeding to the Town for the purpose of floodplain reclamation, grading, retaining wall maintenance, utility installation, and any additional activities required for the development and maintenance of the improvements shown on Lots 7, 8, 9, and 10.
- Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 11X, subject to appropriate federal approvals to the extent required by law.
- Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.
- All retail/commercial buildings with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections/recesses must be at least 25% of the length of the facade. No uninterrupted length may exceed 100 feet in length.
- At the Site Plan level, ensure all proposed commercial restaurant/food facilities install their own individual minimum 1,000 gallon grease trap. Grease trap must be exterior, in ground and must include a sample well. Grease trap cannot be installed in a parking stall or firelane. Grease trap size and location must be shown on Site Plan per Health Department.

Proposed Creek Amenities:

- Hike & bike trail
- Visibility corridor from Gee Road and US380  
- see Inset A for Visibility Corridors
- Trail head park



CASE No. - DEVAPP - 24 - 0174  
Sheet 1 of 3  
REVISED PRELIMINARY SITE PLAN

WESTFORK CROSSING

BLOCK A, LOTS 9, 10, 11X

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

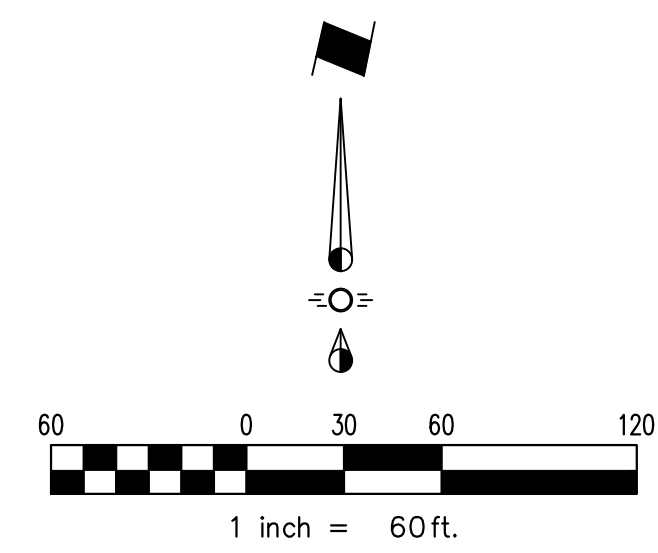
OWNER / APPLICANT  
Northwest 423/380 LP  
7001 Preston Road, Suite 410  
Dallas, Texas 75205  
Telephone (214) 224-4600  
Contact: Robert Dorazil

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

Scale: 1" = 200' July, 2025 SEI Job No. 23-168

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    |                                               |                        |              |                  |                                 |                               |                  |                           |                           |                                  |                                  |                      |                          |                          |
| 9   | C      | RETAIL + RESTAURANT | 617,515   | 14.18 | 153,600 SF (144,850 RETAIL, 8,750 RESTAURANT) | 1 Story - Max. 38'-10" | 24.9%        | 0.2580:1         | 1/250(RETAIL) 1/100(RESTAURANT) | 144,850/250 + 8,750/100 = 667 | 667              | 14                        | 16                        | 10,005                           | 19,725                           | 488,100              | 43,226                   | 44,357                   |
| 10  | C      | RETAIL              | 101,010   | 2.32  | 3,700                                         | 1 Story - Max. 40'     | 3.7%         | 0.0366:1         | 1/250                           | 15                            | 37               | 4                         | 4                         | 555                              | 1,165                            | 44,600               | 7,071                    | 15,496                   |
| 11X | C      | OPEN SPACE          | 2,895,045 | 66.46 | NA                                            | NA                     | NA           | NA               | NA                              | NA                            | NA               | NA                        | NA                        | NA                               | NA                               | 202,653              | 207,918                  |                          |



- Proposed Creek Amenities:**
1. Hike & bike trail
  2. Visibility corridor from Gee Road
  3. Trail head park

- LEGEND**
- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
  - PROPOSED FIRE HYDRANT
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE

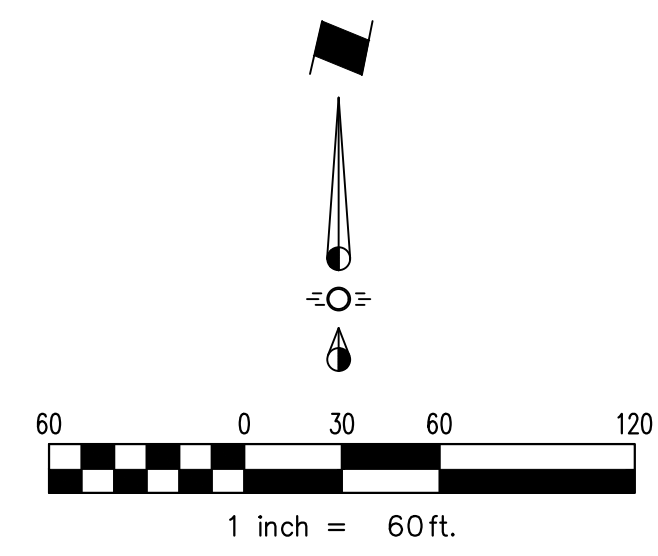
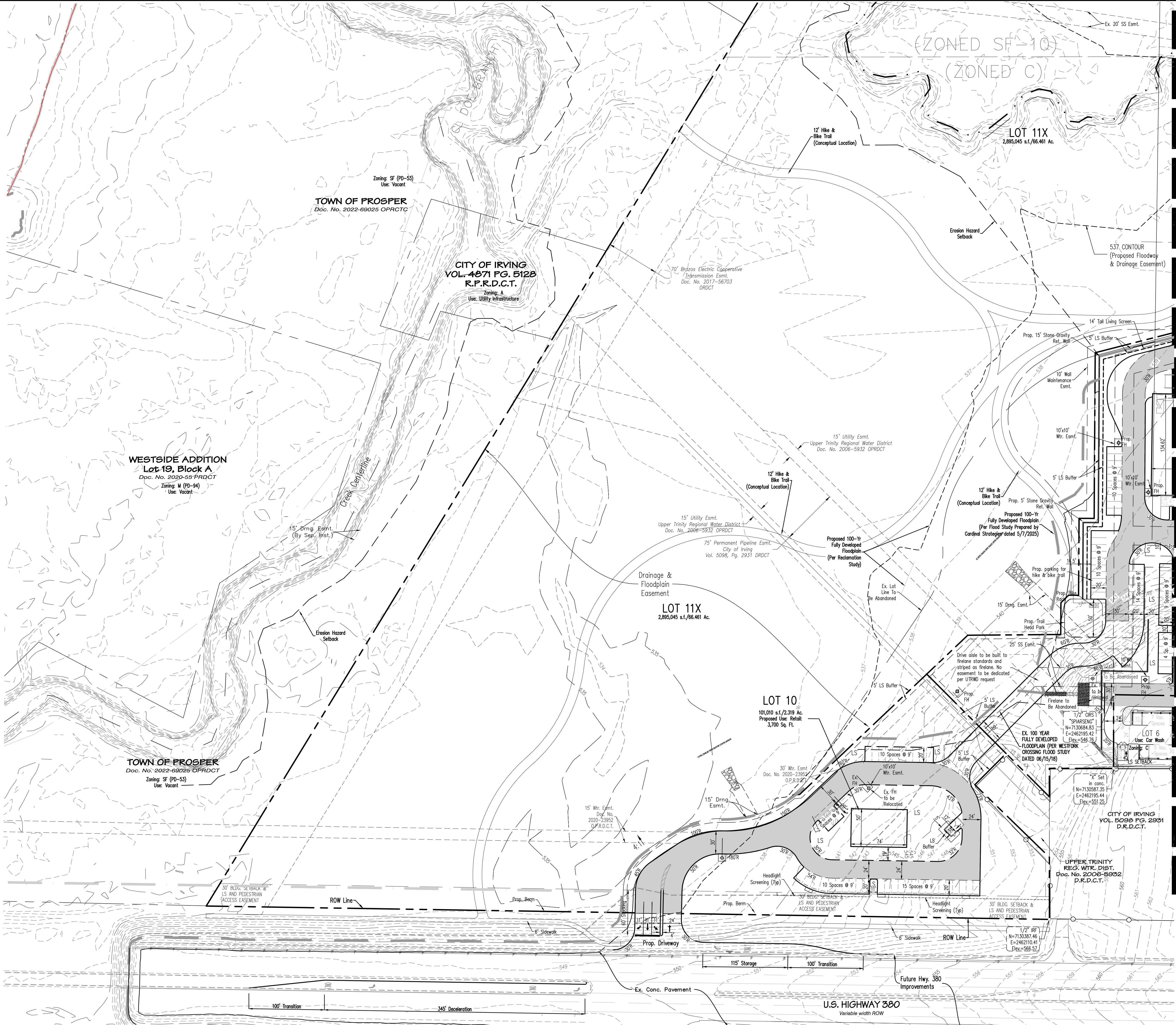
CASE No. - DEVAPP - 24 - 0174  
Sheet 2 of 3  
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**WESTFORK CROSSING**  
BLOCK A, LOTS 9, 10, 11X  
82.596 Acres  
SITUATED IN THE  
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TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northwest 423/380 LP  
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Contact: Robert Dorazil

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

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- Proposed Creek Amenities:**
1. Hike & bike trail
  2. Visibility corridor from Gee Road
  3. Trail head park

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

CASE No. - DEVAPP - 24 - 0174  
Sheet 3 of 3  
REVISED PRELIMINARY SITE PLAN  
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Scale: 1" = 60' July, 2025 SEI Job No. 23-168