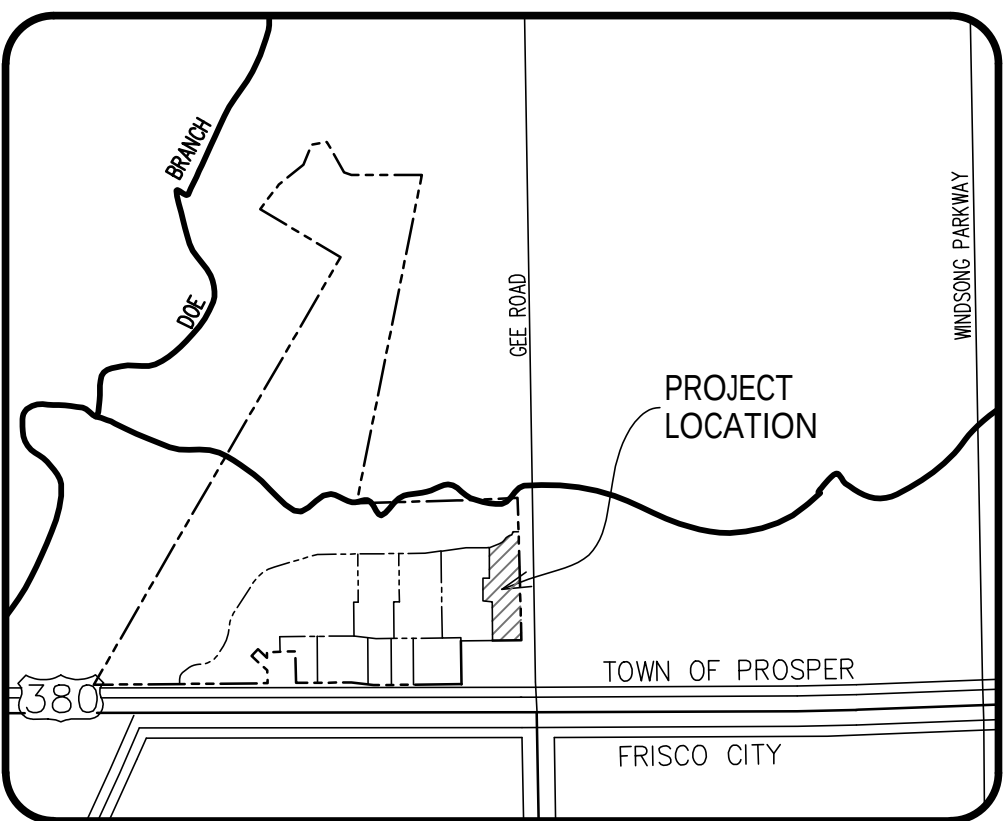
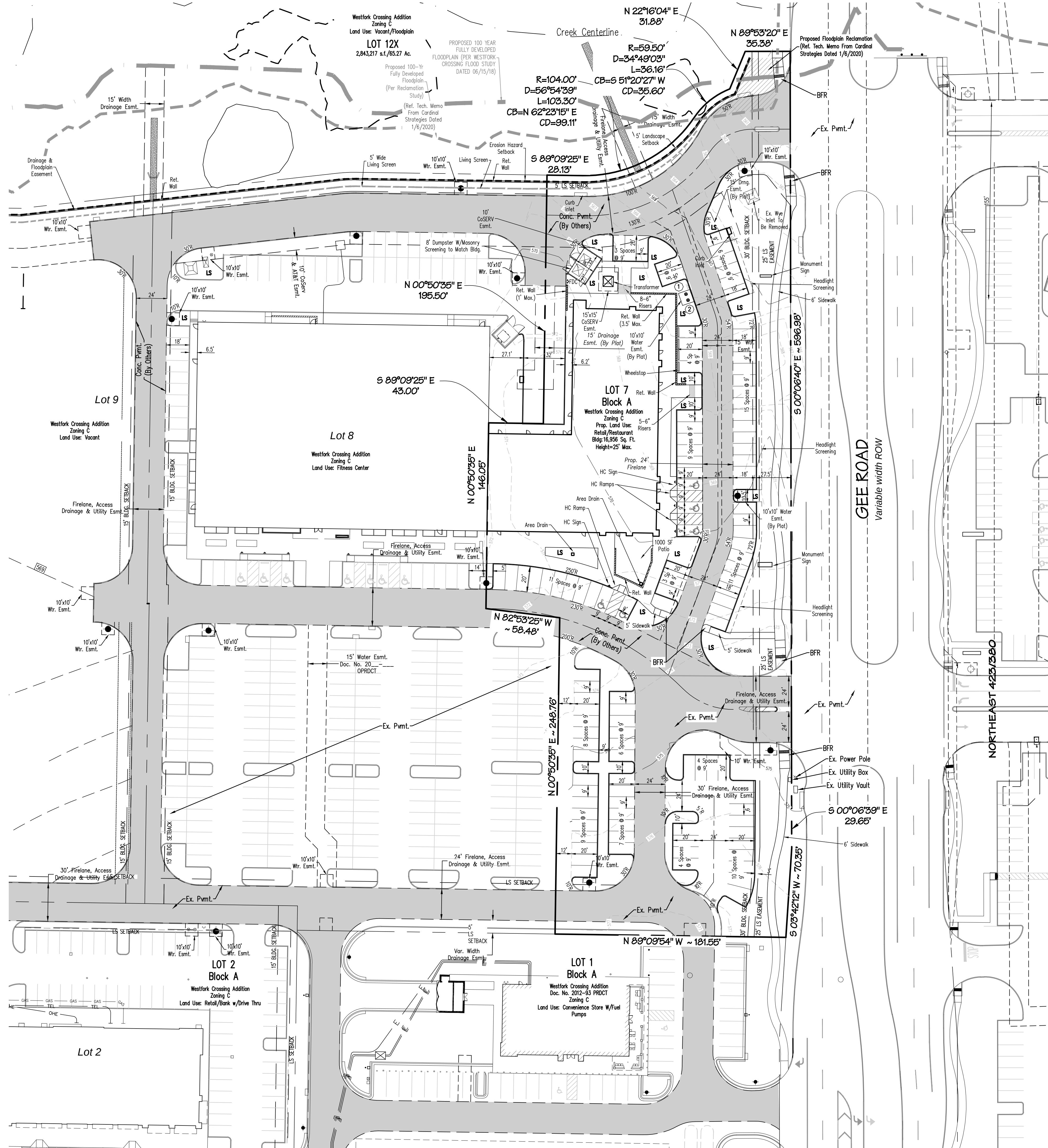




LOCATION MAP
NTS

Site Data Summary Table

SITE DATA	
Zoning	C - Commercial
Proposed Use	Restaurant/Retail
Lot Area	2,918 Ac. (127,117 Sq. Ft.)
Building Area	5,500 Sq. Ft. (Restaurant) 11,456 Sq. Ft. (Retail)
Patio Area	1,000 Sq. Ft.
Building Height:	1 Story, 25' Max.
Lot Coverage	13.34%
Floor Area Ratio	0.1334:1
Parking Ratio:	1 Sp./250 Sq. Ft. (Retail) 1 Sp./100 Sq. Ft. (Restaurant) 1 Sp./100 Sq. Ft. (Patio)
Total Parking Required	111 Sp.
Total Parking Provided	112 Sp. (Incl. 5 HC)
Total Impervious Surface	68,818 Sq. Ft.
Required Landscape Area	15 Sq. Ft Per Pkg Sp=1,515 Sq. Ft.
Provided Landscape Area	6,442 Sq. Ft.

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/humps are not permitted within a fire lane.
- 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.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 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.
- The approval of a site plan shall be effective for a period of eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with an preliminary site plan for the property, is null and void.

Note:
1. All curb radii are 3' unless otherwise noted.
2. All dimensions are to the face of curb, or the edge of building.

Water Meter Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	2"	1	6"
②	Irrigation	1"	1	N/A

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

LEGEND
FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
PROPOSED FIRE HYDRANT
LANDSCAPE AREA

CASE No. - D22-0041
SITE PLAN
WESTFORK CROSSING
BLOCK A, LOT 7
2.918 Acres
SITUATED IN THE
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
TOWN OF PROSPER, DENTON COUNTY, TEXAS