



## Vicinity Map

NTS

### 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 or 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.
- 9) No trees on site.

### SITE DATA

Zoning  
Proposed Use:

Lot Area:  
Building 1 Area:  
Building 1 Height:  
Building 2 Area:  
Building 2 Height:

Lot Coverage:  
Floor Area Ratio:  
Parking Required:

Total Parking Provided:  
HC Parking Required:

Landscape Required:  
Landscape Provided:  
Impervious Surface:  
Open Space Required:  
Open Space Provided:

### LOT 18R

Mixed Use PD-94  
Retail/Restaurant

139,235 Sq. Ft. (139,235 Sq. Ft.)  
10,125 Sq. Ft.  
1 Story, 27'-0" Max.  
12,950 Sq. Ft.  
1 Story, 27'-0" Max.

16.6%  
0.166:1  
Retail 1:250 Sq. Ft.(11,375 Sq. Ft.) = 46 Sp.  
Restaurant 1:100 Sq. Ft.(11,700 Sq. Ft.) = 117 Sp.  
Ratio 1:200 Sq. Ft.(950 Sq. Ft.) = 5 Sp.  
Total Required: 168 Spaces

### LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED BERM AREA
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

### Site Plan

## WESTSIDE 18R

Westside Addition - Block A, Lot 18R

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

139,235 Sq. Ft./3.196 Acres

Current Zoning: PD-94

Town Case No. DEVAPP-24-0135

### OWNER / APPLICANT

SSSS Holdings, LLC  
8668 John Hickman Pkwy, Suite 907  
Frisco, Texas 75034  
Telephone (248) 345-3818  
Contact: Shiva Kondru

### ENGINEER / SURVEYOR

Spars Engineering, Inc.  
501 W President George Bush Pkwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPESL No. F-2121 and No. F-10043100  
Contact: Karis Smith