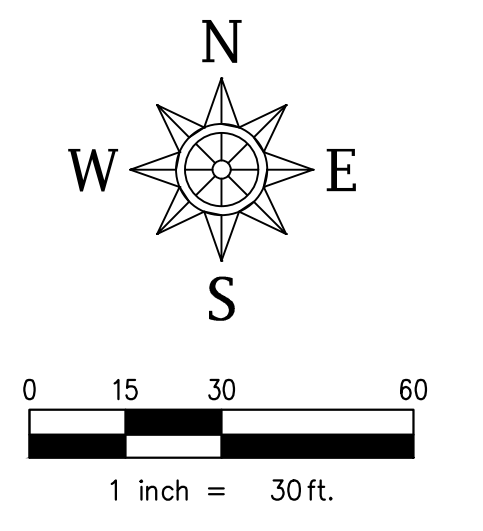
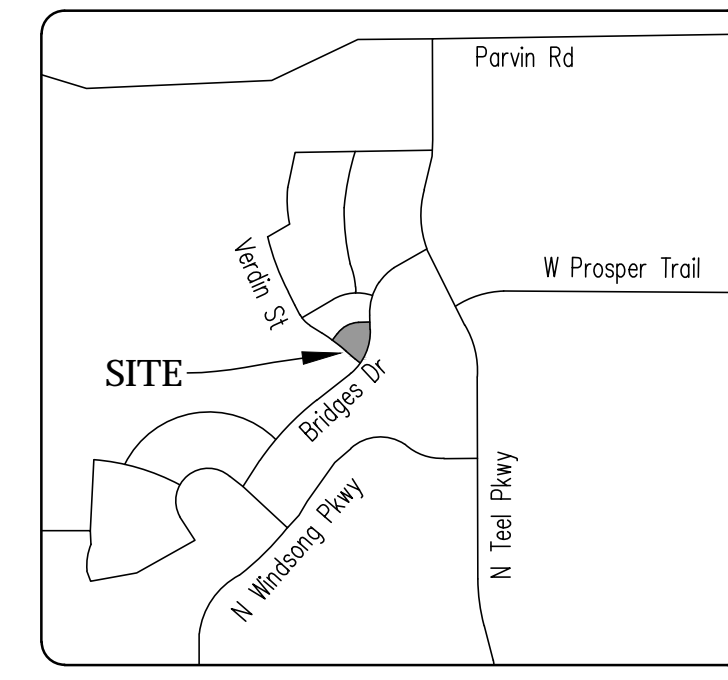
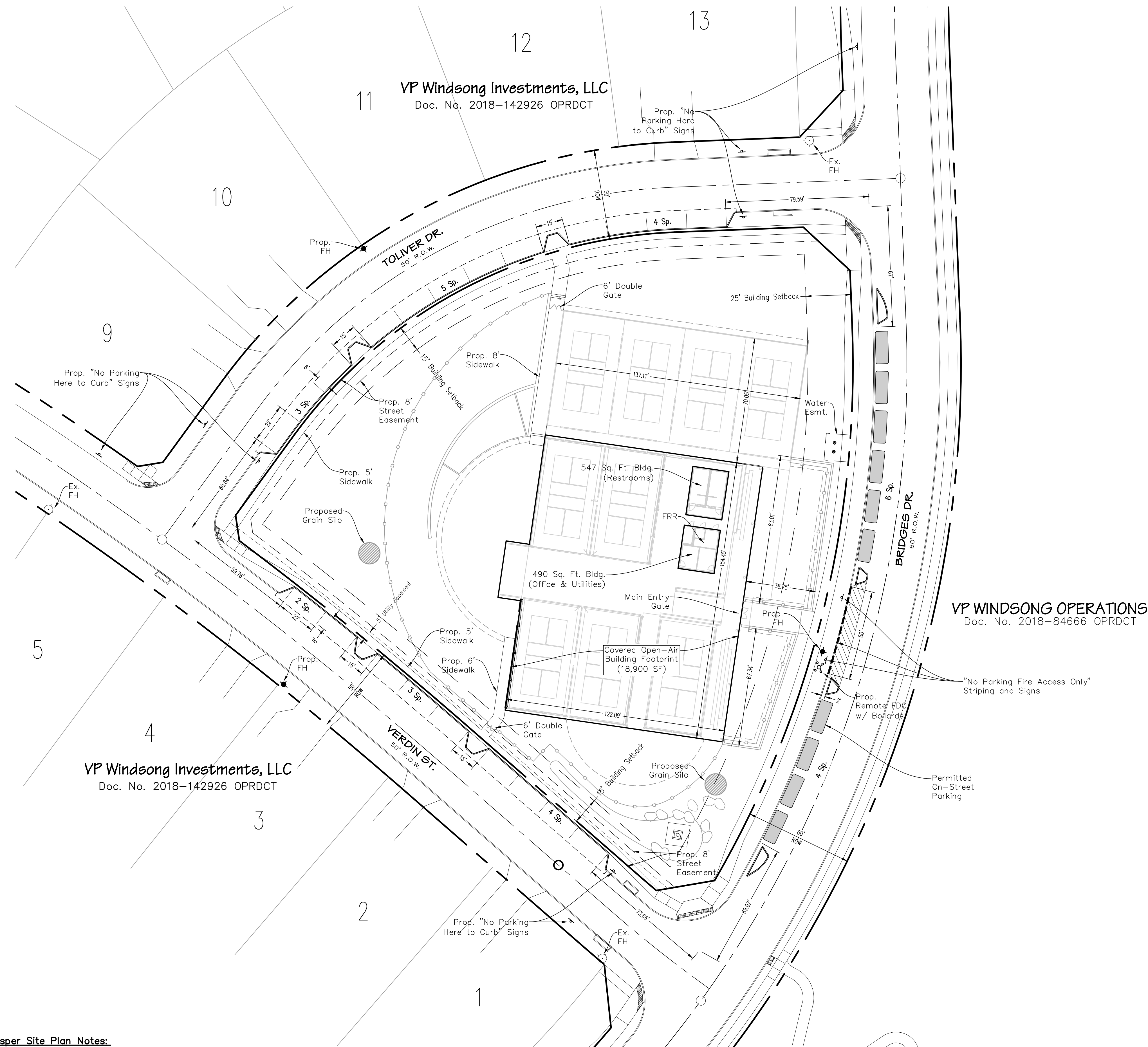


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SITE DATA SUMMARY TABLE -- LOT 3, BLOCK X

| | |
|----------------------------------|--|
| Zoning | PD-40 SF |
| Proposed Use | Amenity Center |
| Lot Area | 1,886 Ac. (82,170 Sq. Ft.) |
| Building Area | 18,900 Sq. Ft. (Court Pavilion) |
| | 1,037 Sq. Ft. (Internal Buildings) |
| Building Height | 1-Story, 31'-10" (Pavilion) |
| Lot Coverage | 41.53% |
| Floor Area Ratio | 0.415:1 |
| Parking Required | 31 Sp. |
| Total Parking Provided | 31 Sp. (On-Street) |
| Parking Lot Landscaping Required | 20 Sq. Ft./Sp. = 20 Sq. Ft. * 23 Sp. = 460 Sq. Ft. |
| Parking Lot Landscaping Provided | 2,514 Sq. Ft. |
| Total Impervious Area | 38,710 Sq. Ft. |
| Required Open Space Area | 7% = 5,752 Sq. Ft. |
| Provided Open Space Area | 24,700 Sq. Ft. |

LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- ⊕ LIGHT POLE/STANDARD
- ⊙ GUY WIRE ANCHOR
- BOLLARD
- ⊙ SIGNPOST
- OE— OVERHEAD POWER LINE
- CM— CONTROL MONUMENT
- FRR FIRE RISER ROOM
- ⊕ PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER

VP Windsong Investments, LLC
Doc. No. 2018-142926 OPRDCT

VP WINDSONG OPERATIONS
Doc. No. 2018-84666 OPRDCT

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 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 approval is 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.

Water Meter & Sewer Schedule

| I.D. | Type | Size | No. | Sewer |
|------|------|------|-----|-------|
| ① | Dom. | 2" | 1 | 6" |
| ② | Irr. | 1.5" | 1 | — |

General Notes:

1. All dimensions are to face of curb or edge of building unless otherwise noted.
2. Ref. Landscape Plans for all wall heights and types.
3. The entire covered pavilion to be equipped with sprinkler protection and a fire alarm.
4. No fire pits or grills permitted under pavilion structure.

SITE PLAN
WINDSONG RANCH AMENITY CENTER 4
 WINDSONG RANCH PHASE 6E ADDITION
 BLOCK X, LOT 3
 82,170 Sq. Ft./1,886 Acres
 Town Case #: DEVAPP-24-0018

ENGINEER / SURVEYOR / APPLICANT
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 TBPE No. F-2121
 Contact: Joe Lehman

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