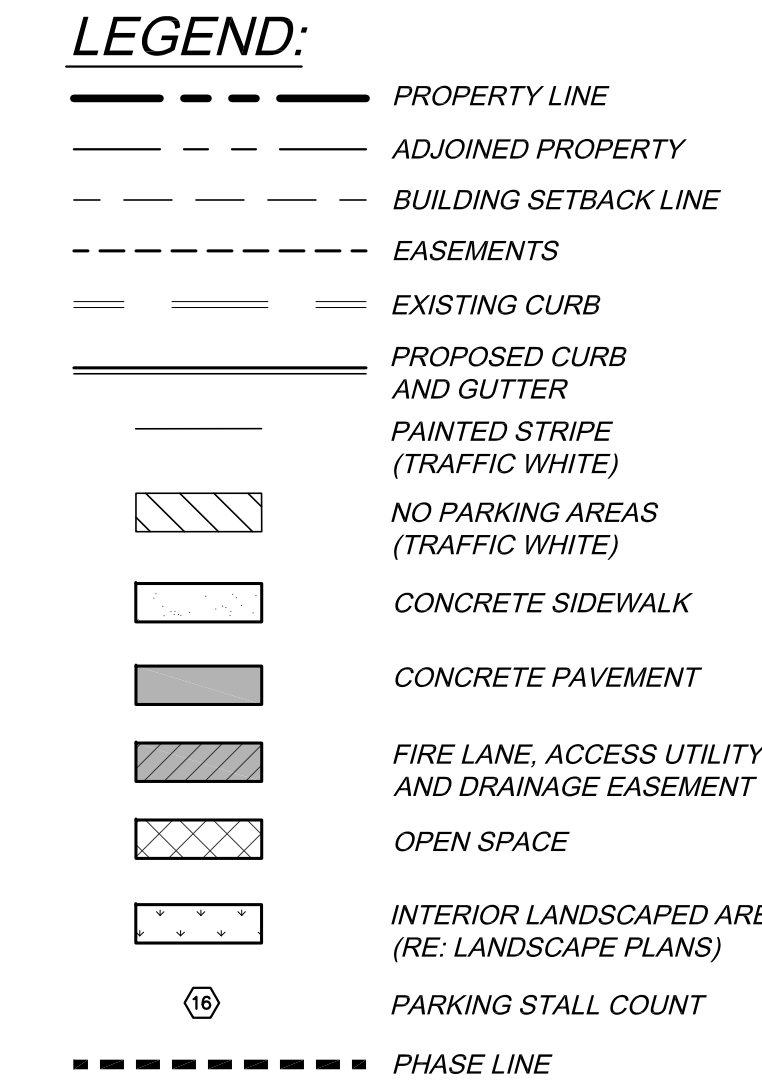




PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

INDIA BAZAAR PLAZA
RICHLAND BLVD
PROSPER, TX 75078
COLLIN COUNTY, TEXAS

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 15, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.91 Ac. (82,762 sf)
BUILDING AREA TOTAL (sf)	7,850
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	9.49%
FLOOR AREA RATIO	0.10
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 93 SPACES	1,385
INTERIOR LANDSCAPING PROVIDED SF	16,211
TOTAL IMPERVIOUS SURFACE AREA (sf)	66,989
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	5,793
OPEN SPACE PROVIDED (sf)	5,906

PARKING ANALYSIS			
LOT 1			
USE	AREA	RATIO	REQUIRED PARKING
RETAIL	28,766	1:250	115
RESTAURANT	8,229	1:100	83
PARKING REQUIRED			198
PARKING PROVIDED			198
LOT 13			
USE	AREA	RATIO	REQUIRED PARKING
RETAIL	4,850	1:250	20
PARKING REQUIRED			20
PARKING PROVIDED			32
LOT 14			
USE	AREA	RATIO	REQUIRED PARKING
RETAIL	4,850	1:250	20
PARKING REQUIRED			20
PARKING PROVIDED			32
LOT 15			
USE	AREA	RATIO	REQUIRED PARKING
RETAIL	3,850	1:250	16
RESTAURANT	4,000	1:100	40
PARKING REQUIRED			56
PARKING PROVIDED			93
TOTAL REQUIRED PARKING			294
TOTAL PARKING PROVIDED			355
ADA SPACES REQUIRED			8
ADA SPACES PROVIDED			14

FLOOD NOTE
THIS PROPERTY IS LOCATED IN NON-SHADED
ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD
INSURANCE RATE MAP DATED JUNE 02, 2009 AND
IS LOCATED IN COMMUNITY NUMBER 480130 AS
SHOWN ON MAP NUMBER 48085C0235J.

PRELIMINARY 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, 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.
4. 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.
5. 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.
6. SIDE AND REAR SETBACKS ARE 0' PER ZONING ORDINANCE 04-16

PARKING NOTE:
CROSS PARKING AGREEMENT TO
BE ESTABLISHED BETWEEN ALL
LOTS

CITY PROJECT NUMBER : DEVAPP-23-0131

PRELIMINARY SITE PLAN

PROSPER COMMONS, BLOCK B
LOTS 1, 13, 14 & 15
9.32 ACRES (405,764 SF)
VOLUME 2018, PAGE 922 P.R.C.C.
TOWN OF PROSPER, COLLIN COUNTY,

<u>OWNER/ DEVELOPER</u>	<u>ENGINEER / APPLICANT</u>
INDIA BAZAAR	THOMAS SITE DEVELOPMENT
INDIA BAZAAR STORES	ENGINEERING INC.
8450 ANGELS DR, PLANO, TX 75024, USA	P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MAHAN BASNET; PH: 469-982-2587	ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

PSP

DATE: 11-12-2024