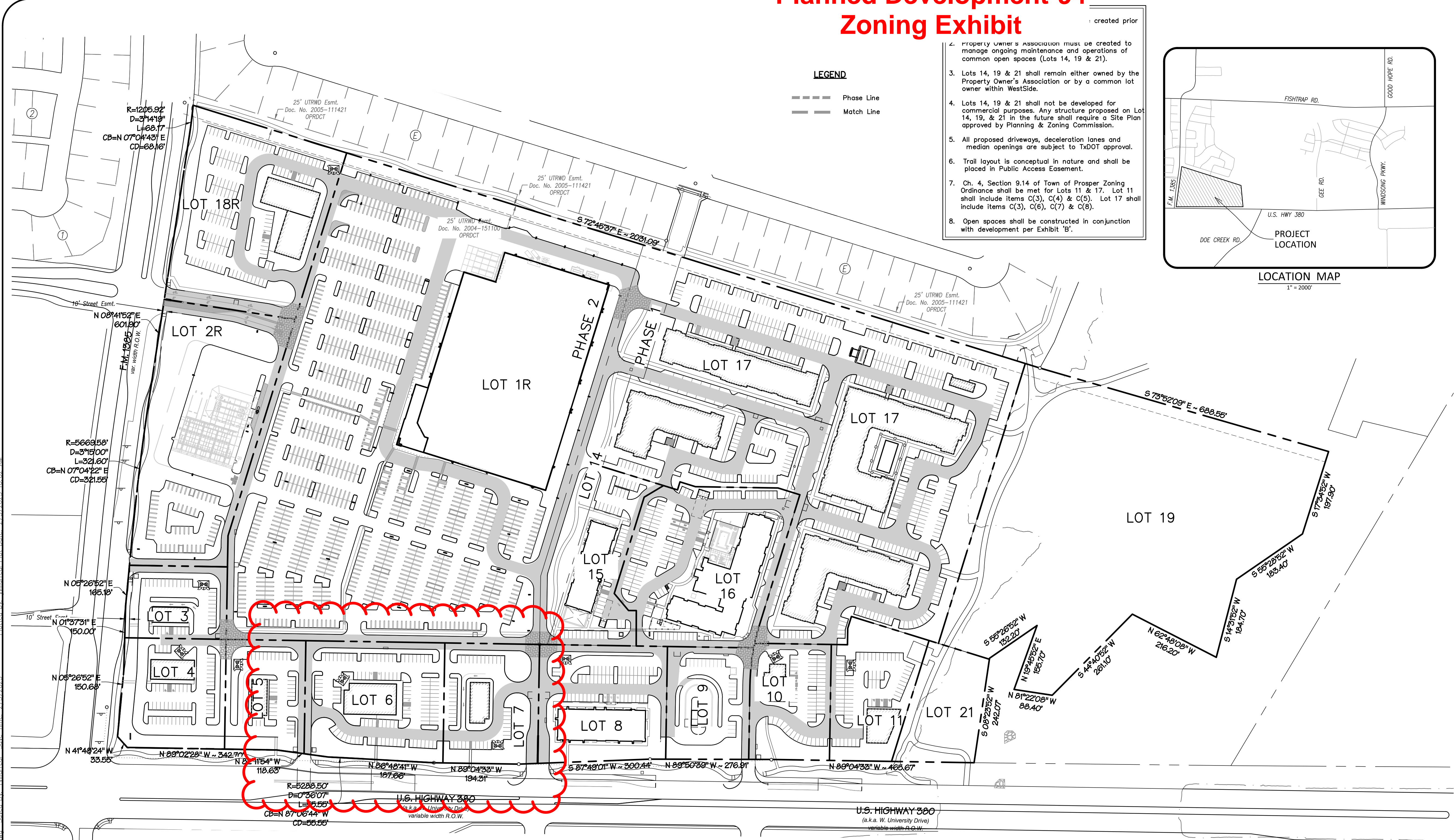
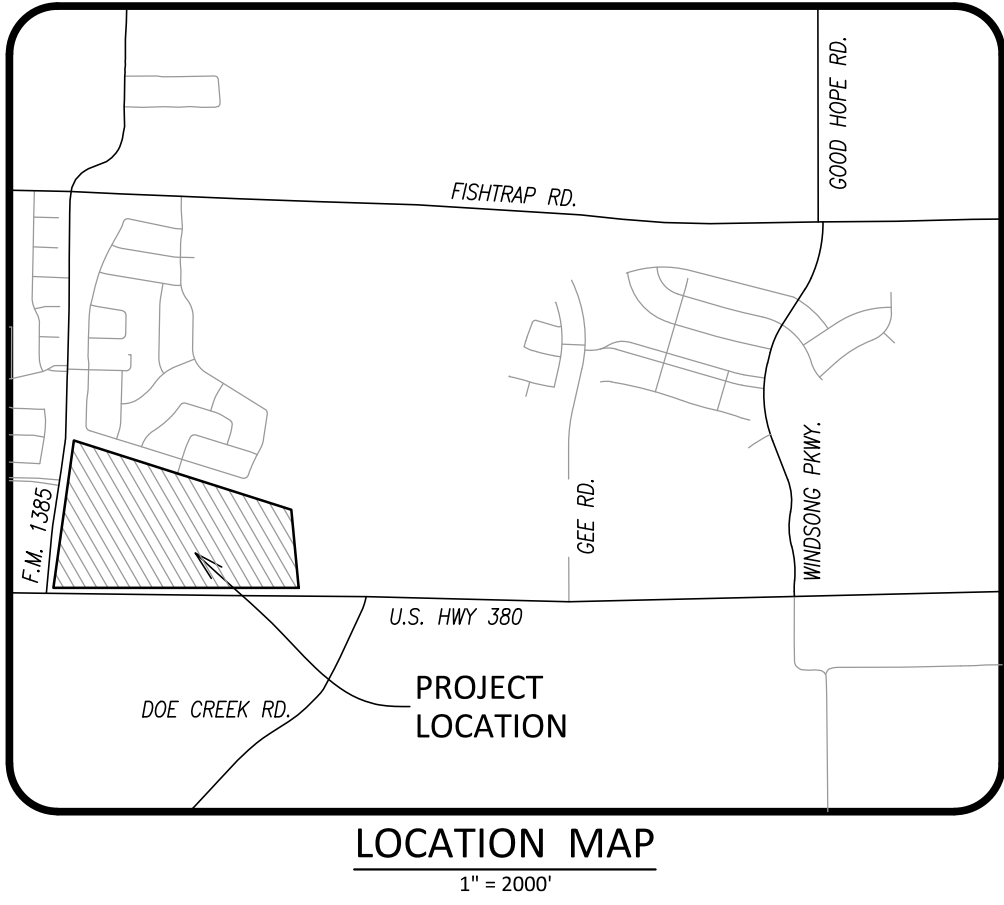


# Planned Development-94 Zoning Exhibit



- created prior
- Property Owner's Association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
  - Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
  - Lots 14, 19 & 21 shall not be developed for commercial purposes. Any structure proposed on Lot 14, 19, & 21 in the future shall require a Site Plan approved by Planning & Zoning Commission.
  - All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
  - Trail layout is conceptual in nature and shall be placed in Public Access Easement.
  - Ch. 4, Section 9.14 of Town of Prosper Zoning Ordinance shall be met for Lots 11 & 17. Lot 11 shall include items C(3), C(4) & C(5). Lot 17 shall include items C(3), C(6), C(7) & C(8).
  - Open spaces shall be constructed in conjunction with development per Exhibit 'B'.



- 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 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 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 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.
  - Lot 17, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building on Lot 8 on and the Limited Service Hotel on Lot 16.

SITE DATA SUMMARY TABLE

| LOT   | ZONING | PROPOSED USE          | LOT AREA  |        | FIRST FLOOR BUILDING AREA (SF) | TOTAL BUILDING AREA (SF) | UNIT COUNT                        | BUILDING HEIGHT (ft) | BUILDING HEIGHT (story) | 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     |                                |                          |                                   |                      |                         |              |                  |  |                  |                  |                           |                           |                                  |                                  |                      |                          |                          |
| 1R    | PD     | BIG BOX RETAIL        | 749,522   | 17.21  | 160,508                        | 160,508                  | N/A                               | 29'-11"              | 1                       | 21.4%        | 0.2141:1         | 1:250                                    | 643              | 872              | 19                        | 3                         | 13,080                           | 0                                | 0                    | 52,467                   | Provided in Lots 14/19   |
| 2R    | PD     | BIG BOX FUEL FACILITY | 153,913   | 3.53   | 4,500                          | 4,500                    | N/A                               | N/A                  | 1                       | 2.9%         | 0.0292:1         | 1:200                                    | 23               | 51               | 3                         | 3                         | 765                              | 0                                | 0                    | 10,774                   | Provided in Lots 14/19   |
| 3     | PD     | RESTAURANT W/ D.T.    | 38,214    | 0.88   | 2,872                          | 2,872                    | N/A                               | 29'-11"              | 1                       | 7.5%         | 0.0752:1         | 1:100                                    | 12               | 32               | 2                         | 2                         | 480                              | 2,106                            | 12,497               | 2,675                    | Provided in Lots 14/19   |
| 4     | PD     | RESTAURANT/RETAIL     | 59,629    | 1.37   | 4,500                          | 4,500                    | N/A                               | 29'-11"              | 1                       | 7.5%         | 0.0755:1         | 1:100                                    | 45               | 53               | 1                         | 1                         | 795                              | 810                              | 27,702               | 4,174                    | Provided in Lots 14/19   |
| 5     | PD     | RESTAURANT W/ D.T.    | 46,077    | 1.06   | 2,880                          | 2,880                    | N/A                               | 29'-11"              | 1                       | 6.3%         | 0.0625:1         | 1:100                                    | 29               | 33               | 1                         | 1                         | 495                              | 972                              | 24,769               | 3,225                    | Provided in Lots 14/19   |
| 6     | PD     | RETAIL/RESTAURANT     | 85,713    | 1.97   | 6,079                          | 6,079                    | N/A                               | 29'-11"              | 1                       | 7.1%         | 0.0709:1         | 1:250                                    | 25               | 29               | 1                         | 1                         | 435                              | 1,296                            | 53,972               | 6,000                    | Provided in Lots 14/19   |
| 7     | PD     | RESTAURANT W/ D.T.    | 59,617    | 1.37   | 3,827                          | 3,827                    | N/A                               | 29'-11"              | 1                       | 6.4%         | 0.0642:1         | 1:100                                    | 39               | 64               | 1                         | 2                         | 960                              | 1,296                            | 31,555               | 4,173                    | Provided in Lots 14/19   |
| 8     | PD     | RETAIL                | 77,582    | 1.78   | 14,358                         | 14,358                   | N/A                               | 29'-11"              | 1                       | 18.5%        | 0.1851:1         | 1:100                                    | 192              | 56               | 4                         | 3                         | 840                              | 2,106                            | 48,228               | 5,431                    | Provided in Lots 14/19   |
| 9     | PD     | RESTAURANT W/ D.T.    | 49,095    | 1.13   | 521                            | 521                      | N/A                               | 29'-11"              | 1                       | 1.1%         | 0.0106:1         | 1:75                                     | 7                | 101              | 4                         | 4                         | 1,515                            | 1,944                            | 45,213               | 3,437                    | Provided in Lots 14/19   |
| 10    | PD     | RETAIL/RESTAURANT     | 48,828    | 1.12   | 3,756                          | 3,756                    | N/A                               | 29'-11"              | 1                       | 7.7%         | 0.0769:1         | 1:75                                     | 51               | 57               | 4                         | 2                         | 855                              | 2,916                            | 47,054               | 3,418                    | Provided in Lots 14/19   |
| 11    | PD     | RESTAURANT/RETAIL     | 55,437    | 1.27   | 4,275                          | 4,275                    | N/A                               | 29'-11"              | 1                       | 7.7%         | 0.0771:1         | 1:75                                     | 57               | 62               | 2                         | 2                         | 930                              | 1,620                            | 30,091               | 3,881                    | Provided in Lots 14/19   |
| 14    | PD     | OPEN SPACE            | 66,221    | 1.52   | 0                              | 0                        | N/A                               | N/A                  | 1                       | 0.0%         | 0:1              | N/A                                      | N/A              | 0                | 0                         | 0                         | 0                                | 1,944                            | 16,285               | 4,635                    | 49,936                   |
| 15    | PD     | RETAIL/RESTAURANT     | 51,832    | 1.19   | 12,151                         | 12,151                   | N/A                               | 29'-11"              | 1                       | 23.4%        | 0.2344:1         | 1 per room + 1/200 commercial floor area | 117 rooms + 0 SF | 132              | 3                         | 3                         | 1,980                            | 1,944                            | 26,002               | 3,628                    | Provided in Lots 14/19   |
| 16    | PD     | HOTEL                 | 123,798   | 2.84   | 27,974                         | 27,974                   | N/A                               | 75'                  | 2                       | 22.6%        | 0.226:1          | 1 per room + 1/200 commercial floor area | 113 rooms + 0 SF | 208              | 12                        | 3                         | 3,120                            | 10,692                           | 229,398              | 8,666                    | Provided in Lots 14/19   |
| 17    | PD     | MULTIFAMILY           | 499,834   | 11.47  | 111,516                        | 319,215                  | 243 (116 - 1B, 103 - 2B, 24 - 3B) | 65'                  | 4                       | 22.3%        | 0.6386:1         | 1.8 per unit + 2.0 per unit              | 443              | 561              | 10                        | 10                        | 8,415                            | 10,368                           | 247,040              | 34,988                   | Provided in Lots 14/19   |
| 18R   | PD     | RETAIL                | 149,287   | 3.43   | 13,500                         | 13,500                   | 1                                 | 29'-11"              | 1                       | 9.0%         | 0.0904:1         | 1:200                                    | 68               | 128              | 5                         | 5                         | 1,024                            | 2,368                            | 78,514               | 10,450                   | Provided in Lots 14/19   |
| 19    | PD     | OPEN SPACE            | 396,892   | 9.11   | N/A                            | N/A                      | N/A                               | N/A                  | N/A                     | N/A          | N/A              | N/A                                      | N/A              | N/A              | N/A                       | N/A                       | N/A                              | 20,670                           | 27,782               | 396,892                  |                          |
| 21    | PD     | OPEN SPACE            | 43,460    | 1.00   | N/A                            | N/A                      | N/A                               | N/A                  | N/A                     | N/A          | N/A              | N/A                                      | N/A              | N/A              | N/A                       | N/A                       | N/A                              | 20,670                           | N/A                  | 43,460                   |                          |
| Total |        |                       | 2,754,951 | 63.244 | 373,217                        | 580,916                  | 243                               |                      |                         |              |                  |  | 1,634            | 2,439            | 72                        | 61                        | 35,689                           | 42,382                           | 959,660              | 189,804                  | 490,288                  |

Sheet No. 1 of 6  
TOWN OF PROSPER CASE NO. Z22-0020  
Exhibit D

**WestSide**  
BEING 63.737 ACRES OF LAND (GROSS)  
63.017 ACRES (NET)

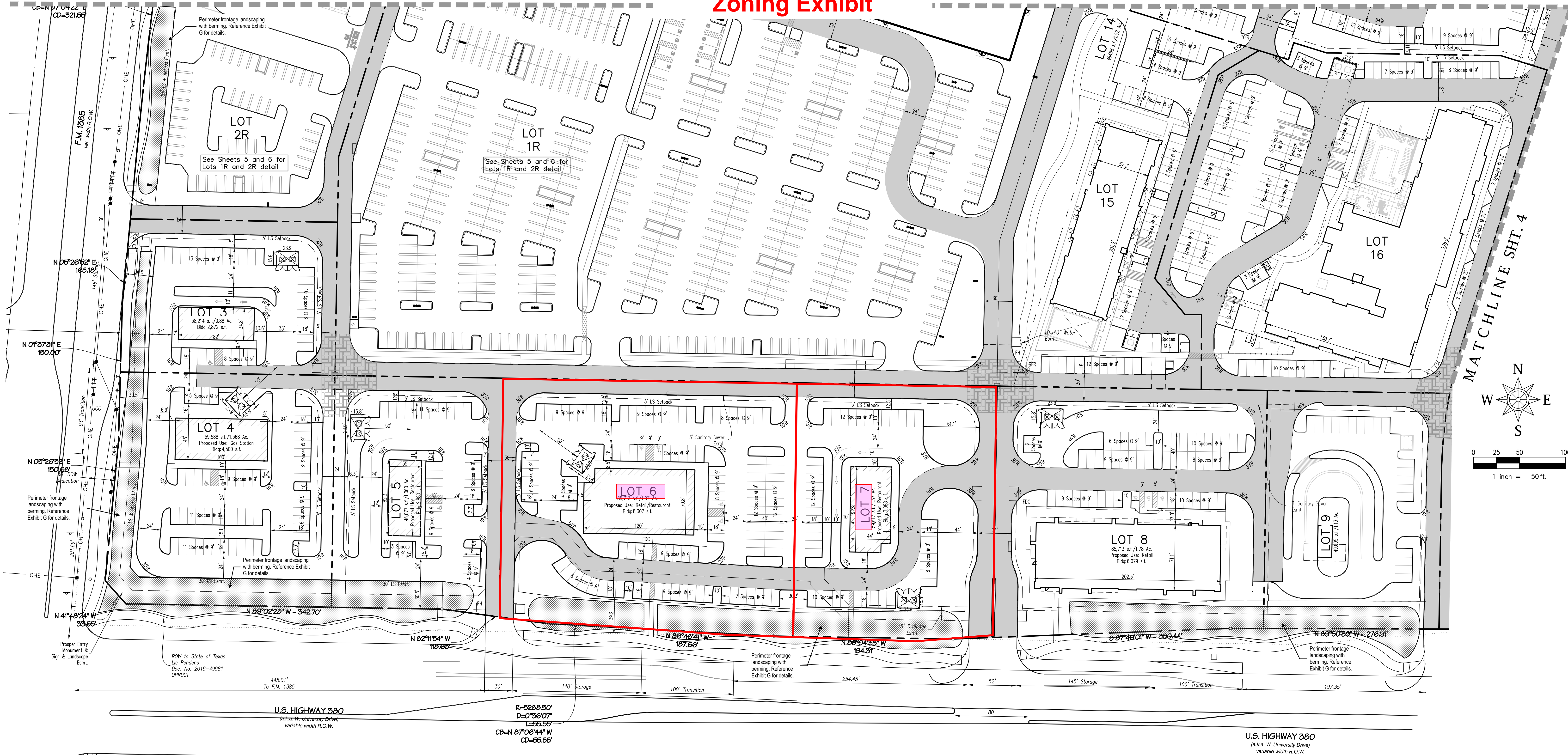
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &  
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &  
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &  
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &  
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &  
IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

|  |   |   |
|--|---|---|
| <b>ENGINEER/SURVEYOR</b><br>Spiors Engineering, Inc.<br>765 Custer Road, Suite 100<br>Plano, TX 75075<br>Telephone: (972) 422-0077<br>TBPE No. F-2121<br>Contact: David Bond | <b>OWNER/DEVELOPER</b><br>WestSide Prosper, LLC<br>8668 John Hickman Pkwy., Suite 907<br>Frisco, Texas 75034<br>Telephone (248) 345-3818<br>Contact: Shiva Kondru | <b>DEVELOPER/APPLICANT</b><br>Cross Engineering & Associates, Inc.<br>1995 Raymond Drive, Suite 119<br>8668 John Hickman Pkwy., Suite 907<br>Northbrook, IL 60062<br>Telephone (847) 498-0800<br>Contact: Stephen Cross |
|--|---|---|



Planned Development-94  
Zoning Exhibit



All dimensions are to face of curb or edge of building unless otherwise noted.

All curb radii are 2' unless otherwise noted.

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plot.
  - Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
  - STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
  - 1/2" IRON ROD W/ PLASTIC CAP
  - STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
  - POWER POLE
  - LIGHT POLE/STANDARD
  - GUY WIRE ANCHOR
  - BOLLARD
  - SIGNPOST
  - OVERHEAD POWER LINE
  - CONTROL MONUMENT
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT

Sheet No. 3 of 6  
TOWN OF PROSPER CASE NO. Z22-0020  
Exhibit D

**WestSide**  
BEING 63.737 ACRES OF LAND (GROSS)  
63.017 ACRES (NET)  
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &  
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &  
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &  
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IN THE ANGUS JAMISON SURVEY  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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TBPE No. F-2121  
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