



- Town of Prosper Site Plan Notes:**
- All development standards shall follow Town Standards.
 - Landscaping shall conform to landscape plans approved by the Town of Prosper.
 - 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.
 - 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.
 - 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*

Site Data Summary Table	Lot 6, Block A	Lot 7, Block A
General Site Data		
Existing Zoning	PD-94	PD-94
Proposed Land Use	RETAIL/RESTAURANT	RESTAURANT w/DRIVE THRU
Lot Area (SF)	73,141	72,171
Lot Area (Ac)	1.679	1.657
Building Footprint (SF)	14,000	2,413
Total Building Area (SF)	14,000	2,413
Building Height	29'-11"; 1 Story	29'-11"; 1 Story
Lot Coverage	19.14%	3.34%
Floor Area Ratio (FAR)	0.1914:1	0.0334:1
Parking		
Parking Ratio	1:250; 1:100	1:100
Parking Required	48; 20 (Total 68)	25
Parking Provided	68	38
Accessible Parking Required	3	3
Accessible Parking Provided	4	3
Impervious/Pervious Area		
Building Footprint Area (SF)	14,000	2,413
Parking & Drives for Parking (SF)	30,749	30,091
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	468	635
Total Impervious Area (SF)	45,217	32,895
Total Impervious Area (%)	61.82%	45.58%
Total Pervious Area (SF)	27,924	39,276
Total Pervious Area (%)	38.18%	54.42%
Required Landscaping (SF) (15 SF / Parking Space)	1,020	928
Provided Landscaping (SF)	13,259	14,710
Open Space Required (SF)	5,120	5,052
Open Space Provided (SF)	Provided in Lots 14&19, See Case No. 222-0020	

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 plat.
- 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 "SPIARSEN" 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

PRELIMINARY SITE PLAN
DEVAPP-23-0197

WESTSIDE ADDITION

BLOCK A, LOTS 6 & 7
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
Being a Revised Conveyance Plat of Lots 6 & 7, Block A
Westside Addition, Document Number 2022-55
Plat Records, Denton County, Texas
145,313 Sq.Ft. / 3.336 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-23-0197
Prepared January 2024

OWNER / APPLICANT
Westside Prosper, LLC
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Contact: Shiva Kondru

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

Drawing: G:\2023_085\23-203 Westside @ Retail\CAD\Plat\23-203 Preliminary Site Plan.dwg, Saved By: Karamth, Save Time: 1/31/2024, 3:36:54 PM
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