

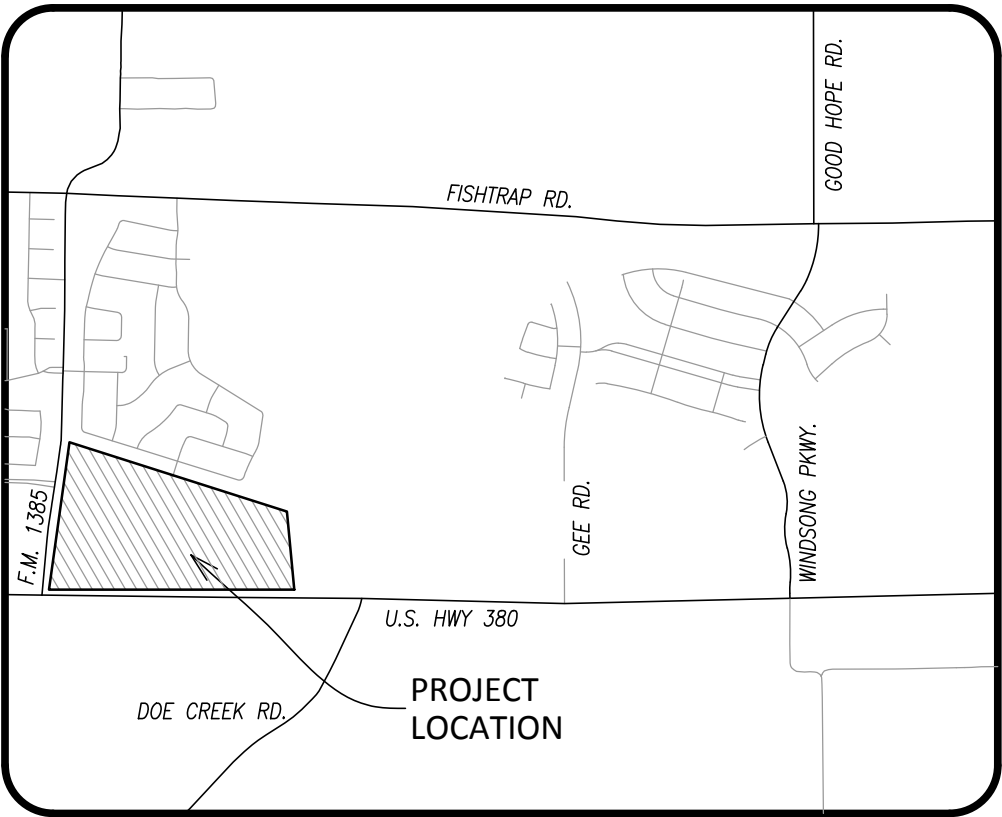
Previously Approved Preliminary Site Plan

Association must be created prior Lots 14, 19 & 21.

1. Property Owner's Association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
3. Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
4. 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.
5. All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
6. Trail layout is conceptual in nature and shall be placed in Public Access Easement.
7. 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).
8. Open spaces shall be constructed in conjunction with development per Exhibit 'B'.

LEGEND

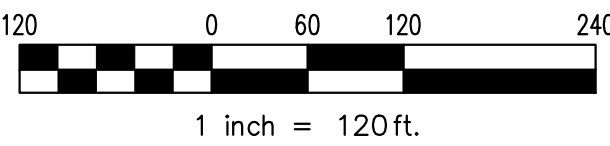
- Phase Line
- Match Line



LOCATION MAP
1" = 2000'



April 16, 2019



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 fences and retaining walls shall be shown on the site plan and are 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 and on the Limited Service Hotel on Lot 15.
- Lot 18, which consists of a maximum of 237 units, construction may not commence until vertical construction has begun on a minimum fifty thousand (50,000) square foot Indoor Commercial Amusement building or similar size retail building.

SHT. 1 OF 4
TOWN OF PROSPER CASE NO. D19-0014
Preliminary Site Plan

WESTSIDE
BLOCK A, LOTS 1-21

BEING 64.501 ACRES OF LAND (GROSS)
63.020 ACRES OF LAND (NET)

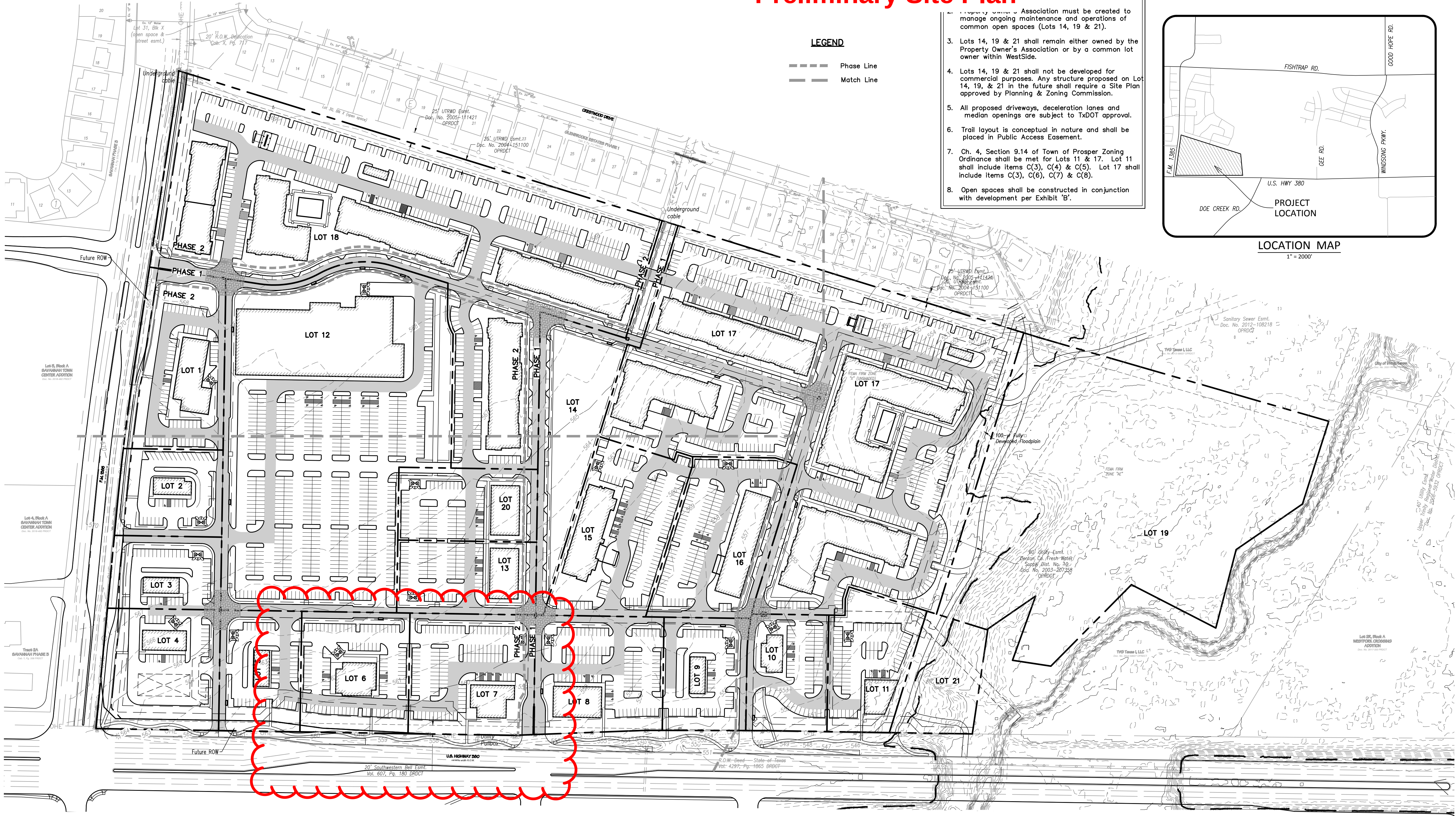
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
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IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

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15700 S.H. 121
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TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

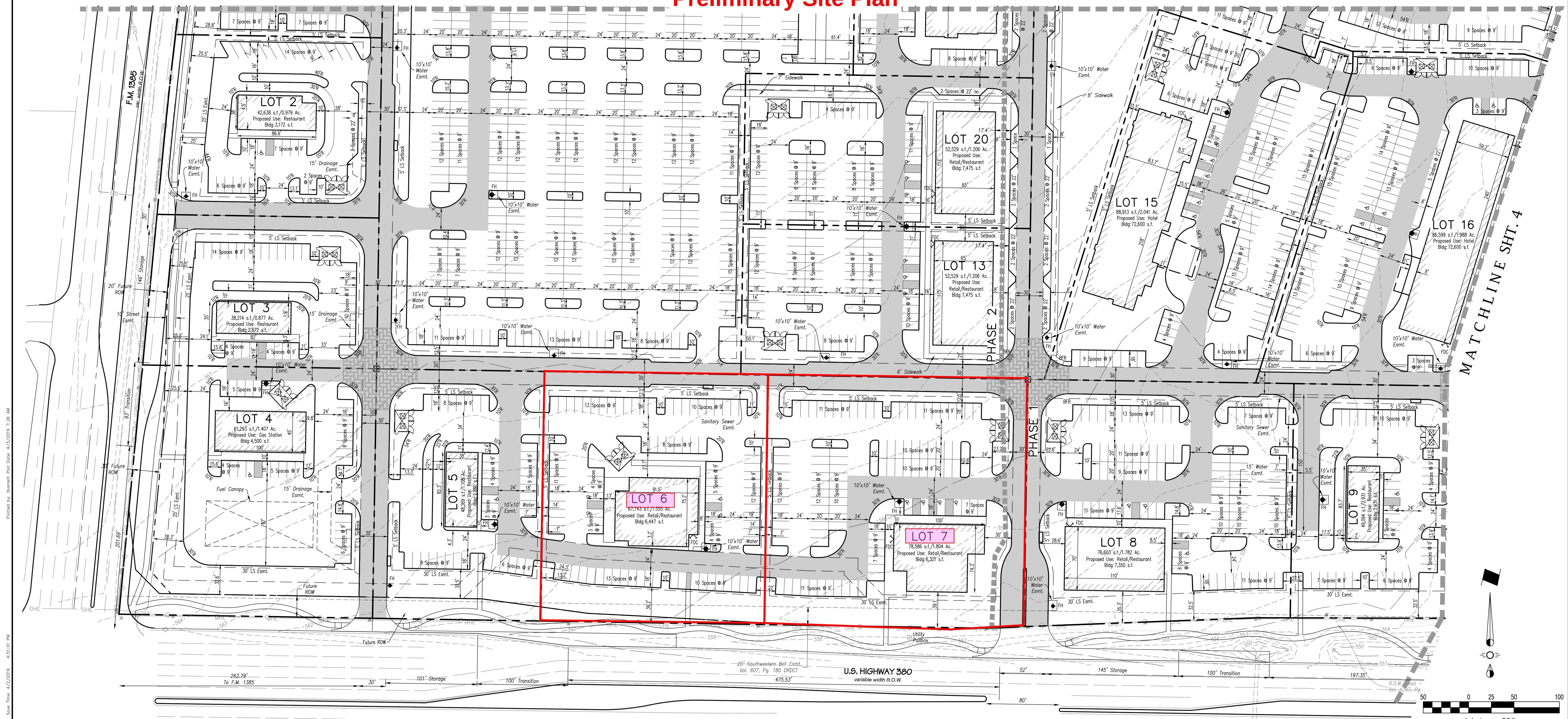
Scale: 1" = 100' March, 2019 SEI Job No. 18-224



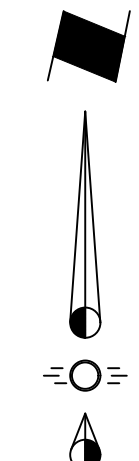
SITE DATA SUMMARY TABLE

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)
1	PD	RETAIL	81,702	1.88	10,950	10,950	N/A	40'	1	13.4%	0.134:1	1:250	44	62	2	2	930	2,106	32,956	5,719	Provided in Lots 14/19
2	PD	RESTAURANT W/ D.T.	46,934	1.08	3,172	3,172	N/A	40'	1	6.8%	0.0676:1	1:100	32	32	1	1	480	810	27,702	3,285	Provided in Lots 14/19
3	PD	RESTAURANT W/ D.T.	41,728	0.96	2,872	2,872	N/A	40'	1	6.9%	0.0688:1	1:100	29	32	1	1	480	972	24,769	2,921	Provided in Lots 14/19
4	PD	GAS STATION	73,854	1.70	4,500	4,500	N/A	40'	1	6.1%	0.0609:1	1:250	18	28	1	1	420	1,296	53,972	5,170	Provided in Lots 14/19
5	PD	RESTAURANT W/ D.T.	50,958	1.17	2,880	2,880	N/A	40'	1	5.7%	0.0565:1	1:100	29	38	1	1	570	1,296	31,555	3,567	Provided in Lots 14/19
6	PD	RETAIL/RESTAURANT	67,764	1.56	6,447	6,447	N/A	40'	1	9.5%	0.0951:1	1:75	86	93	4	4	1,395	2,106	48,228	4,743	Provided in Lots 14/19
7	PD	RETAIL/RESTAURANT	78,586	1.80	6,321	6,321	N/A	40'	1	8.0%	0.0804:1	1:75	85	101	4	4	1,515	1,944	45,213	5,501	Provided in Lots 14/19
8	PD	RETAIL/RESTAURANT	77,603	1.78	7,350	7,350	N/A	40'	1	9.5%	0.0947:1	1:75	98	98	4	4	1,470	2,916	47,054	5,432	Provided in Lots 14/19
9	PD	RESTAURANT W/ D.T.	49,094	1.13	2,931	2,931	N/A	40'	1	6.0%	0.0597:1	1:100	30	38	2	2	570	1,620	30,091	3,437	Provided in Lots 14/19
10	PD	RETAIL/RESTAURANT	48,845	1.12	3,756	3,756	N/A	40'	1	7.7%	0.0769:1	1:75	51	57	3	3	855	1,944	16,285	3,419	Provided in Lots 14/19
11	PD	RETAIL/RESTAURANT	55,439	1.27	4,275	4,275	N/A	40'	1	7.7%	0.0771:1	1:75	57	62	3	3	930	1,944	26,002	3,881	Provided in Lots 14/19
12	PD	ENTERTAINMENT	359,028	8.24	56,000	56,000	N/A	50'	2	15.6%	0.156:1	1:150	374	494	12	12	7,410	10,692	229,398	25,132	Provided in Lots 14/19
13	PD	RETAIL/RESTAURANT	52,529	1.21	7,475	7,475	N/A	40	1	14.2%	0.1423:1	1:250	30	70	6	6	1,050	3,402	63,985	3,677	Provided in Lots 14/19
14	PD	OPEN SPACE	86,819	1.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19	N/A	N/A	N/A	N/A	18,201	N/A	86,819
15	PD	HOTEL	88,913	2.04	17,820	72,600	117	75'	5	20.0%	0.8165:1	1 per room + 1/200 commercial floor area	117 rooms + 0SF = 117 TOTAL	117	5	5	1,755	1,782	40,988	6,224	Provided in Lots 14/19
16	PD	HOTEL	86,599	1.99	14,520	72,600	113	75'	5	16.8%	0.8383:1	1 per room + 1/200 commercial floor area	113 rooms + 0SF = 113 TOTAL	113	5	5	1,695	2,430	53,592	6,062	Provided in Lots 14/19
17	PD	MULTIFAMILY	499,834	11.47	111,516	319,215	243 (116 - 18, 103 - 28, 24 - 38)	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
18	PD	MULTIFAMILY	450,966	10.35	99,752	282,821	237 (119 - 18, 93 - 28, 25 - 38)	65'	4	22.1%	0.6271:1	1.8 per unit & 2.0 per unit	432	463	10	10	6,945	11,826	189,613	31,568	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	N/A	20,670	N/A	396,892
20	PD	RETAIL/RESTAURANT	52,529	1.21	7,475	7,475	N/A	40	1	14.2%	0.1423:1	1:250	30	69	6	6	1,035	3,402	63,985	3,677	Provided in Lots 14/19
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	N/A	20,670	N/A	43,460
Total			2,790,076	64.051	370,012	873,640							1,868	2,547	80	80	37,920	62,856	1,331,969	158,403	527,171

Previously Approved
Preliminary Site Plan



MATCHLINE SHT. 4



SHT. 3 OF 4
TOWN OF PROSPER CASE NO. D19-0014
Preliminary Site Plan

WESTSIDE

BLOCK A, LOTS 1-21
BEING 64.501 ACRES OF LAND (GROSS)
63.020 ACRES OF LAND (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
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TOWN OF PROSPER, DENTON COUNTY, TEXAS

Scale: 1" = 50' March, 2019 SEI Job No. 18-224



April 16, 2019

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 "SPARSING" 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

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TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

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