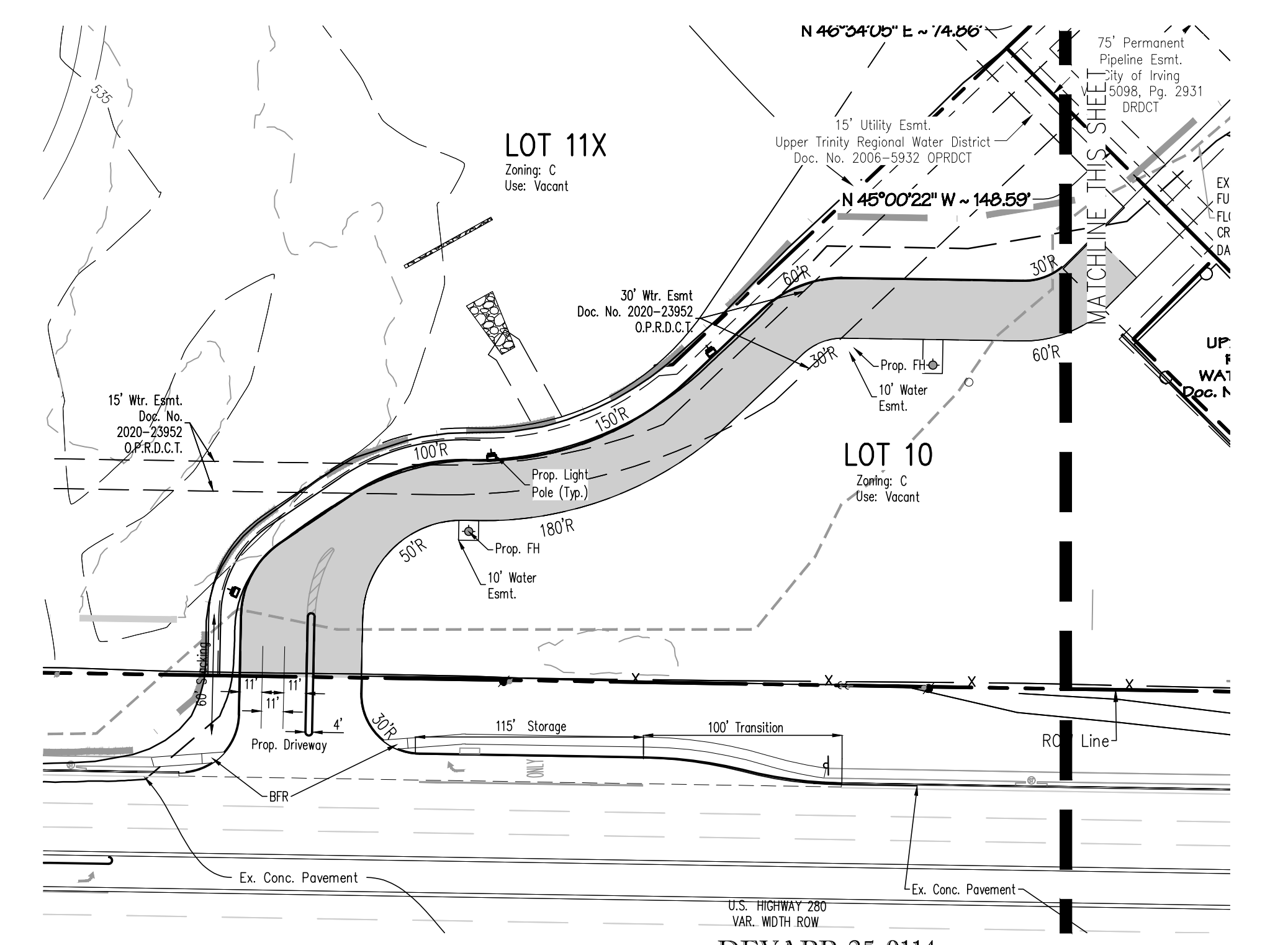
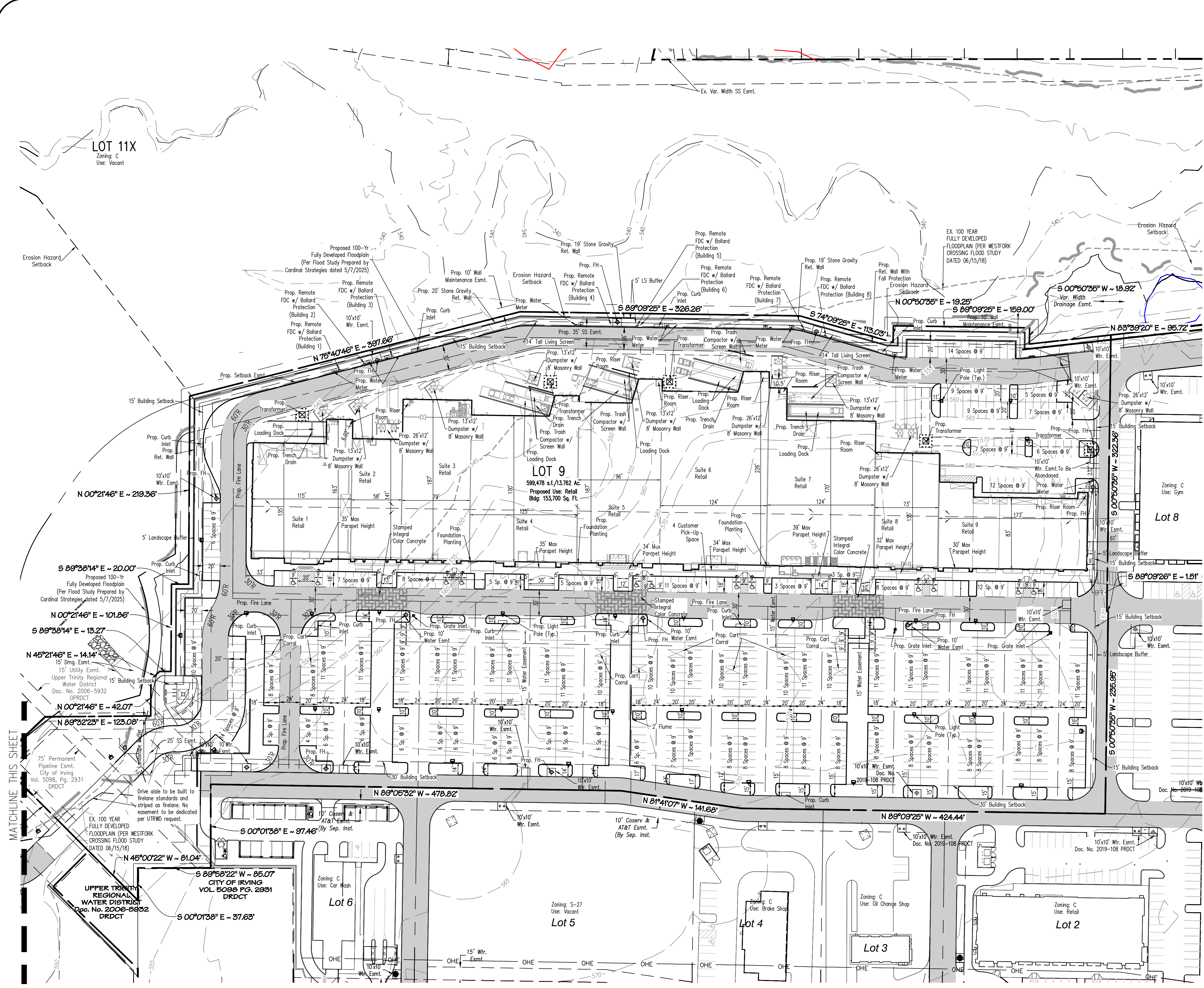


Vicinity Map

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 *
- 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.
- All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
- The owner(s) of Lots 7, 8, 9, and 10 shall continue to have rights to access Lot 11X after deeding to the Town for the purpose of floodplain reclamation, grading, retaining wall maintenance, utility installation, and any additional activities required for the development and maintenance of the improvements shown on Lots 7, 8, 9, and 10.
- Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 11X, subject to appropriate federal approvals to the extent required by law.
- Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.
- All retail/commercial buildings with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections/recesses must be at least 25% of the length of the facade. No uninterrupted length may exceed 100 feet in length.
- All Retaining walls along creek to be stone.
- All landscape easements must be exclusive of any other type of easement.



LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	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														
9	C	RETAIL	617,515	14.18	153,700 SF	1 Story Building: Parapet Max Height: 38'-10" Building Max Height: 30'-0"	24.9%	0.2580:1	1/250	153,700/250 = 615	666	14	16	10,035	18,521	488,100	43,226	43,398

- Proposed Creek Amenities:**
- Hike & bike trail
 - Visibility corridor from Gee Road and US380 - see inset A for Visibility Corridors
 - Trail head park

I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	9	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed

LEGEND

- [Symbol] FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
- [Symbol] PROPOSED FIRE HYDRANT
- [Symbol] PROPOSED PROPERTY LINE
- [Symbol] Proposed FDC
- [Symbol] STAMPED CONCRETE
- [Symbol] PROPOSED EASEMENT
- [Symbol] EXISTING EASEMENT
- [Symbol] PROPOSED FLOODPLAIN
- [Symbol] EXISTING FLOODPLAIN

DEVAPP-25-0114
SITE PLAN
WESTFORK CROSSING
Block A, Lot 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
M.E.P & P.R SURVEY ABSTRACT NO. 1476
617,515 Sq. Ft./14.176 Acres
OWNER/DEVELOPER
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER/DEVELOPER
7001 Preston Road, Suite 410
Dallas, TX 75205
Telephone: (214) 224-4600
Contact: Robert Dorazil

Scale: 1"=60' Mar-26 SEI Job No. 24-348

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