

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 1385 (F.M. 1385), a variable width right-of-way, for the southwest corner of Glenbrook Estates Phase 1, an addition recorded in Cabinet X, Page 717, Plat Records, Denton County, Texas;

THENCE S 72°45'37" E, 2051.53 feet along the south line of Glenbrook Estates Phase 1 to a U.S. Army Corps of Engineers brass monument found for the southeast corner thereof and a westerly corner of a tract conveyed to VP Windsong Operations LLC, recorded in Document No. 2018-84666 OPRDCT;

THENCE along the common line thereof, the following:

- S 73°52'09" E, 688.55 feet;
- S 17°34'52" W, 197.90 feet;
- S 55°28'52" W, 183.40 feet;
- S 14°31'52" W, 184.70 feet;
- N 62°48'08" W, 216.20 feet;
- S 44°40'52" W, 261.10 feet;
- N 81°22'08" W, 88.40 feet;
- N 19°45'52" E, 155.70 feet;
- S 55°26'52" W, 132.20 feet;

And S 08°23'52" W, 242.07 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of U.S. Highway 380, a variable width right-of-way;

THENCE along the north line of U.S. Highway 380, the following:

- N 89°04'33" W, 465.67 feet to a point from which a concrete right-of-way monument bears S 59°08'57" E, 1.23 feet;
- N 89°50'39" W, 276.91 feet to an aluminum TxDOT monument found;
- S 87°49'01" W, 300.44 feet to a point from which a 5/8" iron rod with plastic cap found bears N 83°03'00" W, 0.46 feet;
- N 89°04'33" W, 194.31 feet to a 5/8" iron rod with plastic cap found;
- N 86°48'41" W, 187.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- Around a tangent curve to the right having a central angle of 00°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, an arc length of 55.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 82°11'54" W, 118.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 89°02'28" W, 355.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 44°48'18" W, 37.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 06°19'03" W, 66.39 feet to the east line of F.M. 1385 and from which a 5/8" iron rod with plastic cap found bears S 71°16'17" W, 0.86 feet;

THENCE along the east line of F.M. 1385, the following:

- N 05°26'52" E, 400.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- A tangent curve to the right having a central angle of 03°15'00", a radius of 5689.58 feet, a chord of N 07°04'22" E - 322.69 feet, an arc length of 322.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 08°41'52" E, 601.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- And a tangent curve to the left having a central angle of 03°26'25", a radius of 1185.92 feet, a chord of N 06°58'40" E - 71.20 feet, an arc length of 71.21 feet to the POINT OF BEGINNING with the subject tract containing 2,776,385 square feet or 63.737 acres of land.

SURVEYOR'S CERTIFICATE

DARREN K. BROWN, R.P.L.S. NO. 5252



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit A

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

ENGINEER / SURVEYOR / APPLICANT
Spiaars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
WestSide Prosper, LLC
8668 John Hickman Pkwy., Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

Z22-0020
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
WESTSIDE

1. Statement of Intent

A. Overall Intent

The purpose of this project is to create a walkable urban neighborhood using a horizontal mix of uses. Access to shopping, housing, community retail and park land promotes a quality of life that nurtures the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document. The overall intent of the proposed Planned Development amendment is to change the western portion of Tract B-Multi-Family District to Tract A-Retail District, and to modify the site plan accordingly to accommodate a Big Box retail use.

B. Description of Property

The subject property comprises approximately 64 acres of vacant land at the northeast corner of U.S. Highway 380 and F.M. 1385 in Prosper, Texas. It is additionally bounded by the Glenbrooke single family neighborhood to the north and Doe Branch Creek to the east. An existing trail exists along the property's north boundary and currently serves the adjacent single family neighborhood. This trail may extend into the Doe Branch drainage system and be part of the larger Town of Prosper Trails Plan.

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two distinct sub-districts. The purpose of sub-district development standards described in Exhibit "C" is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development. Given that the subject property resides at the hard corner of two major thoroughfares and will serve as a gateway to the Town of Prosper, a portion of land with a size yet to be determined, will be set aside as a signage easement for a Town gateway sign near the intersection of U.S. 380 and F.M. 1385.

2. Current Zoning and Future Land Uses

A. Current Zoning

The subject property is zoned Planned Development District 94 Westside (PD-94) (Ordinance 18-108, and amended Ordinance 2022-20).

B. Future Land Use Plan

The Future Land Use Plan retains the current zoning of Planned Development District 94 Westside (PD-94), reconfigures the sub-districts (Tract A and Tract B) and adjusts the arrangement of uses within Tract A to accommodate Big Box Retail. The corresponding base zoning for Tract A Retail District is R-Retail (Non-Residential District) and the corresponding base zoning for Tract B Multifamily District is MF-Multifamily (Residential District). Together Tract A and Tract B comprise uses such as big box retail and accessory uses, restaurants, retail stores and shops, hotels, banks, gas/convenience, residential and open space.

Z22-0020
EXHIBIT C
DEVELOPMENT STANDARDS
WESTSIDE

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply. A landscape plan including all requirements conforming to Town ordinances and standards, except as otherwise set forth in these Development Standards, shall be provided along with the Preliminary Site Plan/Preliminary Plat, Site Plan/Final Plat, and Civil Plans.

Tract A – Retail District

- A1. Except as noted below, the Tract shall develop in accordance with the Retail District base zoning as it exists or may be amended.
- A2. Uses. Uses shall be permitted in accordance with the Retail District with the exception of the Following:

Permitted Uses

1. Restaurant (with Drive-Through)
 - a. A restaurant with drive-through shall be permitted by right in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance. A maximum of three (3) noncontiguous drive-through restaurants shall be permitted along US 380, and a maximum of one (1) drive-through restaurant shall be permitted along FM 1385, as shown on Exhibit D.
2. Hotel, Extended Stay
 - a. An extended stay hotel shall be permitted by right on the subject property, as shown on Exhibit D, on either Lot 15 or Lot 16, and shall otherwise be permitted in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance.
3. Big Box Retail
 - a. Big Box Retail shall be permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - b. Big Box Retail includes the following accessory uses permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - i. Wholesale and retail general merchandise and grocery sales;
 - ii. Discount club member services including pharmacy, optical and hearing professional services and sales;
 - iii. Restaurant;
 - iv. Tire center including the sale and installation of tires;
 - v. Fuel pumps dispensing gasoline and other fuels located on the Big Box Retail lot or a lot abutting the associated Big Box retail building. The pumps shall be operated as an accessory use to the Big Box Retail;
 - vi. Loading dock shall be setback a minimum of one hundred fifteen feet (115') from adjacent residential land use, as shown on Exhibit D.
4. Alcoholic Beverage Sales and Beer sales are permitted.
5. The outdoor display (adjacent to the building entry) of one (1) new automobile associated with a Big Box Retail discount club member online automobile sales program. This display is permitted by right without time limitation on the subject property in one (1) location immediately adjacent to the main entrance to the Big Box building as shown on Exhibit D and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
6. Drive aisle in front of Big Box Retail building permitted without traffic calming features.
7. Vehicular access to Big Box Retail area may use mountable driveway medians to allow for truck turning radii.

Prohibited Uses:

1. Athletic Stadium or Field, Public
2. Automobile Parking Lot/Garage
3. Automobile Paid Parking Lot/Garage
4. Recycling Collection Point
5. School District Bus Yard

A3. Regulations.

Regulations shall be permitted in accordance with the Retail District with the exception of the following:

1. Hotel, Extended Stay
 - a. Maximum height of Five (5) stories, no greater than seventy-five (75) feet.
 - b. Minimum height of four (4) stories.
2. Fuel pumps that are an accessory use of Big Box Retail shall be located within eight hundred feet (800') of the right-of-way lines of intersecting major thoroughfares.
3. Size of yards shall be in accordance with Exhibit D.

A4. Design Guidelines

1. Elevation Review and Approval
 - a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
 - b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building including Big Box retail at the time of Site Plan, subject to approval by the Planning & Zoning Commission. Facade Plans for the Extended Stay Hotels use shall also be subject to Town Council approval.
2. Architectural Standards (except for Big Box Retail)
 - a. At least eighty percent (80%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick or stone)
 - b. For retail/restaurant uses, no more than thirty percent (30%) of each facade elevation shall use wood-based high pressure laminate (i.e. Proforma, Trespa, CompactWood), as shown on Exhibit F.
 - c. No more than fifteen percent (15%) of each facade elevation may use a combination of accent materials such as cedar or similar quality decorative wood, architectural metal panel, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - d. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, marquees and roof forms whose area in plan is no greater than fifteen percent (15%) of the ground floor footprint may exceed the height limits by up to ten feet (10').
 - e. No single material shall exceed eighty percent (80%) percent of an elevation area. A minimum of twenty percent (20%) of the front facade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of ten percent (10%) of all other facades shall be natural or manufactured stone.
 - f. All buildings shall be designed to incorporate a form of architectural articulation every thirty feet (30'), both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos;
 - ii. Recesses/projections;
 - iii. Arcades;
 - iv. Arches;
 - v. Display windows, including a minimum sill height of thirty (30) inches;
 - vi. Architectural details (such as tile work and moldings) integrated into the

- building facade;
 - vii. Articulated ground floor levels or base;
 - viii. Articulated cornice line;
 - ix. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - x. Offsets, reveals or projecting rib used to express architectural or structural bays; or
 - xi. Varied roof heights;
 - g. All buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features.
 - h. Commercial buildings with facades greater than two hundred feet (200') in length shall incorporate wall plane projections or recesses that are at least six feet (6') deep. Projections/recesses must be at least twenty five percent (25%) of the length of the facade. No uninterrupted length of facade may exceed one hundred feet (100') in length.
- 3. Architectural Standards for Big Box Retail
 - a. At least 15 percent (15%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (structural brick, block or stone) as shown on Exhibit F.
 - b. Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - c. No single specific material shall exceed eighty percent (80%) percent of an elevation area.
 - d. Natural stone accents are encouraged at the building entry.
 - e. Big Box buildings shall be designed to incorporate changes in material, color or finish every two hundred (200') horizontally to help reduce the perceived scale of the building. Other acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos to accentuate the main building entry;
 - ii. Variation in the parapet or cornice level;
 - iii. Change in material vertically along the base of the building and/or structural brick patterning accents to provide interest;
 - iv. Use of a coordinated cohesive palette of materials that offer a variety in finish, texture, and color;
 - f. All elevations of the building shall be architecturally finished with the same cohesive palette of materials;
 - g. Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color. Natural metal finishes (patina) are an acceptable alternative to paint.
 - h. No interrupted length of facade shall exceed two hundred fifty feet (250') in length without change in material or articulation.
 - i. At least sixty percent (55%) of each building's facade (excluding doors and windows) shall be finished in energy efficient materials including insulated architectural ribbed metal panels and embossed insulated metal panels as shown on Exhibit F.
- 4. Windows and Doors
 - a. Except for Big Box Retail, All ground floor front facades of buildings along streets or public ways with on-street parking or that face directly onto Open Space and contain non-residential uses shall have transparent storefront windows covering no less than thirty percent (30%) of the facade area. Hotels shall have no less than ten percent (10%) of the facade.
 - b. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story. Windows shall have a maximum exterior visible reflectivity of thirty percent (30%).
- 5. Awning, Canopies, Arcades, and Overhangs (Except for Big Box Retail)
 - a. Awnings shall not be internally illuminated.
 - b. Canopies shall not exceed one hundred linear feet (100') without a break of at least five feet (5').
 - c. Awnings and canopies shall not extend beyond ten feet (10') from the main building facade.

A5. Additional Standards

- 1. Open Space
 - a. Urban Open Space
 - i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one

- (1) acre of useable land area that will serve as a linear park to the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
- ii. The linear open space shall be constructed at the time of construction of Phase 1A. The linear open space shall be constructed at the developer's cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer's cost.
- iv. The Kent Drive right-of-way improvements (outside the Planned Development District) as shown conceptually on Exhibit G, shall be constructed at the time of Phase 1A and at the developer's cost per a separate license agreement.

b. Rural Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
- c. Combined usable open space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.

2. Landscape Screening and Buffering

The Retail District and shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be as prescribed in this section and conceptually depicted on Exhibits D and G.

No screening wall, fence, shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

- a. A solid screening wall or fence eight (8) feet in height shall be erected to provide a visual barrier separating these uses. The purpose of the screening wall or fence is to provide a visual barrier between the properties. The screening wall shall be constructed of suitable permanent materials such as concrete masonry units, poured in place concrete, tilt-up concrete or concrete panels, which do not contain openings constituting more than forty (40) square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. The screening wall shall be equally finished on both sides of the wall.
 - i. Irrigated *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center located the length of the screen wall where feasible for the space provided as shown on Exhibits D and G, shall be planted adjacent to and south of the eight (8) foot in height screening wall or fence.
 - ii. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - iii. Where the Big Box retail building is adjacent to the northern boundary, irrigated *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) shall be spaced no more than thirty (30) feet on center adjacent to and south of the eight (8) foot in height screening wall or fence to screen the loading area and service drive.
 - iv. At the Big Box retail building loading dock a masonry screening wall extending the length of the loading area and six (6) feet in height above finished grade on the north side of the wall shall be provided.
- b. A thirty (30) foot wide landscape easement shall be required along roadways when an adjacent building sides or backs the road except at the Big Box retail service drive along north side of building where a screen wall and landscape area are provided between the service drive and the adjacent residential land use as shown on Exhibits D and G. The landscape buffer shall consist of a minimum three-foot (3') foot berm, except at Big Box Retail.
- c. A minimum of twenty feet (20') width of this landscape easement shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. None of the required trees and/or shrubs shall be located within any utility easement.
- d. A minimum ten-foot (10') wide landscape buffer is required adjacent to Rural Open Space.

e. A thirty (30) foot wide landscape easement shall be provided along US 380 and a minimum twenty-five (25) foot wide landscape easement shall be provided along FM 1385. These landscape easements should be exclusive of other easements and restrictions which could inhibit landscaping where feasible. Sidewalks and trails required by the Town are allowed in this easement. Berms ranging in height from three feet (3') to six feet (6'), and an overall minimum average of four and a half feet (4.5') in height, shall be provided along US 380 and FM 1385. Berm height may be reduced where the accommodation of a meandering ten (10) foot wide hike and bike trail limits feasible berm height in some locations.

3. Lot Frontage

a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.

4. Parking Requirement

a. Hotel, Extended Stay: One (1) parking space, equivalent to seventy-five percent (75%) of the total number of rooms/keys provided. Parking spaces for Lots 15 and 16 may be shared, provided the minimum requirements per the zoning ordinance and herein are met.

5. Gas Pumps Development Standards

- a. Canopies may be flat if clad with materials that are compatible and cohesive with materials and accent colors used on the associated large-scale retail building.
- b. Canopy support columns shall be clad with materials compatible and cohesive with the associated large-scale retail building.
- c. Raised planters shall not be required at both ends of pump islands.

6. Town of Prosper monument gateway sign will be installed on the corner of US 380 and FM 1385 as shown on Exhibits D and G.

7. Landscape requirements for Big Box retail only

- a. No more than 15 parking spaces (excluding designated cart return corrals) permitted in a continuous row without being interrupted by a landscaped island. Minimum square feet of landscape islands as delineated by locations of concrete step-offs abutting back of curb adjacent to parking stalls shall be as shown on Exhibits D and G.
- b. Landscaped islands shall be located at the terminus of all parking rows except for the two (2) rows at the truck maneuver area at the Big Box retail loading dock as shown on Exhibits D and G.
- c. Foundation planting configuration and plant material sizing for Big Box retail shall be as shown on Exhibit G.

8. There shall be no vehicular connection to Kent Drive.

Tract B – Multifamily District

B1. Except as noted below, the Tract shall develop in accordance with the Multifamily District base zoning as it exists or may be amended.

B2. Multifamily Construction

1. For Phase IB, as shown on Exhibit E2, 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 as shown on Lot 8 on Exhibit D and the Extended Stay Hotel on either Lot 15 or Lot 16 on Exhibit D.

B3. Regulations. Regulations shall be permitted in accordance with the Multifamily District with the exception of the following:

1. Maximum Number of Units: Two hundred and forty-three (243) units.

2. Maximum Height:

a. Two (2) stories, no greater than forty feet (40') for buildings within one hundred (100) feet

- of a single family zoning district.
 - b. Three (3) stories, no greater than fifty feet (50’).
 - c. Four (4) stories, no greater than sixty-five feet (65’).
3. Size of Yards
- a. In accordance with Exhibit D.
4. Minimum Dwelling Area
- a. One (1) bedroom: 650 square feet
 - b. Two (2) bedroom: 925 square feet
 - c. Three (3) bedroom: 1,150 square feet
5. Lot Coverage: Maximum fifty percent (50%)

B4. Design Guidelines

1. Elevation Review and Approval
- a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
 - b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building at the time of Site Plan, subject to approval by the Planning & Zoning Commission.
2. Architectural Standards
- a. At least eighty percent (80%) of each building’s facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick and stone).
 - b. No more than fifteen percent (15%) of each facade elevation shall use a combination of accent materials such as cedar or similar quality decorative wood, fiber cement siding, resin-impregnated wood panel system, cementitious-fiber clapboard (not sheet) with at least a fifty (50) year warranty, architectural metal panel, split-face concrete block, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8’) above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - c. Any enclosed one or two-car garage shall be designed and constructed of the same material as the primary building.

B5. Additional Standards

1. Open Space
- a. Urban Open Space
 - i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one (1) acre of useable land area that will serve as a linear park for the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
 - ii. The linear open space shall be constructed at the time of construction of Phase 1A. The linear open space shall be constructed at the developer’s cost.
 - iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer’s cost.
 - b. Rural Open Space
 - i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
 - c. Combined Urban Open Space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.
 - d. Kent Drive right-of-way improvements (outside the Planned Development District) must be completed and accepted by the Town in accordance with a separate approved license agreement prior to release of construction for any multi-family development.
 - e. A Property Owners Association (POA) must be established before acceptance of any development within the Planned Development District. The POA shall be responsible for ownership and maintenance of all open space, trail heads, and all other similar

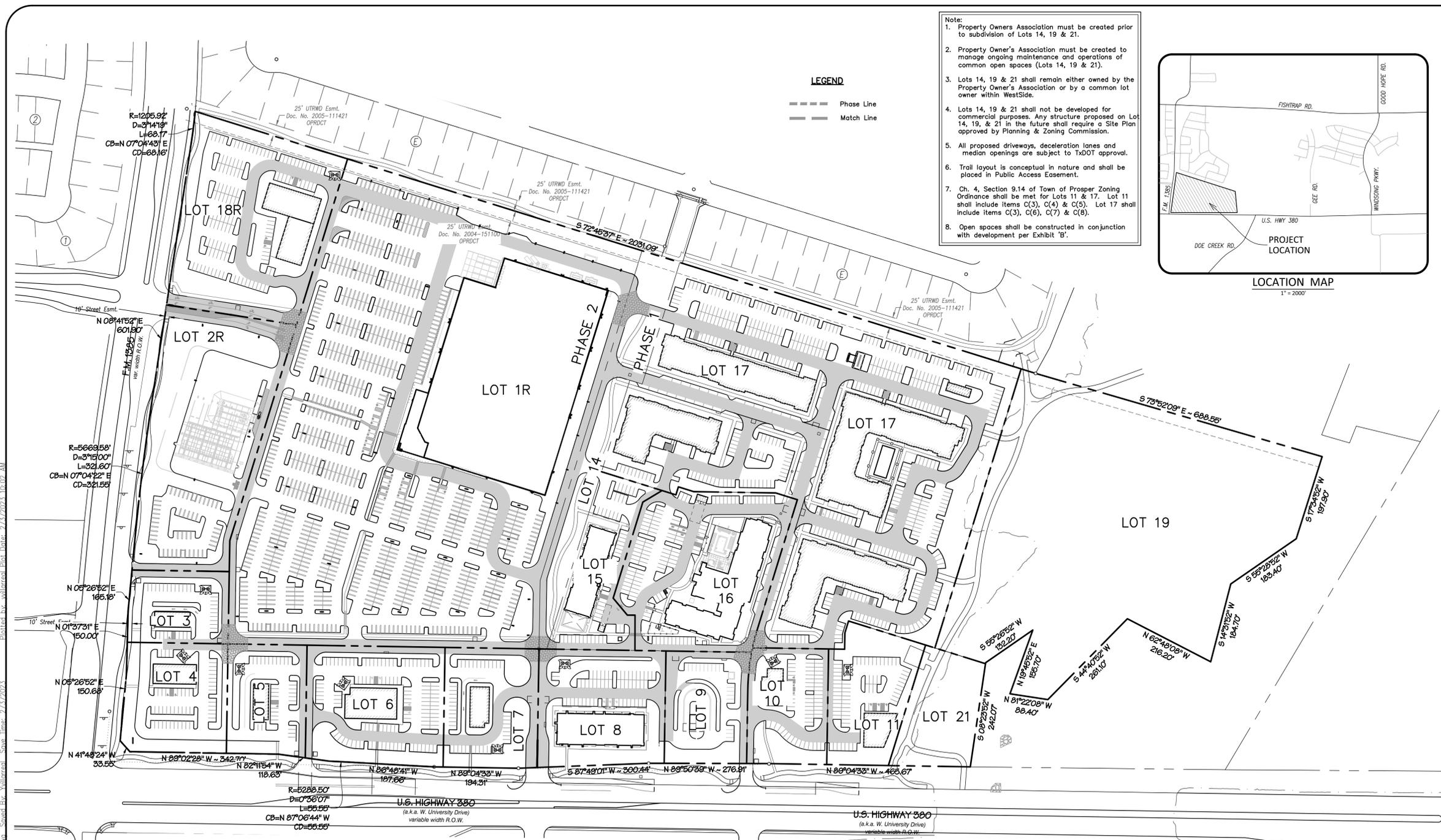
spaces. Developer shall submit POA documents for review to the Town prior to recording at the County. The ownership and maintenance of the Kent Drive right-of-way open space (outside the Planned Development District) shall be in accordance with a separate license agreement between the Town and the developer.

2. Landscape Screening and Buffering

The Multifamily District shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be a modified irrigated living screen as prescribed in this section and depicted on Exhibit G.

No shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

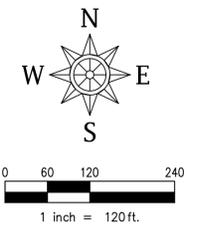
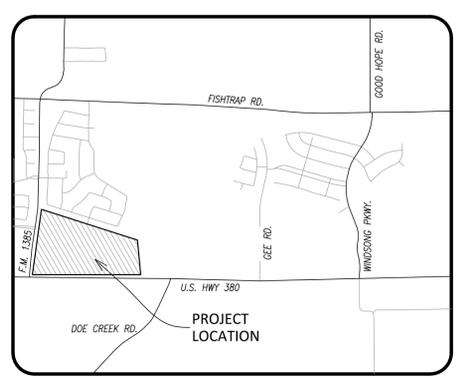
- a. Living Screen: a thirty-three (33) foot wide landscape easement which includes the existing twenty-five (25) foot wide UTRWD easement shall be required along the entire northern boundary of the Planned Development District. Within this landscape easement, eight (8) feet in width shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. No required trees or shrubs shall be located within any utility easement; however, shrubs may be planted on the utility easement line.
 - i. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - ii. Within the landscape easement along the entire northern boundary of the Planned Development District, an irrigated modified living screen shall provide a partial visual barrier between these uses in lieu of a solid screening wall or fence as follows: An irrigated modified living screen consisting of a row of *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center interspersed with groupings of three (3) staggered *Ilex x 'Nellie R. Stevens'* or approved equivalent (forty-five (45) gallon minimum container size and eight (8) feet minimum height at planting) spaced no more than six (6) feet on center.
 - c. A minimum ten-foot (10') landscape buffer is required adjacent to Rural Open Space.
- ## 3. Lot Frontage
- a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
- ## 4. Parking
- a. Minimum "Off-Street" Parking. For the purpose of this ordinance, off-street parking shall mean any parking not located immediately adjacent to and along public drives (i.e. parallel parking) used for internal circulation throughout the development.
 - i. One (1) and two (2) bedroom units: 1.8 parking spaces per unit.
 - ii. Three (3) bedroom units: 2.0 parking spaces per unit.
 - b. Tandem parking shall count towards the parking provided for each designated tract or phase that the parking resides within.
 - c. Surface parallel parking that is provided along interior drives shall count towards the parking provided for each designated tract or phase that the parking resides within.
- ## 5. The provisions of Chapter 4, Section 2.6D (Non-Residential and Multifamily Development Adjacent to a Major Creek) shall apply to the proposed development.
- ## 6. The provisions of Chapter 4, Section 2.6A.6 (Landscape Area Requirements) shall apply to the proposed development.
- ## 7. The provision of Chapter 4, Section 9.17 (Multifamily Site Design) shall not apply to the proposed development.
- ## 8. There shall be no vehicular connection to Kent Drive.



- Note:**
1. Property Owners Association must be created prior to subdivision of Lots 14, 19 & 21.
 2. 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



- Town of Prosper Site Plan Notes:**
1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 4. Landscaping shall conform to landscape plans approved by the town.
 5. All elevations shall comply with the standards contained within the Zoning Ordinance.
 6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 8. Two points of access shall be maintained for the property at all times.
 9. Speedbumps/humps are not permitted within a fire lane.
 10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adapted uniform Building Code.
 11. All signage is subject to Building Official approval.
 12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 14. 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.
 15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
 16. Site plan approval is required prior to grading release.
 17. All new electrical lines shall be installed and/or relocated underground.
 18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 19. All landscape easements must be exclusive of any other type of easement.
 20. 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.
 21. 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.
 22. 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 or on 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	19	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	45	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	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	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	N/A	20,670	43,460	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)

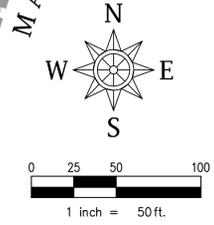
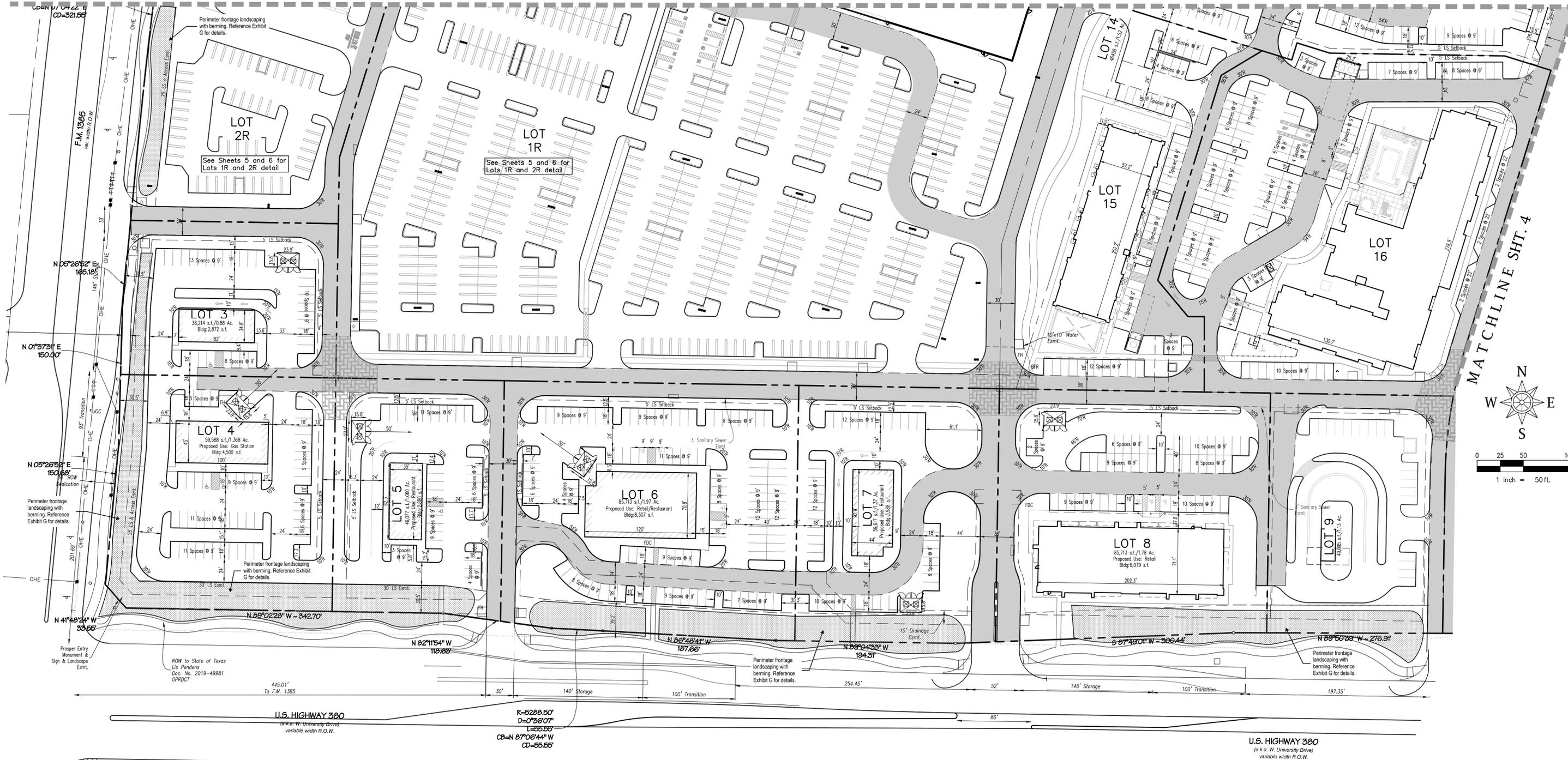
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
 IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
 IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
 IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
 IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
 IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiers Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 WestSide Prosper, LLC
 8668 John Hickman Pkwy., Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3818
 Contact: Shiva Kondru

DEVELOPER/APPLICANT
 Cross Engineering & Associates, Inc.
 1995 Raymond Drive, Suite 119
 8668 John Hickman Pkwy., Suite 907
 Northbrook, IL 60062
 Telephone (847) 498-0800
 Contact: Stephen Cross



All dimensions are to face of curb or edge of building unless otherwise noted.
All curb radii are 2' unless otherwise noted.

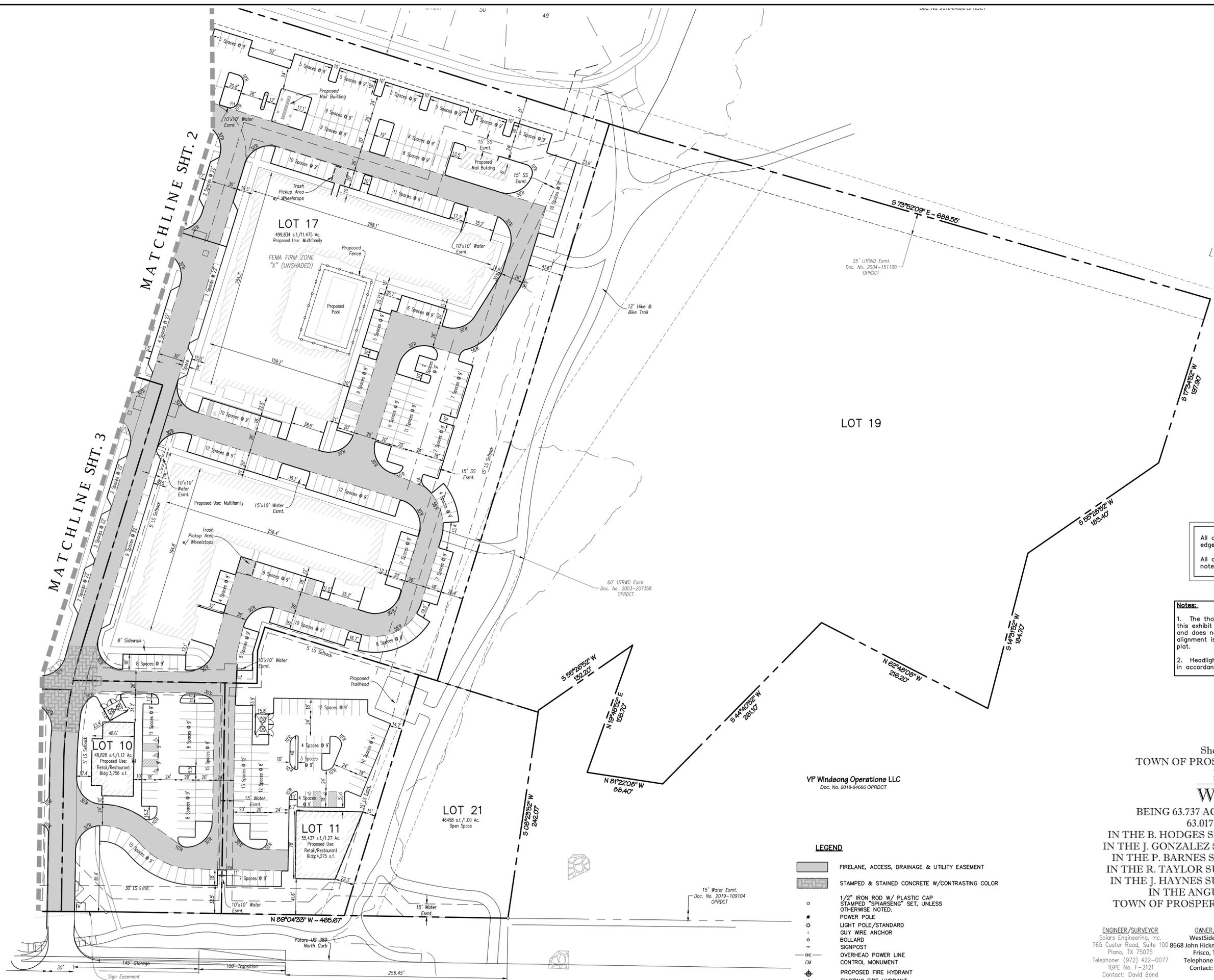
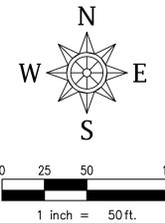
Notes:
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
2. Headlight screening will be provided in accordance with Town Standards.

- 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 &
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IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

<p>ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Frisco, Texas 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond</p>	<p>OWNER/DEVELOPER WestSide Prosper, LLC 8668 John Hickman Pkwy., Suite 907 Frisco, Texas 75034 Telephone: (248) 345-3818 Contact: Shiva Kondru</p>	<p>DEVELOPER/APPLICANT Cross Engineering & Associates, Inc. 1995 Raymond Drive, Suite 119 Northbrook, IL 60062 Telephone: (847) 498-0800 Contact: Stephen Cross</p>
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Sheet No. 4 of 6
TOWN OF PROSPER CASE NO. Z22-0020
Exhibit D

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TOWN OF PROSPER, DENTON COUNTY, TEXAS

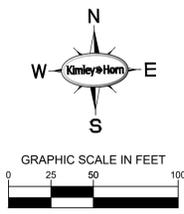
VP Windsong Operations LLC
Doc. No. 2018-84866 OPRDCT

- 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

ENGINEER/SURVEYOR Spiors Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER WestSide Prosper, LLC 1995 Raymond Drive, Suite 119 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	DEVELOPER/APPLICANT Cross Engineering & Associates, Inc. 8668 John Hickman Pkwy., Suite 907 Northbrook, IL 60062 Telephone (847) 498-0800 Contact: Stephen Cross
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Drawn by: G:\2022_08\22-187 Westside Prosper\CAD\Drawings\22-187 Preliminary Site Plan.dwg Saved By: Willard, Sava, Date: 2/13/2023 10:02 AM
 Plotted by: willard, Sava, Date: 2/13/2023 10:02 AM

SAVANNAH, PHASE 3
CAB. V. PG. 378
P.R.D.C.T.



LIARD
R.O.W.)

W/ DEDICATION
05, NO. 2020-55
P.R.D.C.T.

OCK A
WN CENTER
2018-482
C.T.

F.M. 1385

25' LANDSCAPE
EASEMENT ALONG FM
1385 FRONTAGE

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO. 2020-55
OPR.D.C.T.

LOT 3, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 4, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 18R

LANDSCAPE EASEMENT
DOC. NO. 2021-235470
OPR.D.C.T.

PERIMETER FRONTAGE
LANDSCAPING WITH
BERMING. REF. EXHIBIT
G FOR DETAILS

LOT 2R

LOT 2R

LOT 5, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 4

LOT 2R

LOT 2R

LOT 5

LOT 4

LOT 5

LOT 4

LOT 6

LOT 4

LOT 6

LOT 4

LOT 7

LOT 4

LOT 7

LOT 4

COSTCO
WHOLESALE

LOT 1R

MATCH LINE SHEET 6 OF 6
MATCH LINE SHEET 5 OF 6

LOT 1R

LOT 6, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 4

LOT 7

LOT 4

LOT 8

LOT 4

LOT 14

LOT 15

LOT 4

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FIRE LANE
	EXISTING OVERHEAD POWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
	PROPOSED TRANSFORMER LOCATION
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE
	EXISTING SIGN
	PROP. LANDSCAPE AREA

SITE NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
- HEADLIGHT SCREENING WILL BE PROVIDED IN ACCORDANCE WITH TOWN STANDARDS.

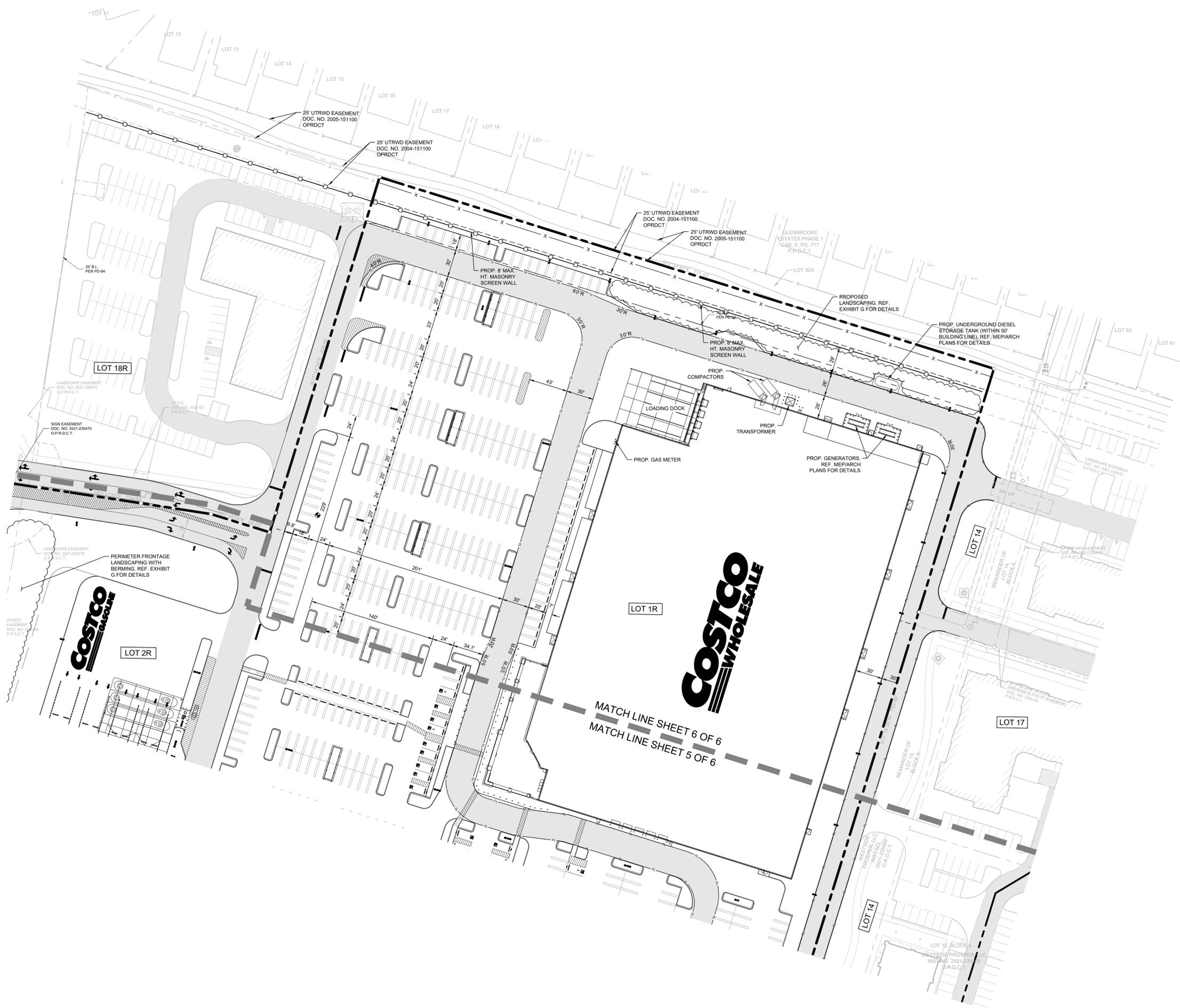
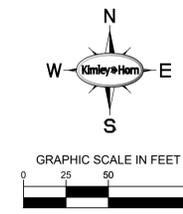
SHEET NO. 5 OF 6
TOWN OF PROSPER CASE NO. Z22-0020
EXHIBIT D

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. 477 &
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

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 TELEPHONE: (972) 770-1300 TBE# NO. F-928 CONTACT: JUDD MULLINIX, P.E.	OWNER / DEVELOPER WESTSIDE PROSPER, LLC 8668 JOHN HICKMAN PKWY, SUITE 907 FRISCO, TEXAS 75034 TELEPHONE: (248) 348-3818 CONTACT: SHIVA KONDRU	DEVELOPER / APPLICANT CROSS ENGINEERING & ASSOCIATES, INC. 1995 RAYMOND DRIVE, SUITE 119 NORTHBROOK, ILLINOIS 60062 TELEPHONE: (847) 498-0800 CONTACT: STEPHEN CROSS
---	---	--



LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FIRE LANE
	EXISTING OVERHEAD POWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT (FH)
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	PROP. LANDSCAPE AREA

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SHEET NO. 6 OF 6
TOWN OF PROSPER CASE NO. Z22-0020
EXHIBIT D

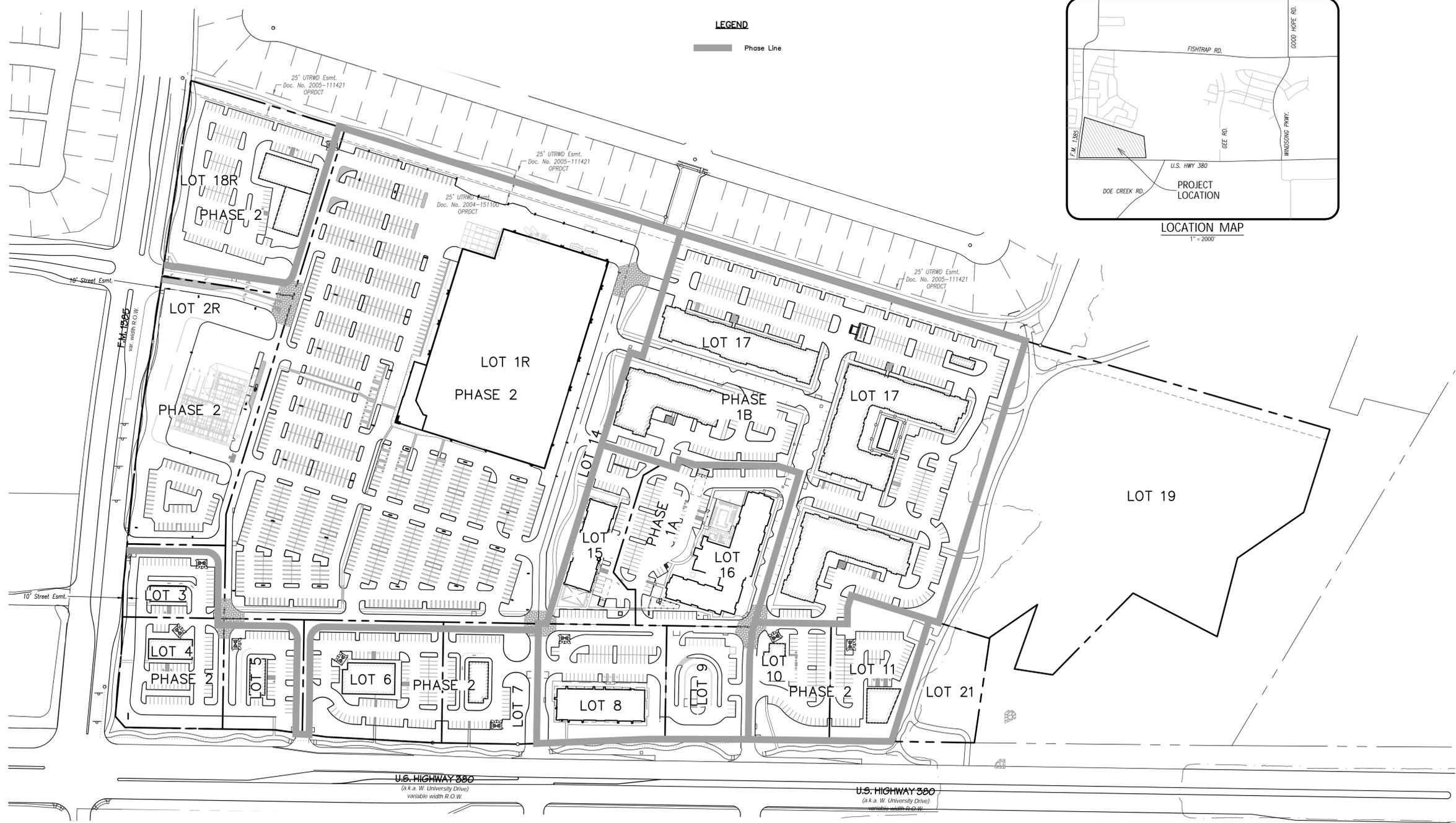
WESTSIDE

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63.017 ACRES (NET)

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TOWN OF PROSPER, DENTON COUNTY, TEXAS

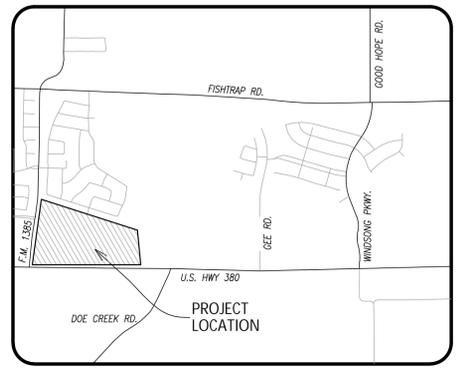
<p>ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD DALLAS, TEXAS 75240 TELEPHONE: (972) 770-1300 TBP# NO. F-528 CONTACT: JUDD MULLINIX, P.E.</p>	<p>OWNER / DEVELOPER WESTSIDE PROSPER, LLC 8668 JOHN HICKMAN PKWY, SUITE 907 FRISCO, TEXAS 75034 TELEPHONE: (214) 348-3818 CONTACT: SHIVA KONDRU</p>	<p>DEVELOPER / APPLICANT CROSS ENGINEERING & ASSOCIATES, INC. 1995 RAYMOND DRIVE, SUITE 119 NORTHBROOK, ILLINOIS 60062 TELEPHONE: (847) 498-0800 CONTACT: STEPHEN CROSS</p>
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Drawn: C:\2022_08\22-187 Westside Prosper\CD\Drawings\22-187 Exhibit E-2 Phases 1A, 1B, 2.dwg Saved By: Yilinerzel Date Time: 2/3/2023 10:33:11 AM



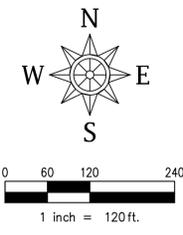
LEGEND

Phase Line



LOCATION MAP

1" = 200'



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit E-2

WestSide

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

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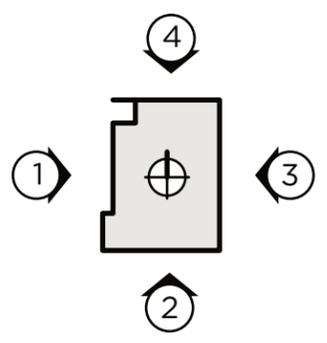
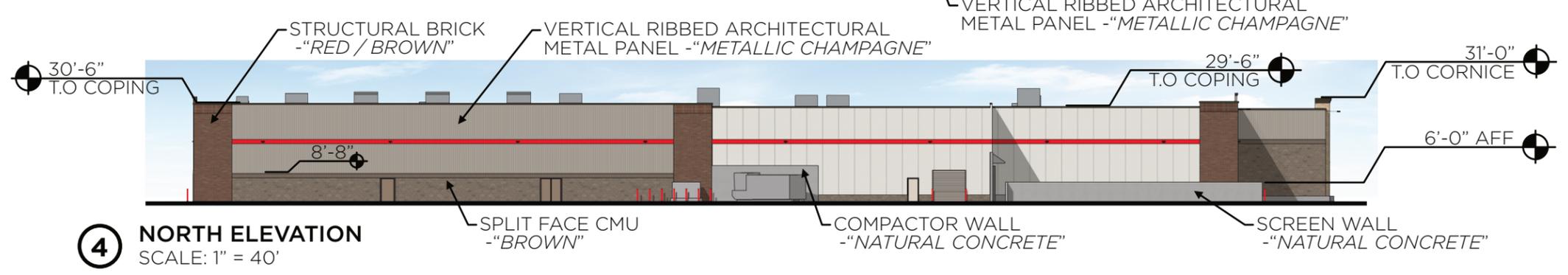
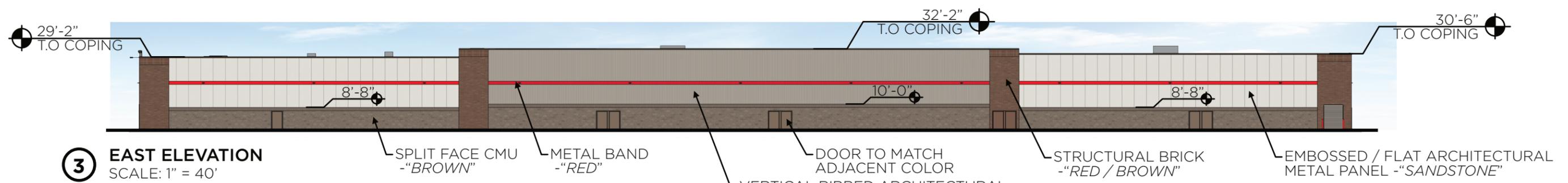
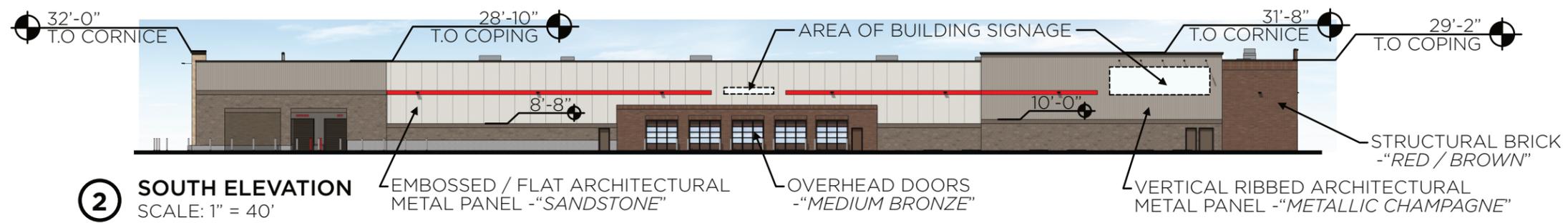
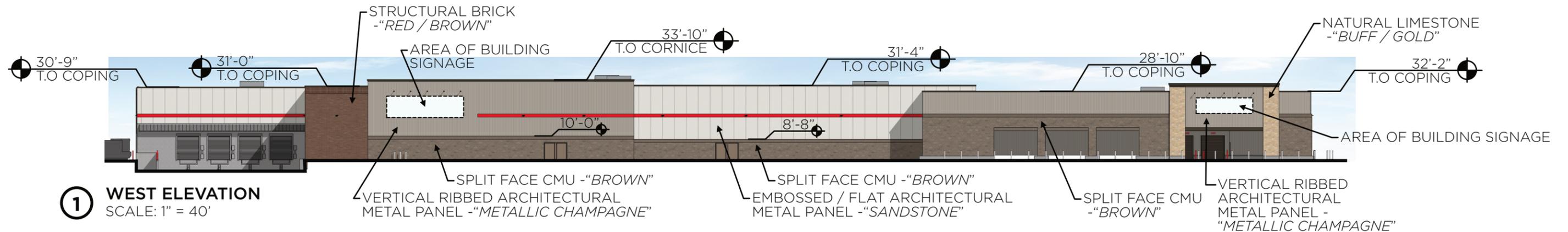
Z22-0020
EXHIBIT E
DEVELOPMENT SCHEDULE
WESTSIDE

The phasing and development of this project is dependent upon both market conditions and the individual developers' timing. The anticipated schedule for the buildout will likely include a division of developmental increments. Upon commencement of development, the project construction is expected to require between 18 and 60 months. See Exhibit E2 for a graphic depiction.

Phase IA: The central core of the property includes an extended stay hotel plus individual pads inside the retail development. Vehicular access to the property will mostly be included in this phase. Depending on the schedule of the multi-family developer, Phase IB could be developed in conjunction with Phase IA.

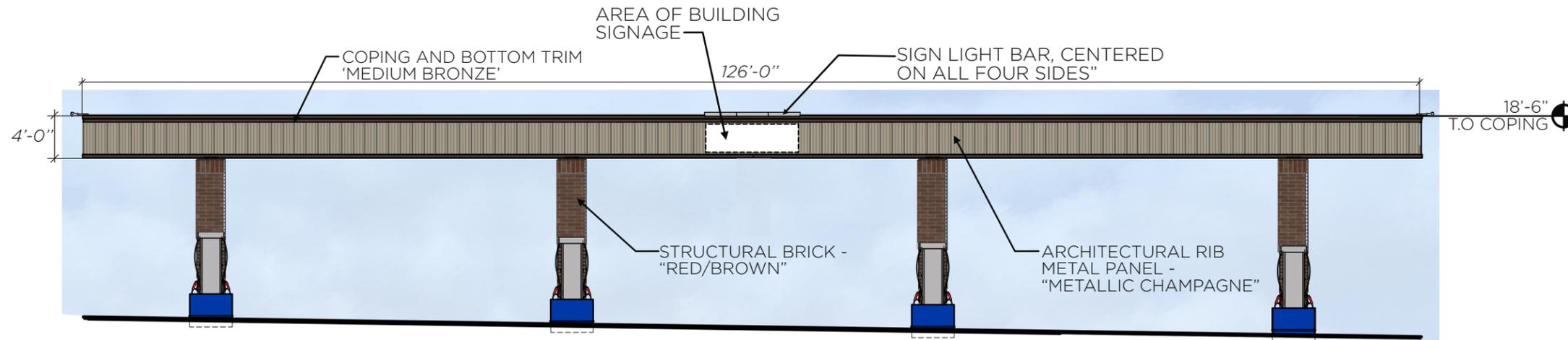
Phase IB: Consists of multi-family development.

Phase 2: The second phase of a two phase commercial development, including the big box retail uses to the west of the planned development area. The fuel pumps accessory use of the Big Box Retail will be developed in two (2) increments to allow for future planned expansion dependent on market conditions. The remote parking lot adjacent to the fuel pumps as shown on Exhibit D will also be developed as a separate increment of phase 2 parking.

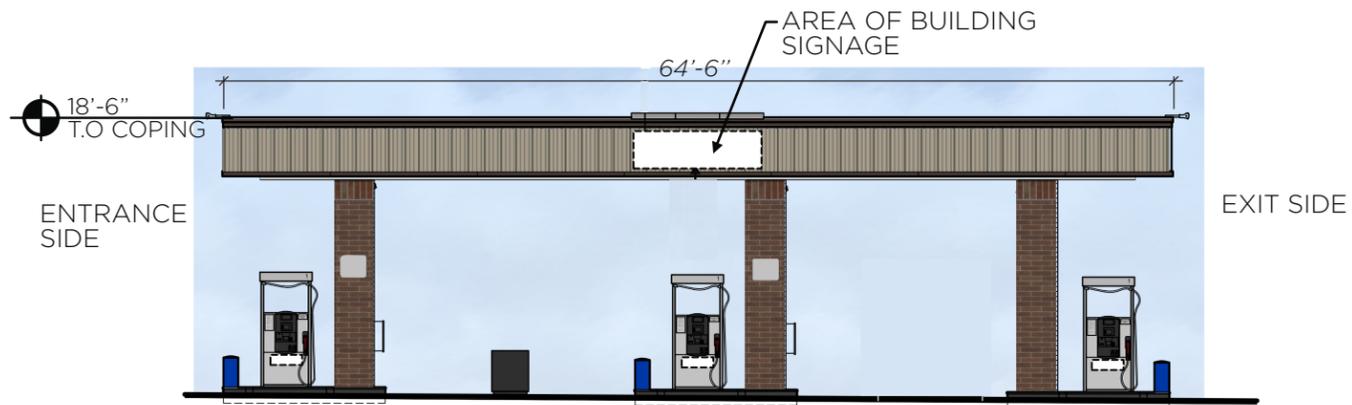


JANUARY 2023
22-5585-01
PROSPER, TX

EXHIBIT F - BIG BOX ELEVATIONS



1 CANOPY AND DISPENSER ELEVATION (NORTH/SOUTH)
SCALE: 1/8" = 1'



2 CANOPY AND DISPENSER ELEVATION (EAST/WEST)
SCALE: 1/8" = 1'



3 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'



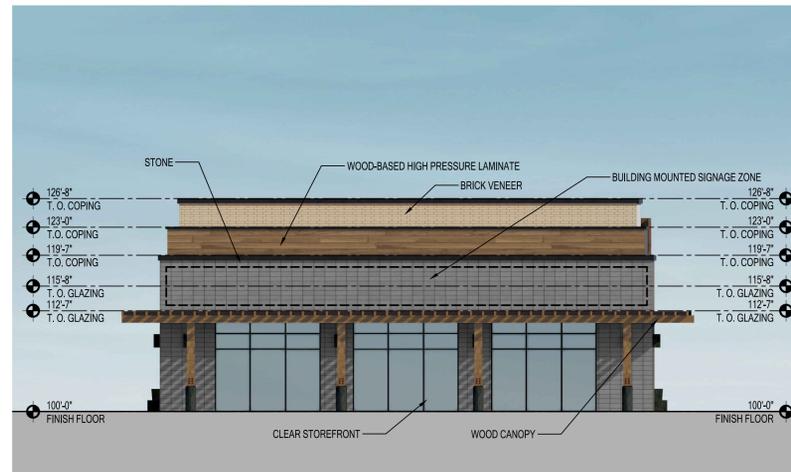
1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

FACADE MATERIAL ANALYSIS		
01 EAST ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1220	46.90%
WOOD-BASED HIGH PRESSURE LAMINATE	509	19.60%
STONE	873	33.60%
TOTALS*	2602	100.00%
*GLAZING NOT INCLUDED		
02 WEST ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1220	47.50%
WOOD-BASED HIGH PRESSURE LAMINATE	511	19.90%
STONE	839	32.60%
TOTALS*	2570	100.00%
*GLAZING NOT INCLUDED		
03 NORTH ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1474	100.00%
WOOD-BASED HIGH PRESSURE LAMINATE	0	0.00%
STONE	0	0.00%
TOTALS*	1474	100.00%
*GLAZING NOT INCLUDED		
04 SOUTH ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	161	10.70%
WOOD-BASED HIGH PRESSURE LAMINATE	186	12.40%
STONE	1157	76.90%
TOTALS*	1504	100.00%
*GLAZING NOT INCLUDED		



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5	Windows shall have a maximum exterior visible reflectivity of (10) percent.

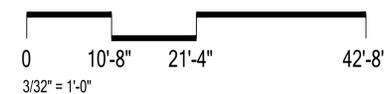
Owner:
GF3 Partnership, LLC
Contact: Michael C. Fannin
15700 State Highway 121
Frisco, Texas 75035
972.747.9233
mcfannin@gmail.com

Job #: 17173.02
File Name: RestaurantRetailElevations_2018-0928.dwg
Date: 09/28/18
Drawn by: BEM, LA, PA

gff **PLANNING**
2808 Fairmont Street,
Suite 300
Dallas, Texas 75201 |
214.303.1500

3300 West 7th Street,
Suite 110
Fort Worth, Texas 76107 |
817.303.1500

EXHIBIT "F"
US 380 / FM 1385 NEC
Prosper, Texas
63.905 Acres



For Staff Use

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GLA-ATL,LLC

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3 BUILDING ELEVATION - 2/3-STORY CONCEPT
R-1

MATERIAL CALCULATION (PHASE 2-BLDG. 1)		
TOTAL AREA (EXCLUDING GLAZING) IN SF:	3,853	= 100%
MASONRY (BRICK/STONE) IN SF:	3,799	98.6%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	54	0.14%



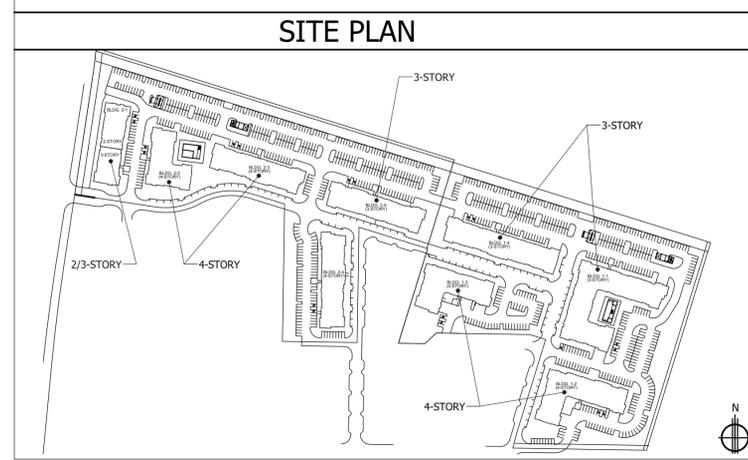
2 BUILDING ELEVATION - 3-STORY CONCEPT
R-1

MATERIAL CALCULATION (3-Story Concept)		
TOTAL AREA (EXCLUDING GLAZING) IN SF:	7,028	= 100%
MASONRY (BRICK/STONE) IN SF:	6,972	99.2%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	56	0.8%



1 BUILDING ELEVATION - 4-STORY CONCEPT
R-1

MATERIAL CALCULATION (4-Story Concept)		
TOTAL AREA (EXCLUDING GLAZING) IN SF:	9,563	= 100%
MASONRY (BRICK/STONE) IN SF:	9,282	97.1%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	281	2.1%



BUILDING HEIGHTS	
NUMBER OF STORIES	RIDGE HEIGHT
4	54'-11"
3	49'-5"
2/3	43'-7"

NOTES

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ABBREVIATIONS

ALUM.	ALUMINUM	0'-0"	ELEVATION HGT.
BLDG.	BUILDING	DWG.NO.	DWG.TITLE
BRZVY.	BREEZEWAY	SCALE	
FF.	FINISHED FLOOR	TITLE	
STL.	STEEL		

FACADE PLANS											
MATERIAL LEGEND						MATERIAL LEGEND					
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT: FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-1	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WESTHIGHLAND WHITE NUMBER: SW7566 R:242, G:238, B:228 MATERIAL: TRIM & GUTTER	P-4	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: BARCELONA BEIGE NUMBER: SW7530 R:196, G:180, B: 158 MATERIAL: SUB-TRIM, CORNER CORBELS
ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-2	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS	R-1	[Swatch]	VENDOR: CERTAINTEED SERIES: LANDMARK COLOR: WEATHERED WOOD MATERIAL: ASPHALT SHINGLES
			B-3	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: SAN ANTONIO SAGE NUMBER: SW7731 R:167, G:151, B:120 MATERIAL: CORNER HEADERS	*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT AND OWNER		

PROJECT INFO.	
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Block / Lot Number:	A / 1-19
Client:	Davis Development
Phone:	770.474.5213
Address:	1050 Eagles Landing Parkway, Suite 300 Stockbridge, Georgia 30281
Architect:	Geheber Lewis Assoc.
Phone:	404.228.1958
Address:	649 11th St. Atlanta, Georgia 30318
Applicant:	MCF Investments
Phone:	(214) 619-4930
Address:	15700 S.H. 121 Frisco, Texas 75035
Scale:	AS NOTED
Date:	08/28/2018
Drawn By:	BT
NOT RELEASED FOR CONSTRUCTION www.glaatl.com	



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1 REAR/INTERIOR ELEVATION

R-2 SCALE: 3/32" = 1'-0"



BUILDING LEGEND		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK	2650	58%
STONE	1310	29%
GLAZING	580	13%

1 REAR/INTERIOR ELEVATION

R-2 SCALE: 3/32" = 1'-0"



FACADE PLANS

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NOTES	FACADE PLAN NOTES
1. RENDERING AND ELEVATIONS ON SHEETS R-2, R-3, AND R-4 ARE REPRESENTATIVE. THE BUILDING DO NOT EXACTLY REFLECT THOSE OF THE PROPOSED PROJECT, BUT ARE INDICATIVE OF DESIGN INTENT AND SIMILAR CONDITIONS.	1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW, OR AS REQUIRED BY ZONING GUIDELINES. 2. BUILDING RENDERINGS REFLECT THE DESIGN FORM AND INTENT OF THE REFERENCED BUILDINGS. ADDITIONAL DETAIL, GARAGE, TRASH SERVICES, AND OTHER ELEMENTS TO BE INCORPORATED AS DESIGN DEVELOPS. 3. SITE PLAN IS FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT FULLY REFLECT EXACT/CURRENT SITE DESIGN. PLEASE REFERENCE EXHIBIT D "CONCEPTUAL SITE PLAN". 4. MATERIAL CALCULATIONS DO NOT INCLUDE MINOR TRIM OR MATERIALS ABOVE THE COMMON ROOF BEARING PLANE.
ABBREVIATIONS	
ALUM. ALUMINUM BLDG. BUILDING BRZVY. BREZEWAY FF. FINISHED FLOOR STL. STEEL	0'-0" ELEVATION HGT. DWG. NO. DWG. TITLE A1 DRAWING SCALE A1 DWG. TITLE

MATERIAL LEGEND														
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT; FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING	R-1	[Swatch]	VENDOR: CERTAINTEEB SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES			
ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER						
	[Swatch]		B-6	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS						

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT AND OWNER

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Phone: (214) 619-4930
Address: 15700 S.H. 121 Frisco, Texas 75035
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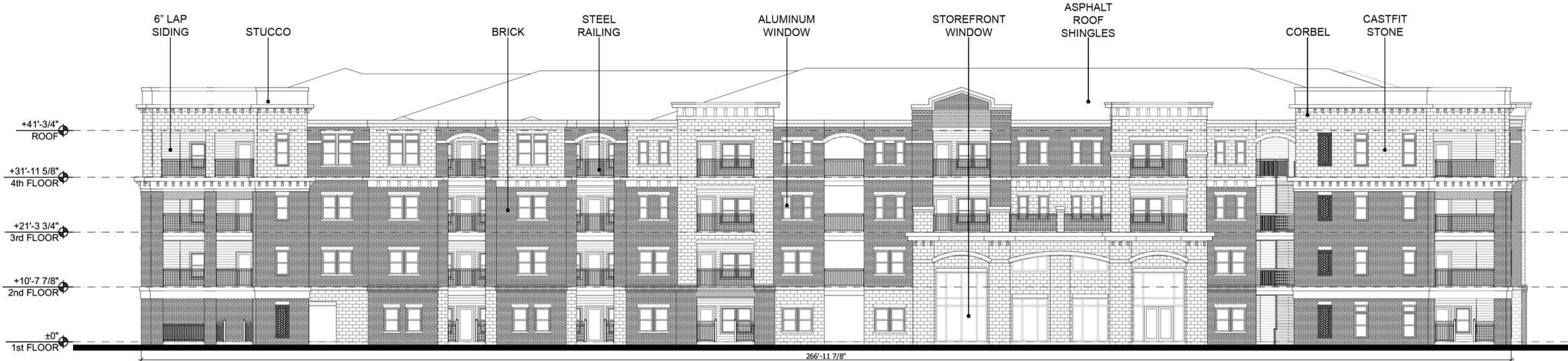
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2 FRONT ELEVATION

R-3 SCALE: 3/32" = 1'-0"



BUILDING LEGEND		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK	3740	52%
STONE	2363	33%
GLAZING	1067	15%

1 FRONT ELEVATION

R-3 SCALE: 3/32" = 1'-0"



FACADE PLANS

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NOTES	
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ABBREVIATIONS			
ALUM.	ALUMINUM	0'-0"	ELEVATION HGT.
BLDG.	BUILDING	DWG. NO.	DWG. TITLE
BRZWW.	BREEZEWAY	A1	DRAWING SCALE
FF.	FINISHED FLOOR	A1	DWG. TITLE
STL.	STEEL		

MATERIAL LEGEND															
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	
S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT; FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING	R-1	[Swatch]	VENDOR: CERTAINTEEDEE SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES				
ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER							
			B-6	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS							

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2 FRONT ELEVATION

R-4 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION

R-4 SCALE: 3/32" = 1'-0"



FACADE PLANS

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BLDG.	BUILDING
BRZWAY.	BREEZEWAY
FF.	FINISHED FLOOR
STL.	STEEL
0'-0"	ELEVATION HGT.
DWG. NO.	DWG. TITLE
A1 DRAWING	SCALE
A1 DWG. SCALE	TITLE

MATERIAL LEGEND														
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		VENDOR: BORAL CASTFIT CUT: FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4		VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1		VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING			COLOR: BRONZE MATERIAL: WINDOWS (ALUM.)			
ST-1		VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5		VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2		VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER	R-2		VENDOR: CERTAINTEED SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES			
			B-6		VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3		VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS						

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LANDSCAPE CALCS (BIG BOX RETAIL SITE):

(PROVIDED FOR PERMIT PURPOSES ONLY)
 REFER TO SITE DATA ON ARCH SITE PLAN.
 BIG BOX RETAIL SITE AREA: 20.53 ACRES (894,412 SF)
 BUILDING AREA: 160,479 SF

OPEN SPACE:
 SEE ARCH SITE PLAN FOR OPEN SPACE AREAS.
 ALL REQUIRED OPEN SPACE AREAS TO BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL.

BUILDING LANDSCAPING:
 LARGE TREES REQUIRED: 17 (ONE PER 10,000 S.F. BUILDING AREA)
 LARGE TREES PROVIDED: 17
 SMALL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT 5:1 RATE.

PERIMETER LANDSCAPING:
 MIN. 20' WIDE LANDSCAPED AREA ALONG FM 1385.
 BERMS: 3'-6" HT., AVERAGE OF 4.5' ALONG FM 1385.
 STREET FRONTAGE: 905 L.F. (N.E.C. DRIVEWAYS)
 LARGE TREES REQUIRED: 30 (ONE LARGE TREE PER 30')
 LARGE TREES PROVIDED: 21
 5-GAL. SHRUBS REQUIRED: 200 (15 SHRUBS PER 30')
 5-GAL. SHRUBS PROVIDED: 300*

ADJACENT TO RESIDENTIAL: OPEN SPACE BUFFER EXISTING TO REMAIN, PLUS NEW LIVING SCREEN PER PLAN.

ADJACENT TO NON-RESIDENTIAL:
 MIN. 5' WIDE LANDSCAPED AREA
 BUFFER ALONG UTILITY TRAIL TO REMAIN, E.Y.P.

ADJACENT TO RESIDENTIAL: OPEN SPACE BUFFER EXISTING TO REMAIN, PLUS NEW LIVING SCREEN PER PLAN.

ADJACENT TO NON-RESIDENTIAL:
 MIN. 5' WIDE LANDSCAPED AREA
 BUFFER ALONG UTILITY TRAIL TO REMAIN, E.Y.P.

ADJACENT TO RESIDENTIAL: OPEN SPACE BUFFER EXISTING TO REMAIN, PLUS NEW LIVING SCREEN PER PLAN.

ADJACENT TO NON-RESIDENTIAL:
 MIN. 5' WIDE LANDSCAPED AREA
 BUFFER ALONG UTILITY TRAIL TO REMAIN, E.Y.P.

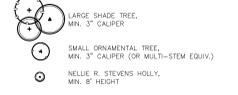
ADJACENT TO RESIDENTIAL: OPEN SPACE BUFFER EXISTING TO REMAIN, PLUS NEW LIVING SCREEN PER PLAN.

ADJACENT TO NON-RESIDENTIAL:
 MIN. 5' WIDE LANDSCAPED AREA
 BUFFER ALONG UTILITY TRAIL TO REMAIN, E.Y.P.

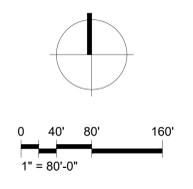
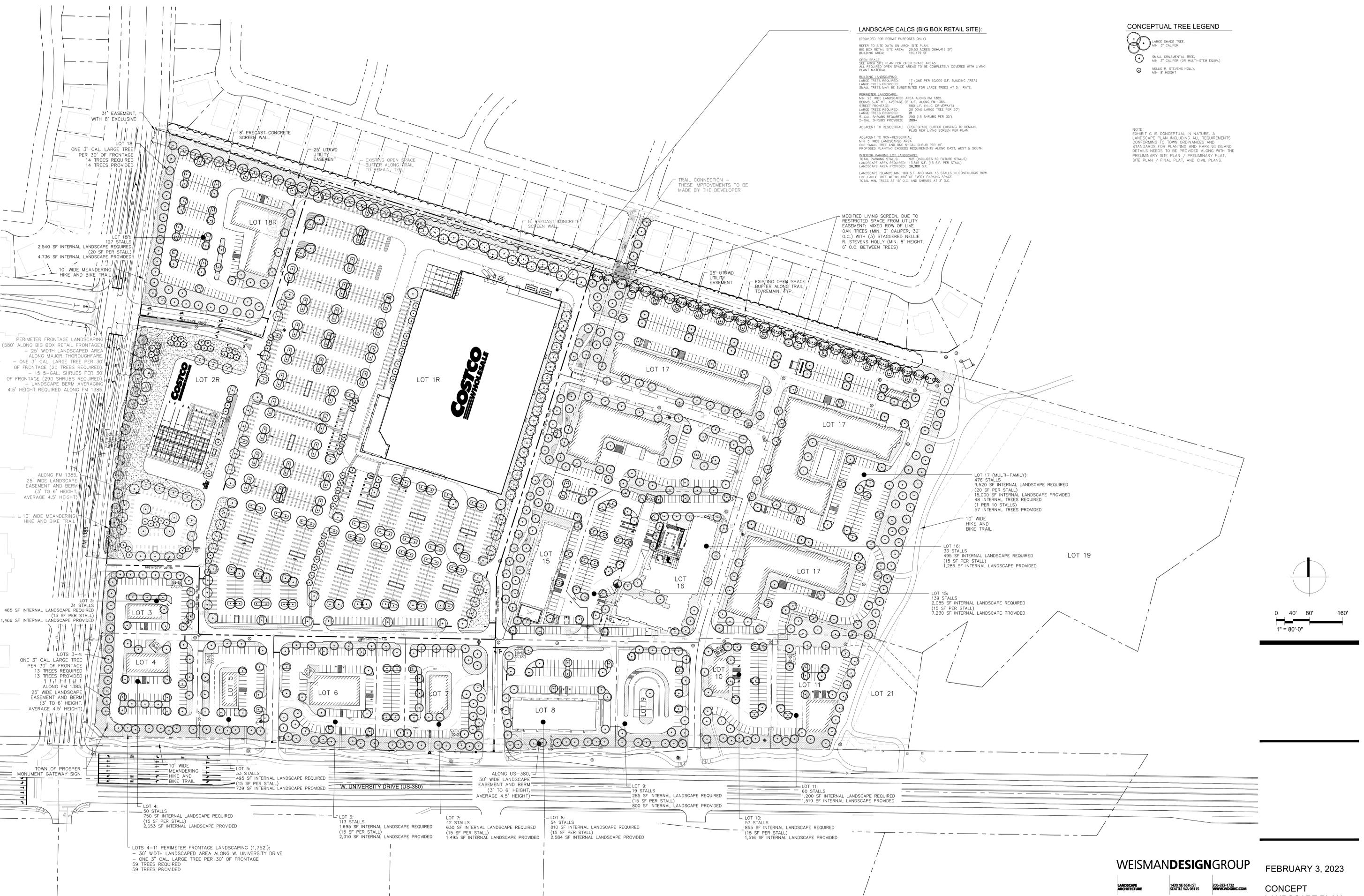
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ADJACENT TO NON-RESIDENTIAL:
 MIN. 5' WIDE LANDSCAPED AREA
 BUFFER ALONG UTILITY TRAIL TO REMAIN, E.Y.P.

CONCEPTUAL TREE LEGEND



NOTE:
 EXHIBIT G IS CONCEPTUAL IN NATURE. A LANDSCAPE PLAN INCLUDING ALL REQUIREMENTS CONFORMING TO TOWN ORDINANCES AND STANDARDS FOR PLANTING AND PARKING ISLAND DETAILS NEEDS TO BE PROVIDED ALONG WITH THE PRELIMINARY SITE PLAN / PRELIMINARY PLAT, SITE PLAN / FINAL PLAT, AND CIVIL PLANS.



CONCEPT LANDSCAPE PLAN

PROSPER, TEXAS

EXHIBIT "G"

FEBRUARY 3, 2023

WEISMANDESIGNGROUP

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FEBRUARY 3, 2023

CONCEPT LANDSCAPE PLAN