

LOCATION MAP

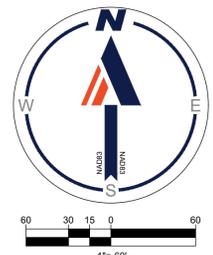
| SITE DATA TABLE   |   |
|---|---|
| <b>LEGAL DESCRIPTION</b>  |   |
| ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 1, ±0.51 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 2, ±1.34 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 3, ±0.12 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 4, ±1.59 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 5, ±1.17 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 6, ±1.17 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 7, PARCEL 1, ±0.08 ACRES<br>ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 28, ±2.65 ACRES<br>TOTAL: 8.744 ACRES |   |
| <b>SITE INFORMATION</b>   |   |
| EXISTING ZONING   | AGRICULTURE & COMMERCIAL  |
| PROPOSED ZONING   | PD (C)  |
| GROSS AREA  | ±8,744 AC (±380,889 SF)   |
| NET AREA  | ±8.09 AC (±352,681 SF)  |
| <b>EASEMENTS, SETBACKS &amp; BUFFERS</b>  |   |
| YARDS AND BUFFERS   | 30' FRONT YARD (SOUTH & EAST)<br>15' SIDE YARD (NORTH)<br>40' 1 STORY REAR YARD (WEST)<br>60' 2 STORY REAR YARD (WEST)<br>5' LANDSCAPE BUFFER (NORTH & WEST)<br>25' LANDSCAPE AND ACCESS EASEMENT (SOUTH) |
| <b>BUILDING QUANTITIES</b>  |   |
| BUILDING QUANTITY: 3  |   |
| <b>PARKING</b>  |   |
| REQUIRED PARKING:   | PROPOSED PARKING FOR WAREHOUSE/PUBLIC STORAGE: 38 SPACES  |
| MINI-WAREHOUSE/ PUBLIC STORAGE - 15 SPACES/ COMPLEX - 15 SPACES   | PROPOSED PARKING FOR RETAIL: 69 SPACES  |
| RETAIL - 1 SPACE/250 SF (17,200 SF TOTAL) = 69 SPACES   | PROPOSED PARKING FOR RESTAURANT: 53 SPACES  |
| RESTAURANT - 1 SPACE/1000 SF (5,300 SF TOTAL) = 53 SPACES   |   |
| <b>OPEN SPACE</b>   |   |
| REQUIRED OPEN SPACE (7% OF LOT AREA)  | 24,688 SF   |
| PROPOSED OPEN SPACE   | 37,469 SF (10.6% OF LOT AREA)   |

LEGEND

|     |                                |
|-----|--------------------------------|
| --- | EX. PROPERTY BOUNDARY          |
| --- | EX. ADJACENT PROPERTY BOUNDARY |
| --- | PROP FIRE LANE                 |

NOTES

- SITE PLAN SHALL BE IN CONFORMANCE WITH THE TOWN OF PROSPER FIRE CODE.
- OPEN SPACE CALCULATION PROVIDED IS APPROXIMATE AND ONLY FOR REFERENCE. FINAL SITE PLAN WILL CONFIRM MINIMUM OPEN SPACE REQUIREMENTS ARE PROVIDED.
- THE PROPOSED FIRE LANE PAVEMENT SHALL MEET THE TOWN OF PROSPER DESIGN STANDARDS.
- PROJECT QUANTITIES CONCERNING PROPOSED UNITS AND TOTAL REQUIRED PARKING ARE PRELIMINARY AND WILL BE CONFIRMED WITH FINAL SITE PLAN.
- ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) NO. 48085C0120J DATED 06/02/2009 AND NO. 48085C0235J DATED 06/02/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- ALL ACCESS GATES SHALL BE AUTOMATIC AND INCLUDE A PEDESTRIAN GATE WITH SIDEWALK.
- THIS EXHIBIT IS PRELIMINARY AND APPROVAL OF THE PLANNED DEVELOPMENT DOES NOT CONSTITUTE FINAL APPROVAL OF THE SITE LAYOUT. A SITE PLAN WILL STILL BE NEEDED FOR APPROVAL PRIOR TO DEVELOPMENT.
- TREES AND SHRUBS SHALL BE PLANTED AND INSTALLED PER THE PLANNED DEVELOPMENT STANDARDS, OR TOWN OF PROSPER STANDARDS WHERE THE PD STANDARDS ARE SILENT.
- TRASH ENCLOSURES SHALL BE SCREENED PER TOWN OF PROSPER STANDARDS.



**PROP. DEVELOPMENT**

ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 1, ±0.51 ACRES  
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 2, ±1.34 ACRES  
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ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 28, ±2.65 ACRES  
TOTAL: 8.744 ACRES

|  |  |                                 |
|--|--|---------------------------------|
| SURVEYOR/ENGINEER:<br>BOHLER<br>2600 NETWORK BLVD, SUITE 310<br>FRISCO, TX 75034<br>PHONE: (469) 850-6765<br>CONTACT: MATTHIAS HAUBERT | OWNER/ APPLICANT:<br>DOSTI PARTNERS, LLC<br>2504 LOFTSMOOR LANE<br>PLANO, TX 75025<br>CONTACT: BHADRESH TRIVEDI<br>PHONE: 214-208-4078 | PREPARATION DATE:<br>08/04/2023 |
|--|--|---------------------------------|

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |

**811**

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ALWAYS CALL 811  
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FOR EXHIBIT PURPOSES ONLY

PROJECT No.: TXA220158.00  
DRAWN BY: DJC  
CHECKED BY: MJH  
DATE: 12/27/23  
CAD ID: CPTX-X

**PROP. DEVELOPMENT**

FOR

DOSTI PARTNERS, LLC

PROPOSED DEVELOPMENT  
NWC OF W PROSPER TRAIL AND  
N COLEMAN STREET  
COLLIN COUNTY  
PROSPER, TX

**BOHLER**

2600 NETWORK BLVD, SUITE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18665 | TBPLS No. 10194413

SHEET TITLE:  
**EXHIBIT D ZONING SITE PLAN**

SHEET NUMBER:

ORG. DATE - 12/27/23