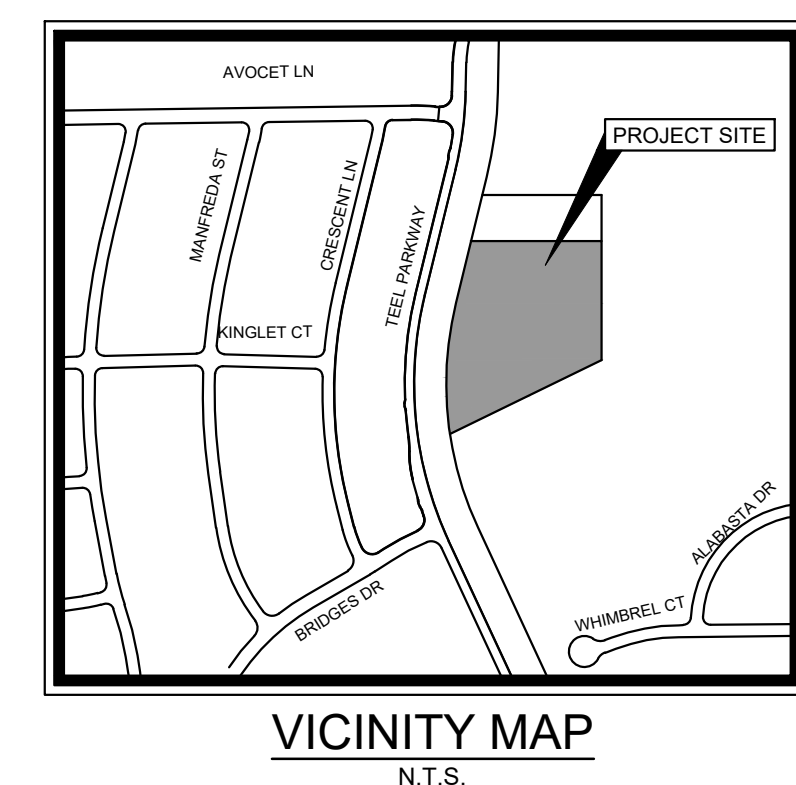
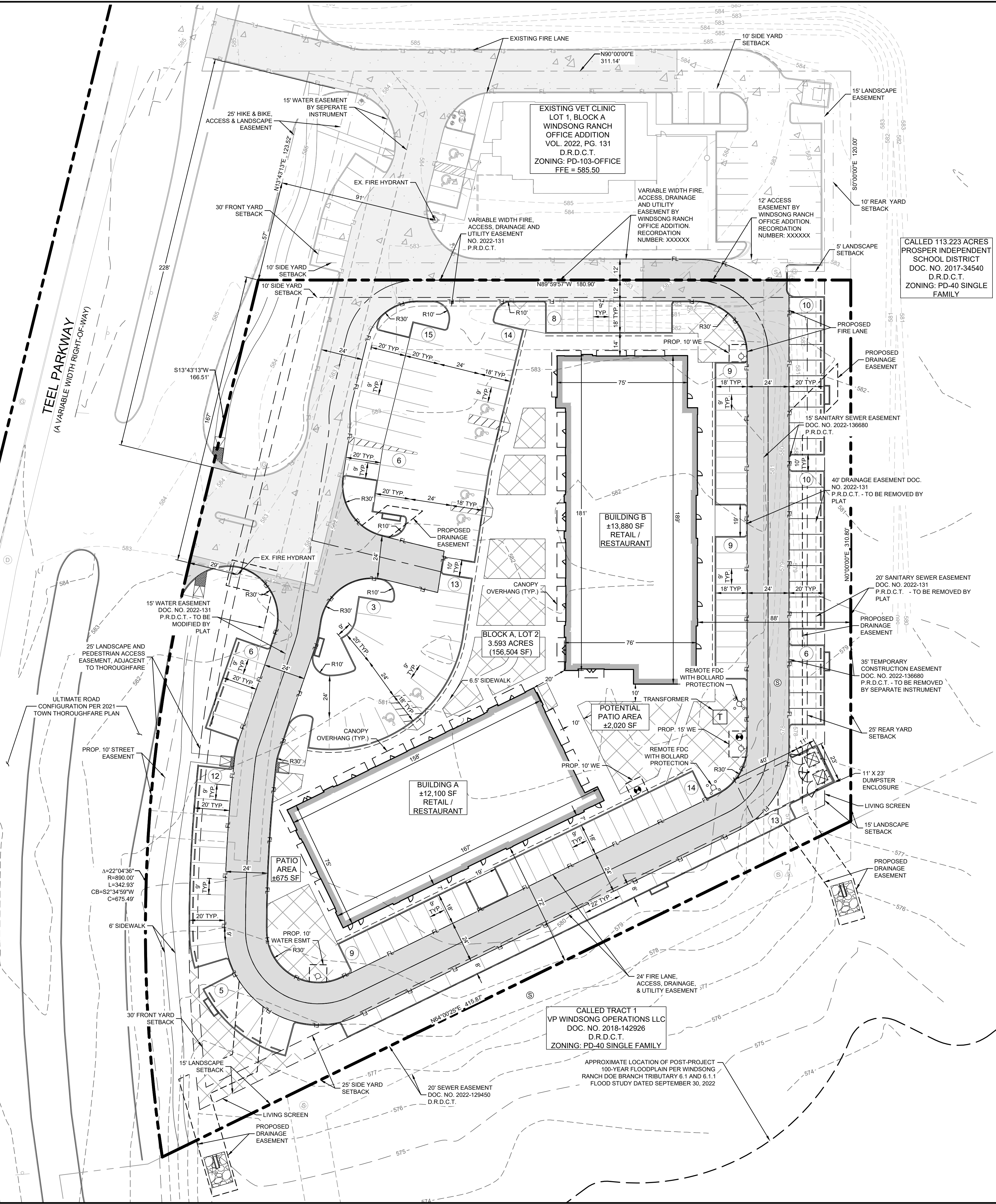


Plotted By: jacobk. kates. Sheet Set: PSP-1. Date: 12/14/2023. 01:56:23pm. K:\DAL-Civil\064620300 - Teel Parkway Retail\4 - Design\CAD\PlanSheets\Site\_PSP.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**STANDARD TOWN OF PROSPER  
 PRELIMINARY SITE PLAN NOTES**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
  3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
  4. 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.
  5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  6. 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.
  7. 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.
  8. 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

**LEGEND**

- FL PROPOSED FIRE LANE
- FL EXISTING FIRE LANE
- EXISTING PAVEMENT
- OPEN SPACE
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- GRATE INLET
- GRATE INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP. PROPOSED

**BLOCK A, LOT 2  
 SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	PD-103 (PD-0)
RESTAURANT / RETAIL	
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTITENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

- NOTES:**
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
  2. LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
  3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
  4. RETAIL USES TO INCLUDE GROCERY STORE, BREWERY, BEAUTY SALON/BARBER SHOP, MEAT SALES, AND ICE CREAM SHOPS. ADDITIONAL USES MAY BE CONSIDERED SUCH AS CONVENIENCE STORE (WITHOUT GAS PUMPS), DRY CLEANING, MINOR, AND GYMNASIUMS/DANCE STUDIOS.
  5. THE BUILDINGS ARE GREATER THAN 10,000 SF DUE TO ADJACENT PROPERTIES BEING IDENTIFIED AS NON-RESIDENTIAL DEVELOPMENTS BY THE TOWN OF PROSPER PLANNING DEPARTMENT.

**EXHIBIT B  
 ZONE-23-0023  
 PRELIMINARY SITE PLAN  
 TEEL PARKWAY RETAIL  
 WINDSONG RANCH OFFICE ADDITION  
 BLOCK A, LOT 2  
 Being 3.593 Acres Out of The  
 AARON ROBERTS SURVEY Abstract No. 1115  
 Town of Prosper, Denton County, Texas  
 Submitted: DECEMBER 14, 2023**

**Owner:**  
 SKS Prosper Teel Parkway  
 7251 Shoestring Drive  
 Frisco, Texas 75036  
 Contact: Kalyan Akkasani  
 Phone: (956) 220-4194

**Engineer/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road, Two Galleria Office Tower  
 Dallas, Texas 75240  
 Contact: Jeffrey Dolan, P.E.  
 Phone: (972) 770-1300

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**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION PURPOSES  
**Kimley-Horn**  
 Jeffrey W. Dolan  
 P.E. No. 114926 Date: 12/14/2023

**PRELIMINARY SITE PLAN**

**TEEL PARKWAY RETAIL PREPARED FOR SKS PROSPER TEEL PKWY**

**PSP-1**

SHEET NUMBER

DATE

REVISIONS

NO.

BY