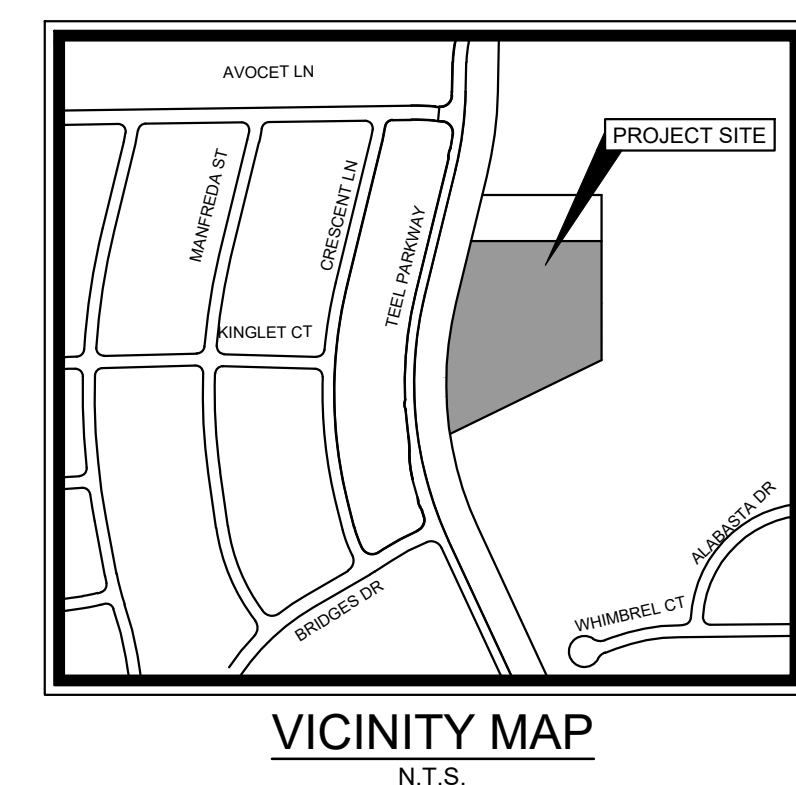
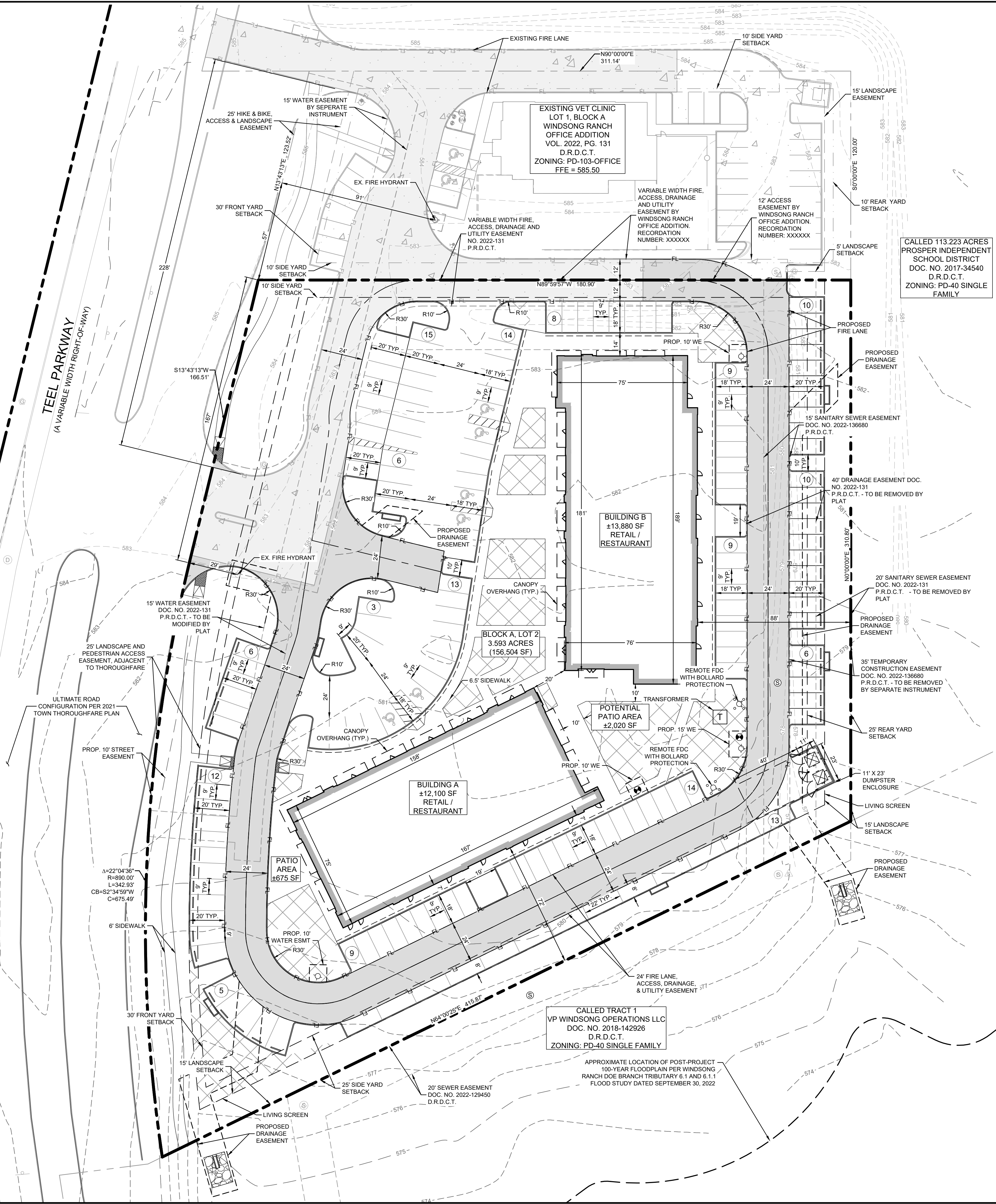


Plotted By: jacobk. kates Sheet Set: PRELIMINARY Layout: SITE PLAN December 14, 2023 01:59:49pm K:\DAL-Civil\064620300 - Teel Parkway Retail\4 - Design\CAD\PlanSheets\PSP.dwg
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VICINITY MAP
N.T.S.

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
- CURB 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-O) 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 MULTI-TENANT 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.

DEVAPP-23-0184
 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

Kimley-Horn
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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

KHA PROJECT: 064620300
 DATE: 12/14/2023
 SCALE: AS SHOWN
 DESIGNED BY: ANL
 DRAWN BY: KKW
 CHECKED BY: JWD

TEEL PARKWAY
 RETAIL
 PREPARED FOR
 SKS PROSPER TEEL PKWY
 TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

NO. REVISIONS DATE BY