



Town of Prosper Site Plan Notes:

- 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.
- 9) No trees on site.

LEGEND

- EXISTING FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING METER
- EXISTING LIGHT
- EXISTING IRR. CONTROL VALVE
- EXISTING LIGHT POLE

Water Meter Schedule

I.D.	Type	Size	No.	Type
①	Irrig.	1.5"	2	Prop.
②	Domestic	2"	2	Prop.

SITE DATA

Zoning: Mixed Use PD-40
Proposed Use: Restaurant/Retail/Office

Lot Area: 2,030 Ac. (88,441 SQ FT)
Building Area: 19,033 Sq. Ft.
Building Height: 1 Story, 29'-2" Max.
Lot Coverage: 21%
Floor Area Ratio: 0.21:1
HC Parking Required: 5 Spaces
Total HC Parking Provided: 6 Spaces
Parking Required: Office 1:350 Sq. Ft.(3,783 Sq. Ft.) = 11 Spaces
Retail 1:250 Sq. Ft.(8,750 Sq. Ft.) = 35 Spaces
Restaurant 1:100 Sq. Ft.(6,500 Sq. Ft.) = 65 Spaces
Patio 1:200 Sq. Ft.(864 Sq. Ft.) = 5 Spaces

Total Required: 116 Spaces
Total Parking Provided: 116 Spaces Incl. 6 HC
Required Open Space (7%): 6,191 SQ FT
Provided Open Space: 6,320 SQ FT
Interior Landscape Required: 1,755 SQ FT
Interior Landscape Provided: 3,021 SQ FT
Impervious Surface: 79,521 SQ FT

BLOCK A LOT 9

Mixed Use PD-40
Restaurant/Retail/Office

DEVAPP 25-0036

SITE PLAN

TEEL LOT 9

Teel 380 Addition, Block A, Lot 9

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

C. SMITH SURVEY ABSTRACT NO. 1684

88,442 Sq. Ft./2.030 Acres

ENGINEER / SURVEYOR / APPLICANT

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Richardson, TX 75080
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TBPE No. F-2121
Contact: Karis Smith, P.E.

OWNER/DEVELOPER

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