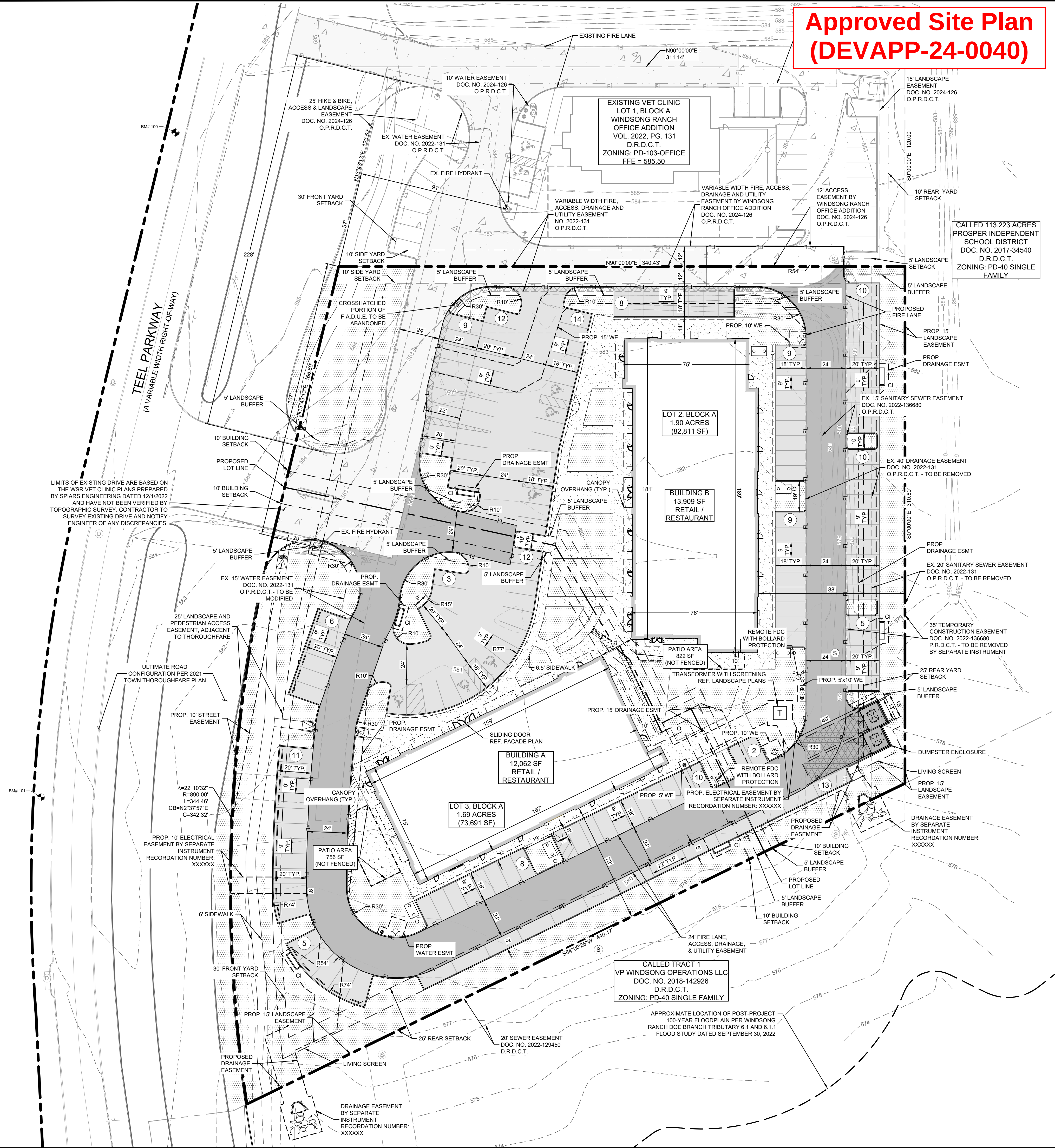
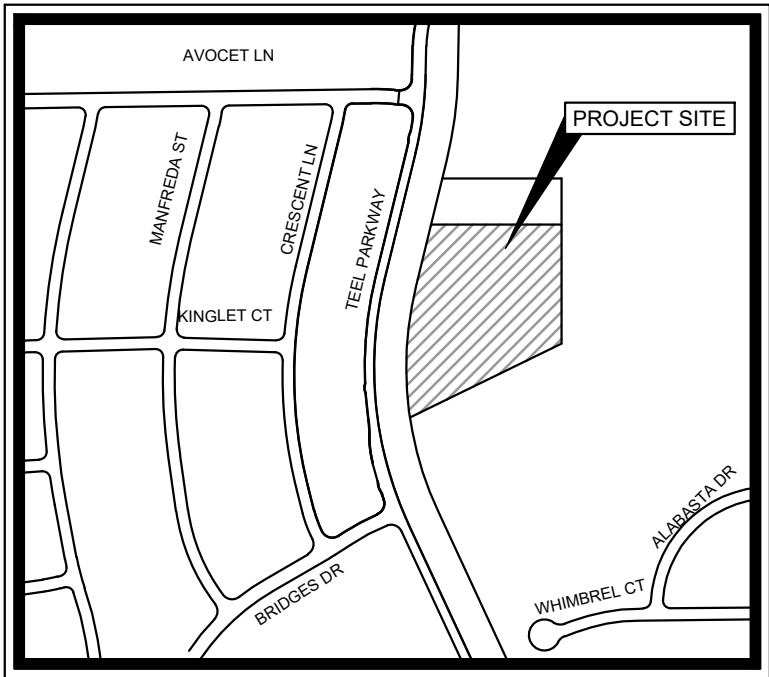


Plotted By: Joeckle, Kacie Sheet: Set Prosper Teel Layout SITE PLAN August 22, 2024 03:10:55pm K:\DAL-CVA\064620300 - Teel Parkway Retail\4_Design\CAD\PlanSheets\Site Plan Application\0-SITE.dwg
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Approved Site Plan
(DEVAPP-24-0040)



VICINITY MAP

STANDARD TOWN OF PROSPER 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

BLOCK A, LOT 2&3 SITE DATA SUMMARY TABLE

	TOTAL SITE	LOT 3 (BUILDING A)	LOT 2 (BUILDING B)
ZONING/PROPOSED USE	PD-103-OFFICE & SUP (S-49)	RESTAURANT AND RETAIL	RESTAURANT AND RETAIL
LOT AREA/ SQ. FT. AND AC	156,502 SQ. FT. 3.59 AC	73,691 SQ. FT. 1.69 AC	82,811 SQ. FT. 1.90 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	25,971 SQ. FT.	12,062 SQ. FT.	13,909 SQ. FT.
BUILDING HEIGHT (NUMBER OF STORIES)	1 STORY	1 STORY	1 STORY
LOT COVERAGE	16.6%	16.4%	16.8%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.17:1	0.16:1	0.17:1
TOTAL RETAIL SF	20,562 SF	10,062 SF	10,500 SF
TOTAL PARKING REQUIRED (RETAIL) (1:250)	83 SPACES	41 SPACES	42 SPACES
TOTAL PARKING PROVIDED (RETAIL)*	83 SPACES	41 SPACES	42 SPACES
TOTAL RESTAURANT SF	5,409 SF	2,000 SF	3,409 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1:100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	55 SPACES	20 SPACES	35 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)*	60 SPACES	20 SPACES	40 SPACES
TOTAL PATIO SF	1,578 SF	756 SF	822 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1:200 FOR RESTAURANT PATIO AREA)	9 SPACES	4 SPACES	5 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	13 SPACES	4 SPACES	9 SPACES
TOTAL ADA SPACES REQUIRED	7 SPACES	3 SPACES	4 SPACES
TOTAL ADA SPACES PROVIDED	7 SPACES	3 SPACES	4 SPACES
TOTAL PARKING REQUIRED (RETAIL, RESTAURANT, AND PATIO)*	147 SPACES	65 SPACES	82 SPACES
TOTAL PARKING PROVIDED (RETAIL, RESTAURANT, AND PATIO)*	156 SPACES	65 SPACES	91 SPACES
INTERIOR LANDSCAPING REQUIRED	2,340 SQ. FT.	975 SQ. FT.	1,365 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	6,493 SQ. FT.	3,146 SQ. FT.	3,347 SQ. FT.
IMPERVIOUS SURFACE	116,036 SQ. FT.	50,565 SQ. FT.	65,471 SQ. FT.
USABLE OPEN SPACE REQUIRED (%)	7%	7%	7%
USABLE OPEN SPACE REQUIRED (SQ. FT.)	10,955 SQ. FT.	5,158 SQ. FT.	5,797 SQ. FT.
USABLE OPEN SPACE PROVIDED (%)	7.7%	8.3%	7.3%
USABLE OPEN SPACE PROVIDED (SQ. FT.)	12,174 SQ. FT.	6,114 SQ. FT.	6,060 SQ. FT.

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



P&Z Approved
09/03/2024

DEVAPP-24-0040
SITE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2 & LOT 3
Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: AUGUST 22, 2024

Owner:
SKS Prosper Teelpkwy Retail Holdings, LLC.
603 E Broadway Street
Prosper, Texas 75078
Contact: Shree Rama
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

NORTH

GRAPHIC SCALE IN FEET

0 15' 30' 60'

LEGEND

- FL PROPOSED FIRE LANE
- FL EXISTING FIRE LANE
- EXISTING PAVEMENT
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED DUMPSTER AREA PAVEMENT
- PROPOSED SIDEWALK
- SOD (CYNODON DACTYLON / COMMON BERMUDA GRASS) [REF. LANDSCAPE PLANS]
- TA (TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE) [REF. LANDSCAPE PLANS]
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- OUTDOOR PATIO BOUNDARY
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- GREASE TRAP AND SAMPLE WELL - MIN. 1,000 GALLON
- 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

TEEL PARKWAY

RETAIL

PREPARED FOR

SKS PROSPER TEEL PKWY

PROSPER

DATE

REVISIONS

BY

Kimley»Horn

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PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

Kimley»Horn

Engineer: JEFFREY W. DOLAN
P.E. No. 114926 Date: 8/22/2024

KHA PROJECT
064620300

DATE
08/22/2024

SCALE AS SHOWN
DESIGNED BY ANL

DRAWN BY KJW

CHECKED BY JWD

SITE PLAN

SHEET NUMBER
SP-1