

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.
- 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE
- 4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM
- REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- 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
- 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 O 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 AN RETA
LOT AREA/ SQ. FT. AND AC	156,502 SQ FT; 3.59 AC	73,691 SQ FT; 1.69 AC	82,811 SQ F 1.90 <i>A</i>
BUILDING AREA (GROSS SQUARE FOOTAGE)	25,971 SQ FT	12,062 SQ FT	13,909 SQ
BUILDING HEIGHT (NUMBER OF STORIES)	28' 1 STORY	28' 1 STORY	1 STOP
LOT COVERAGE	16.6%	16.4%	16.8
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.17:1	0.16:1	0.1
TOTAL RETAIL SF	20,562 SF	10,062 SF	10,500
TOTAL PARKING REQUIRED (RETAIL) (1:250)	83 SPACES	41 SPACES	42 SPAC
TOTAL PARKING PROVIDED (RETAIL)*	83 SPACES	41 SPACES	42 SPACI
TOTAL RESTAURANT SF	5,409 SF	2,000 SF	3,409
TOTAL PARKING REQUIRED (RESTAURANT) (1:100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	55 SPACES	20 SPACES	35 SPACI
TOTAL PARKING PROVIDED (RESTAURANT)*	60 SPACES	20 SPACES	40 SPACI
TOTAL PATIO SF	1,578 SF	756 SF	822
TOTAL PARKING REQUIRED (PATIO AREA) (1:200 FOR RESTAURANT PATIO AREA)	9 SPACES	4 SPACES	5 SPACI
TOTAL PARKING PROVIDED (PATIO AREA)	13 SPACES	4 SPACES	9 SPAC
TOTAL ADA SPACES REQUIRED	7 SPACES	3 SPACES	4 SPACI
TOTAL ADA SPACES PROVIDED	7 SPACES	3 SPACES	4 SPACI
TOTAL PARKING REQUIRED (RETAIL, RESTAURANT, AND PATIO)*	147 SPACES	65 SPACES	82 SPACE
TOTAL PARKING PROVIDED (RETAIL, RESTAURANT, AND PATIO)*	156 SPACES	65 SPACES	91 SPACE
INTERIOR LANDSCAPING REQUIRED	2,340 SQ. FT.	975 SQ. FT.	1,365 SQ. F
INTERIOR LANDSCAPING PROVIDED	6,493 SQ. FT.	3,146 SQ. FT.	3,347 SQ. F
IMPERVIOUS SURFACE	116,036 SQ. FT.	50,565 SQ. FT.	65,471 SQ. F
USABLE OPEN SPACE REQUIRED (%)	7%	7%	7
USABLE OPEN SPACE REQUIRED (SQ. FT.)	10,955 SQ. FT.	5,158 SQ. FT.	5,797 SQ. F
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. F

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

Owner:

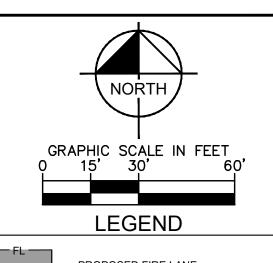
603 E Broadway Street

Prosper, Texas 75078

Contact: Shree Rama

Phone: (956) 220-4194

SKS Prosper Teelpkwy Retail Holdings, LLC.



PROPOSED FIRE LANE

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

PROPOSED BUILDING

[REF. LANDSCAPE PLANS]

PROPSED 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

WM 😝 🔀 WATER METER (AND VAULT) FH ↔ FIRE HYDRANT FDC 👸 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 **TYPICAL** SANITARY SEWER EASEMENT WATER EASEMENT DRAINAGE EASEMENT

SIDEWALK BUILDING LINE/SETBACK **CURB INLET GRATE INLET** WYE INLET JUNCTION BOX

EXISTING PROPOSED

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

Town of Prosper, Denton County, Texas

Submitted: AUGUST 22, 2024

AARON ROBERTS SURVEY Abstract No. 1115

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

SHEET NUMBER SP-1

PRELIMINARY

FOR REVIEW ONLY

NOT FOR CONSTRUCTION PURPOSES

Kimley » Horn

P.E. No. 114926 Date 8/22/2024