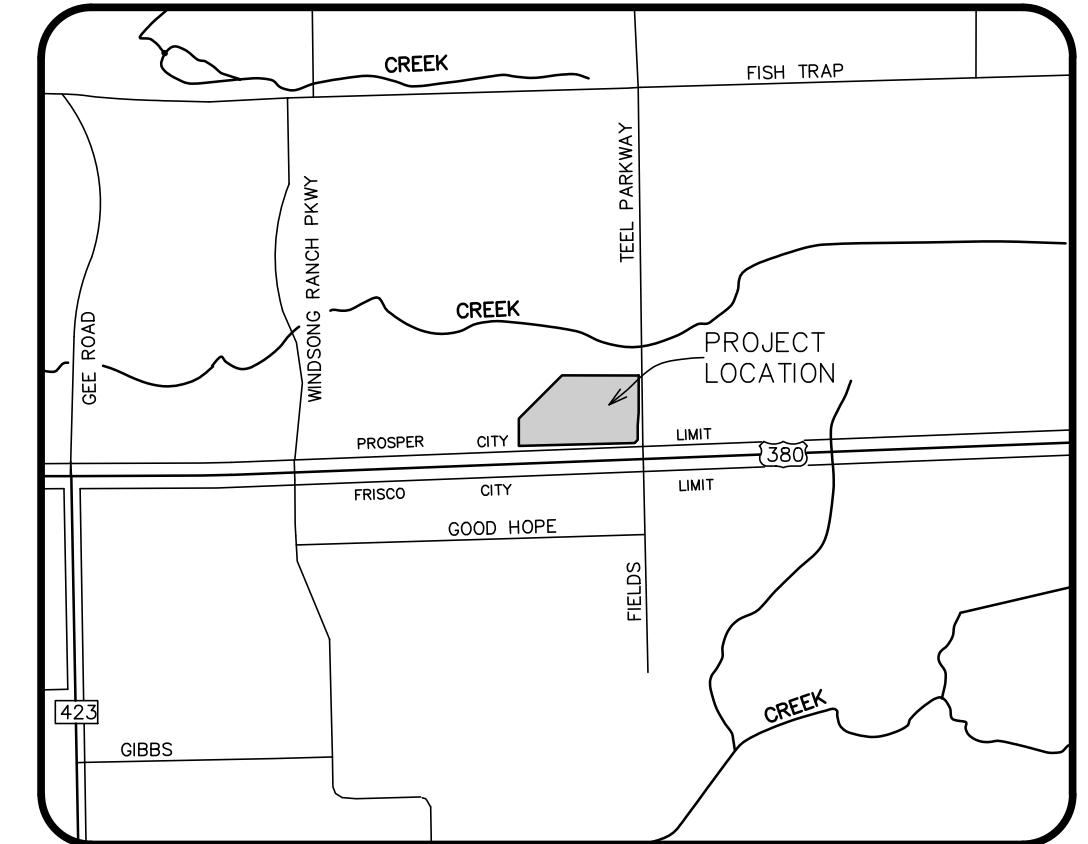
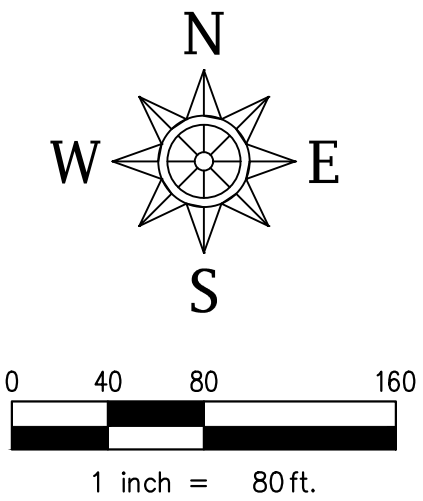


Approved Revised Preliminary Site Plan  
(D22-0021)



Vicinity Map  
NTS

Note:  
All proposed driveways, deceleration lanes and median openings along 380 are subject to TxDOT approval.

LEGEND

Firelane  
Match Line

Town of Prosper Site Plan Notes:

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- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 130 or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
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SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC																
1A	PD	RESTAURANT	74,960	1.72	4,750	4,750	N/A	1	6.3%	0.0634:1	1:100	48	96	2	3	1,440	1,660	44,246	5,247	23,937
1B	PD	RETAIL	47,623	1.09	7,200	7,200	N/A	1	15.1%	0.1500:1	1:250	29	30	1	0	450	3,021	21,220	3,334	16,182
2	PD	RETAIL	51,781	1.19	2,775	2,775	N/A	1	5.4%	0.0536:1	1:250	12	32	1	1	480	250	33,591	3,625	15,165
3	PD	RESTAURANT	86,384	1.98	8,671	10,660	N/A	1	10.0%	0.1234:1	1:100; 1:250	43	98	2	6	1,470	6,168	51,390	6,047	18,166
4	PD	RETAIL	72,954	1.67	7,800	7,800	N/A	1	10.7%	0.1069:1	1:100; 1:250	78	88	2	2	1,320	4,677	42,631	5,107	17,846
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	21	49	2	2	735	4,341	32,877	4,229	17,995
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	76	138	5	8	1,140	9,525	72,664	8,864	25,446
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	80	142	5	4	1,200	17,143	73,540	8,441	9,906
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	134	5	6	2,010	3,526	59,597	8,699	41,350
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	30	68	2	2	1,020	1,362	23,942	3,375	15,048
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	30	56	2	2	840	1,162	20,757	2,816	10,793
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	34	62	2	2	930	1,162	22,444	3,135	12,762
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	34	80	2	2	1,200	1,500	27,671	3,782	19,457
Total			955,868	21.944	126,996	158,985						595	1,073	33	40	14,235	55,497	526,570	66,701	244,053



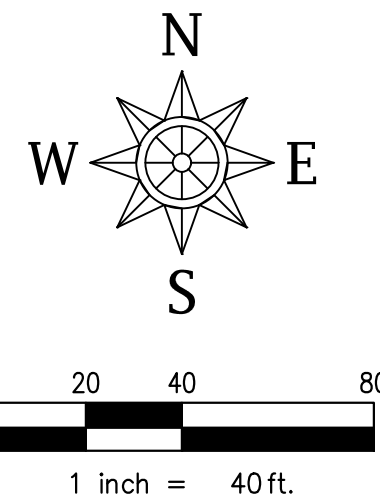
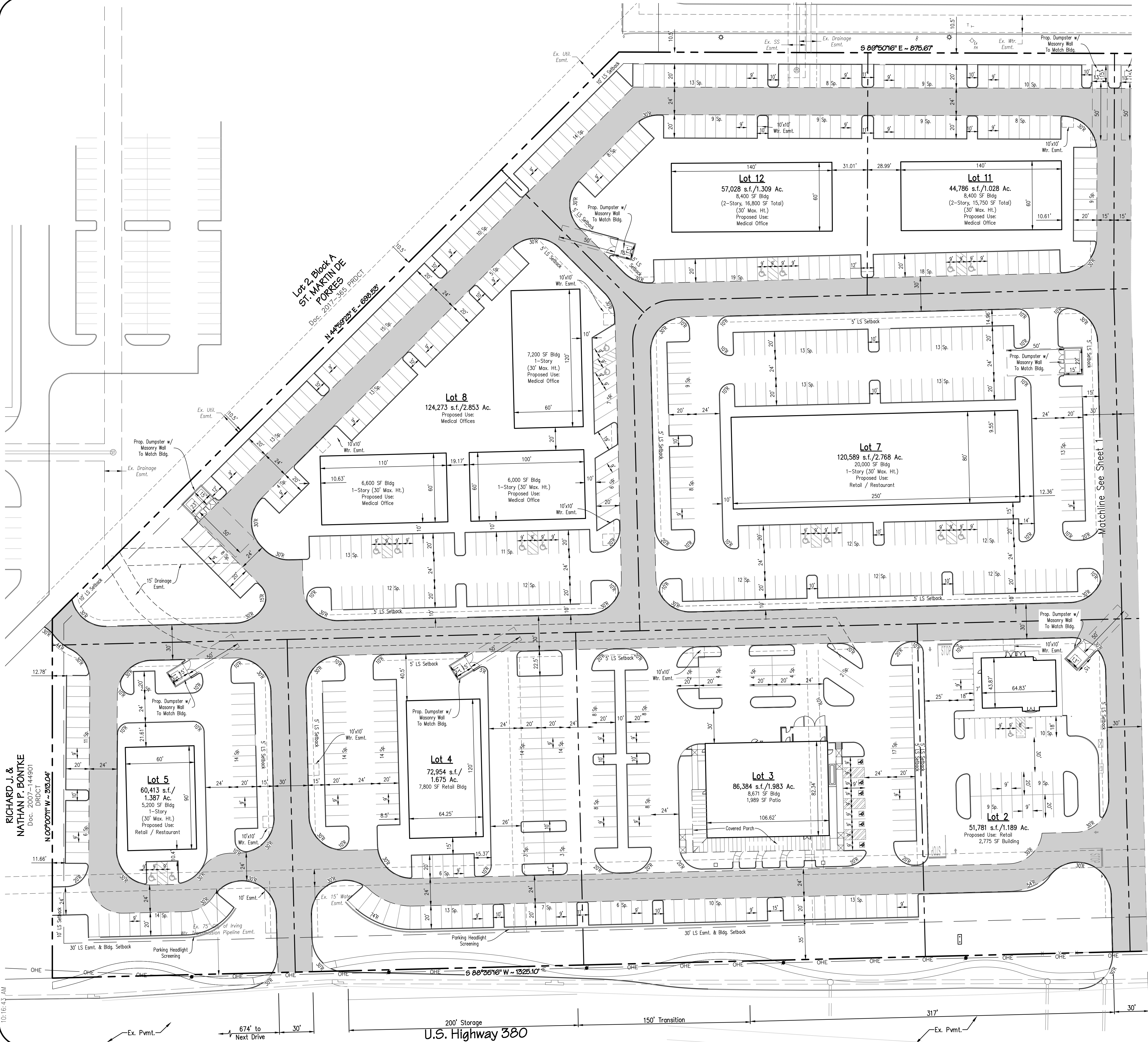
CASE No. - D 22-0021  
PRELIMINARY SITE PLAN  
**US 380 & TEEL PARKWAY**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
955,868 Sq. Ft./21.944 Acres

ENGINEER / SURVEYOR / APPLICANT  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: David Bond

OWNER/DEVELOPER  
Teel 380, LP  
8668 John Hickman Parkway  
Frisco, TX 75034  
Telephone: (972) 679-1918  
Contact: Shiva Kondru



Drawn by: G-2021, DDBS, 21-152, 380-Teel Due Diligence CAD/Preliminary Site Plan data. Saved by: Kenneth, Site Plan data. Scale: 1"=40'. Date: 5/2/2023, 10:25 AM. Printed by: Kenneth, Plot Date: 5/2/2023, 10:25 AM.



**Town of Prosper Site Plan Notes:**

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- 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- 9) Two points of access shall be maintained for the property at all times.
- 10) Speed bumps/humps are not permitted within a fire lane.
- 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- 13) Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
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- 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- 18) As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3. R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
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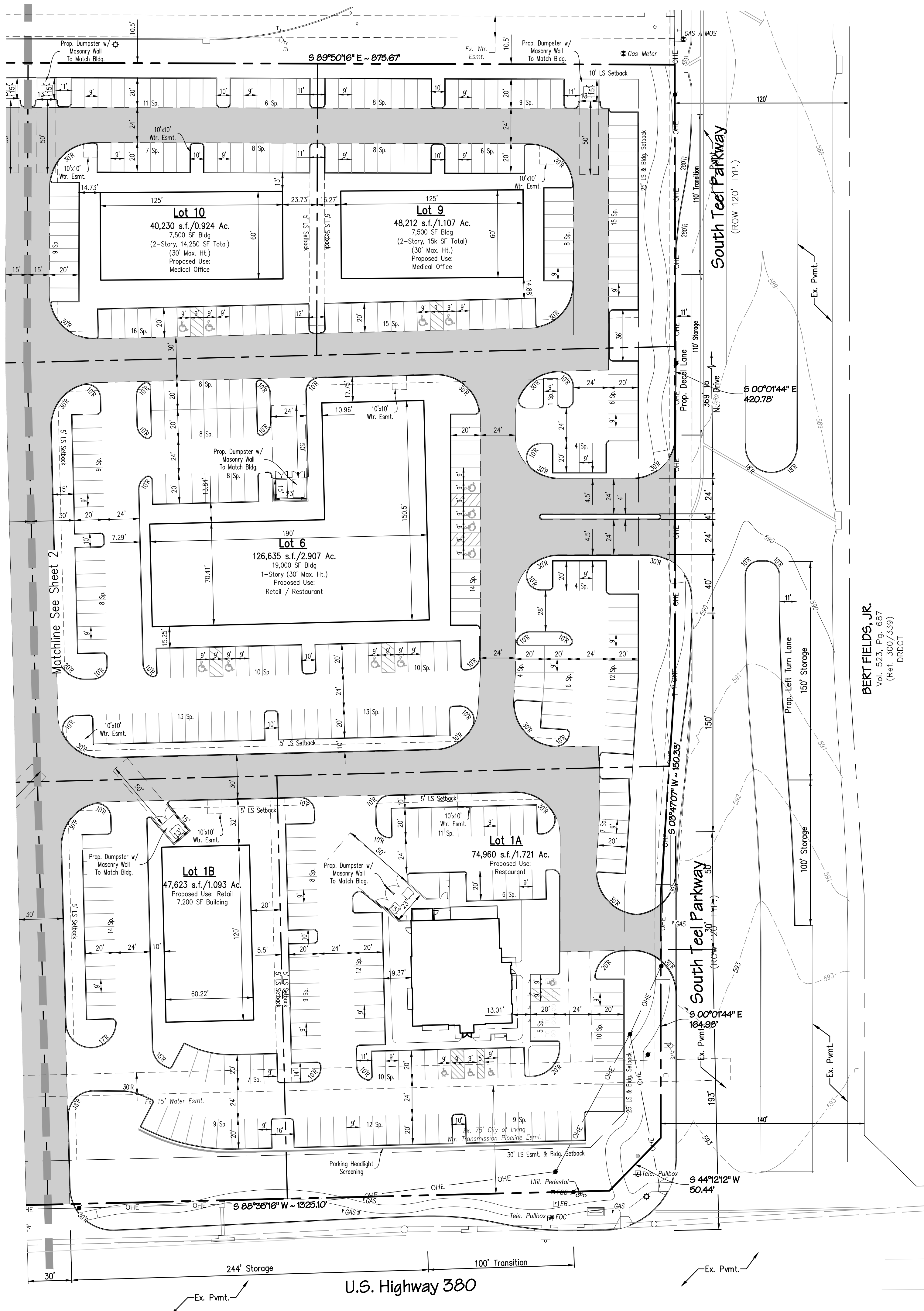
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LEGEND	
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	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
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