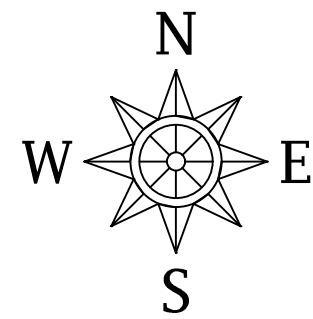


Approved Preliminary Site Plan  
(D22-0021)

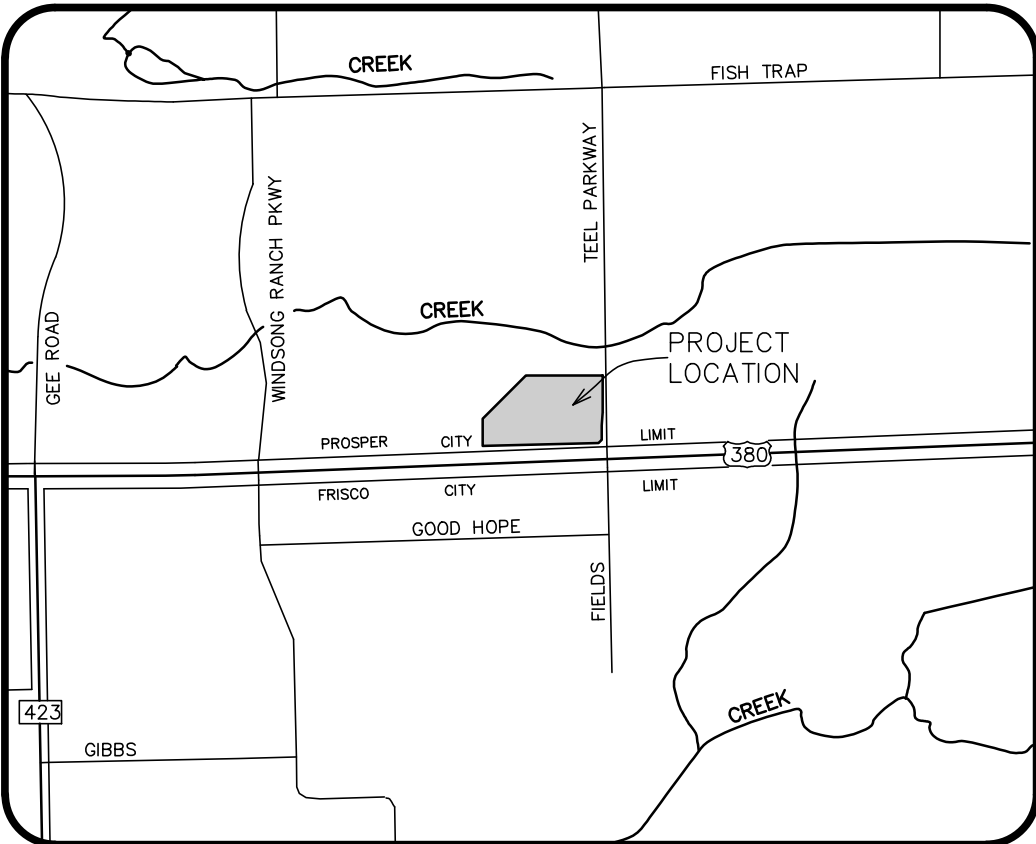


P&Z Conditional Approval

May 17, 2022



0 40 80 160  
1 inch = 80 ft.



Vicinity Map  
NTS

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

LEGEND

Firelane  
Match Line

BERT FIELDS, JR.  
Vol. 523, Pg. 687  
(Part of 7/1/01)

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
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- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
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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 shall be provided with 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 m<sup>2</sup>) 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																
1	PD	CONVENIENCE STORE	122,582	2.81	5,674	5,674	N/A	1	4.6%	0.0463:1	1:250	23	56	3	4	840	2,106	32,956	8,581	9,953
2	PD	RETAIL & RESTAURANT	78,436	1.80	9,100	9,100	N/A	1	11.6%	0.116:1	1:100; 1:250	65	85	4	4	1,275	5,490	27,702	5,490	4,616
3	PD	RETAIL & RESTAURANT	75,554	1.73	8,671	10,660	N/A	1	11.5%	0.1411:1	1:100; 1:250	76	77	4	6	1,155	972	24,769	5,289	2,103
4	PD	RETAIL & RESTAURANT	57,130	1.31	5,200	5,200	N/A	1	9.1%	0.091:1	1:100; 1:250	37	49	2	2	735	1,296	53,972	3,999	4,144
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	37	49	2	2	735	1,296	31,555	4,229	3,867
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	133	138	5	8	2,070	2,106	48,228	8,864	4,000
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	140	142	5	4	2,130	1,944	45,213	8,441	8,484
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	135	5	6	2,025	2,916	47,054	8,699	18,681
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	60	69	3	2	1,035	1,620	30,091	3,375	3,024
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	57	57	3	2	855	1,944	16,285	2,816	4,050
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	63	63	3	2	945	1,944	26,002	3,135	4,100
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	68	80	4	2	1,200	10,692	229,398	3,992	7,760
Total			955,868	21.944	124,445	156,434						839	1,000	43	44	15,000	29,646	613,225	66,911	74,782

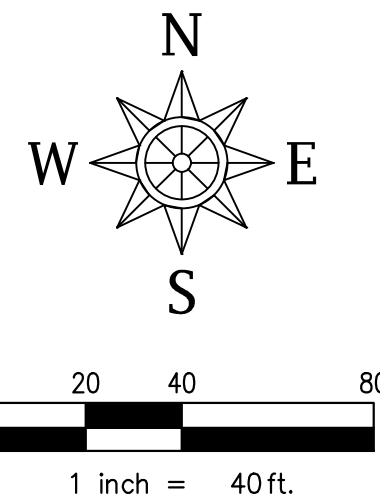
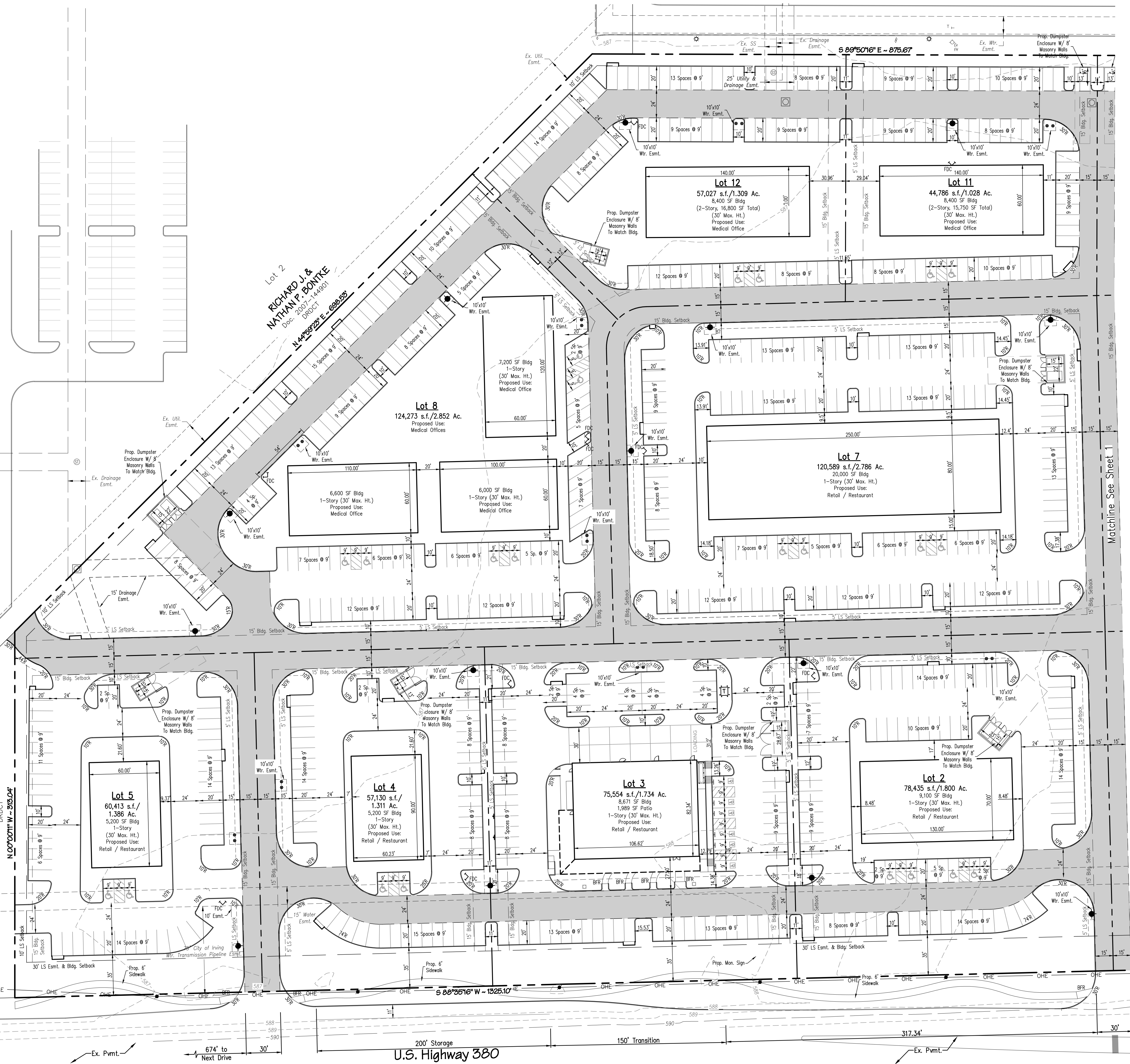
CASE No. - D 22-0021  
PRELIMINARY SITE PLAN  
**US 380 & TEEL PARKWAY**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
955,868 Sq. Ft./21.944 Acres

ENGINEER / SURVEYOR / APPLICANT  
Sparks 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: C:\2021\DRS\21-152-380-Teel Due Diligence\CAD\Site Plan.dwg Saved By: Abroador Date: 5/2/2022 2:55:59 PM  
Plotted By: Abroador Plot Date: 5/2/2022 2:55:59 PM

NATHAN J. &  
NATHAN P. BONITKE  
Doc. 2007-144901  
DROCT



**Town of Prosper Site Plan Notes:**

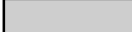
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- 2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
- 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- 7) Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- 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
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- 16) Dead-end fire lanes are only permitted with approved hammerheads.
- 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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- 23) 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
- 24) One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D 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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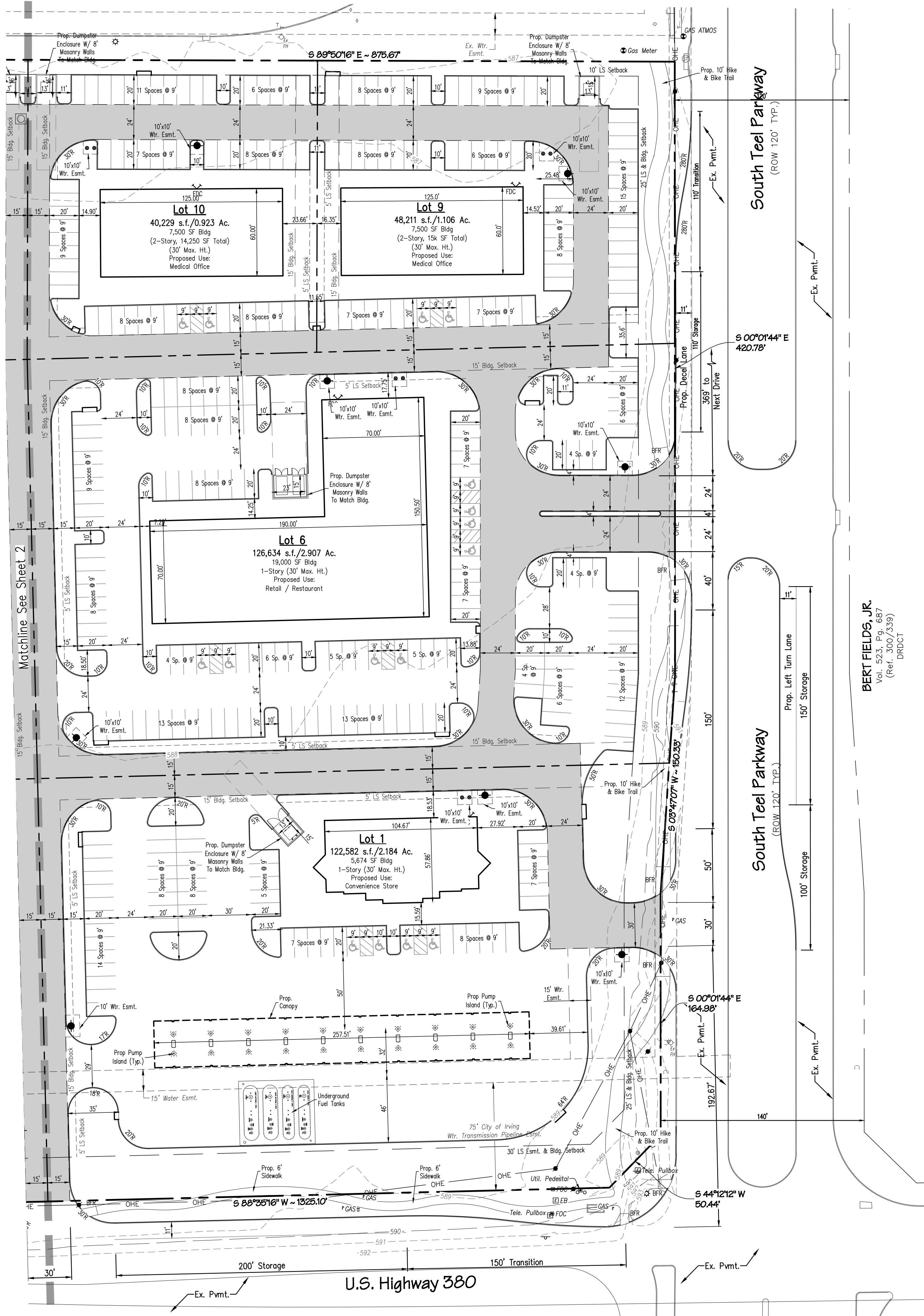
**Notes:**

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LEGEND	
	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSE" SET, UNLESS OTHERWISE NOTED.
■	POWER POLE
☆	LIGHT POLE/STANDARD
⊥	GUY WIRE ANCHOR
●	BOLLARD
—	SIGNPOST
———	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
⊙	PROPOSED FIRE HYDRANT
⊖	EXISTING FIRE HYDRANT

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ENGINEER / SURVEYOR / APPLICANT Spiors 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
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