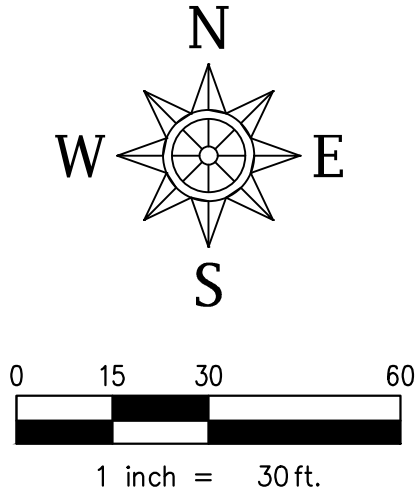
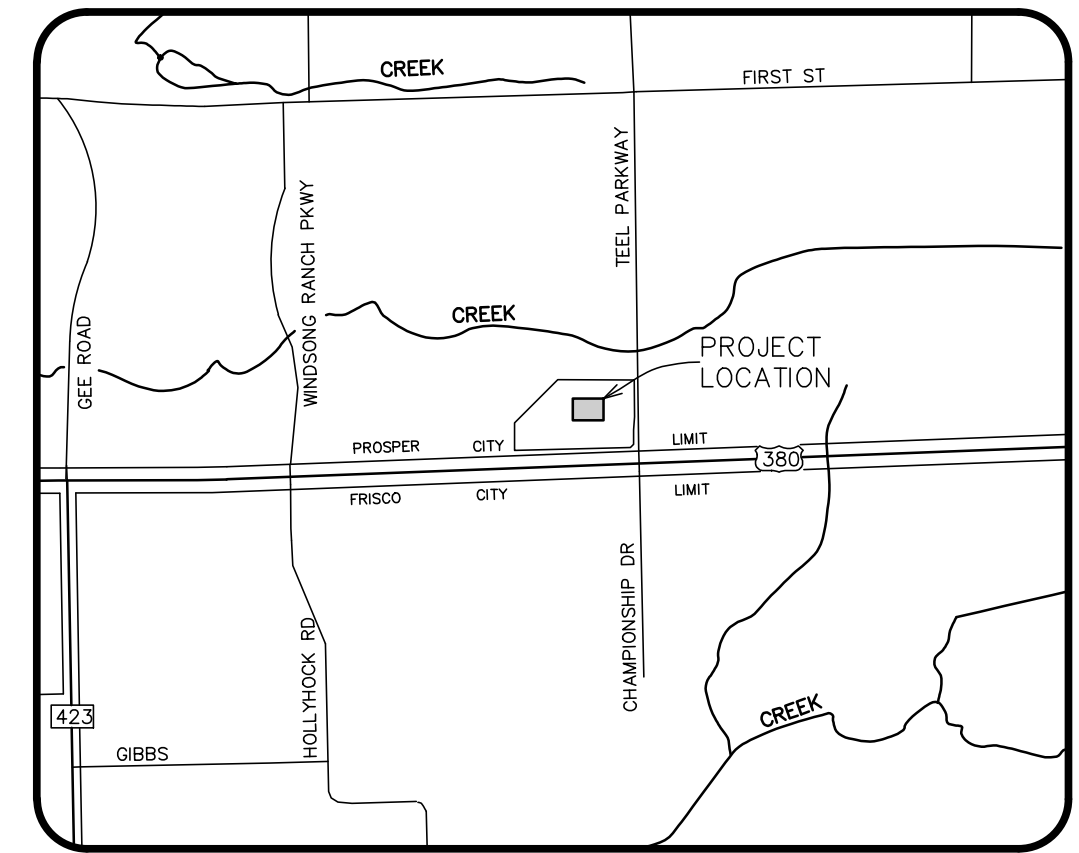


Drawn: 6/20/23, JBS/21-237 Teel Lot 7 Retail (CAD) Site Plan.dwg Saved By: Kacith Save Trace: 4/4/2024 8:55:34 AM Plotted By: Kacith Plot Date: 4/4/2024 4:05 PM



Vicinity Map
NTS

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 approval is 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.

Lot 5, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 4, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 10, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 9, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 8, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 6, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Retail

Lot 7, Block A
120,589 SF / 2.768 AC.

Lot 1B, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 3, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 2, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

LEGEND

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

SITE PLAN
DEVAPP-24-0006

TEEL LOT 7 RETAIL

TEEL 380 ADDITION - BLOCK A, LOT 7
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1681
120,590 Sq. Ft./2.768 Acres

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

OWNER/DEVELOPER
Teel 380, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (248) 345-3818
Contact: Shiva Kondru

SITE DATA

Zoning
Proposed Use:
Lot Area:
Building 1 Area:
Building 1 Height:
Building 2 Area:
Building 2 Height:
Lot Coverage:
Floor Area Ratio:
HC Parking Required:
Total HC Parking Provided:
Parking Required:

BLOCK A, LOT 7

Mixed Use PD-40
Retail/Restaurant
2.768 Ac. 120,590 Sq. Ft.)
12,750 Sq. Ft.
1 Story, 31'8" Max.
12,750 Sq. Ft.
1 Story, 31'8" Max. (Architectural Height)
21.5%
0.21:1
6 Spaces
6 Spaces
Retail 1:250 Sq. Ft.(16,875 Sq. Ft.) = 68 Spaces
Restaurant 1:100 Sq. Ft.(5,625 Sq. Ft.) = 57 Sp.
Total Required:125 Spaces

Total Parking Provided: 160 Spaces Incl. 6 HC

Interior Parking Landscape Required: 1,328 Sq Ft
Interior Parking Landscape Provided: 7,078 Sq Ft (533%)
Open Space Required: 8,442 Sq Ft
Open Space Provided: 8,747 Sq Ft (104%)
Impervious Surface: 106,500 Sq. Ft.