

LOCATION MAP
1" = 2000'

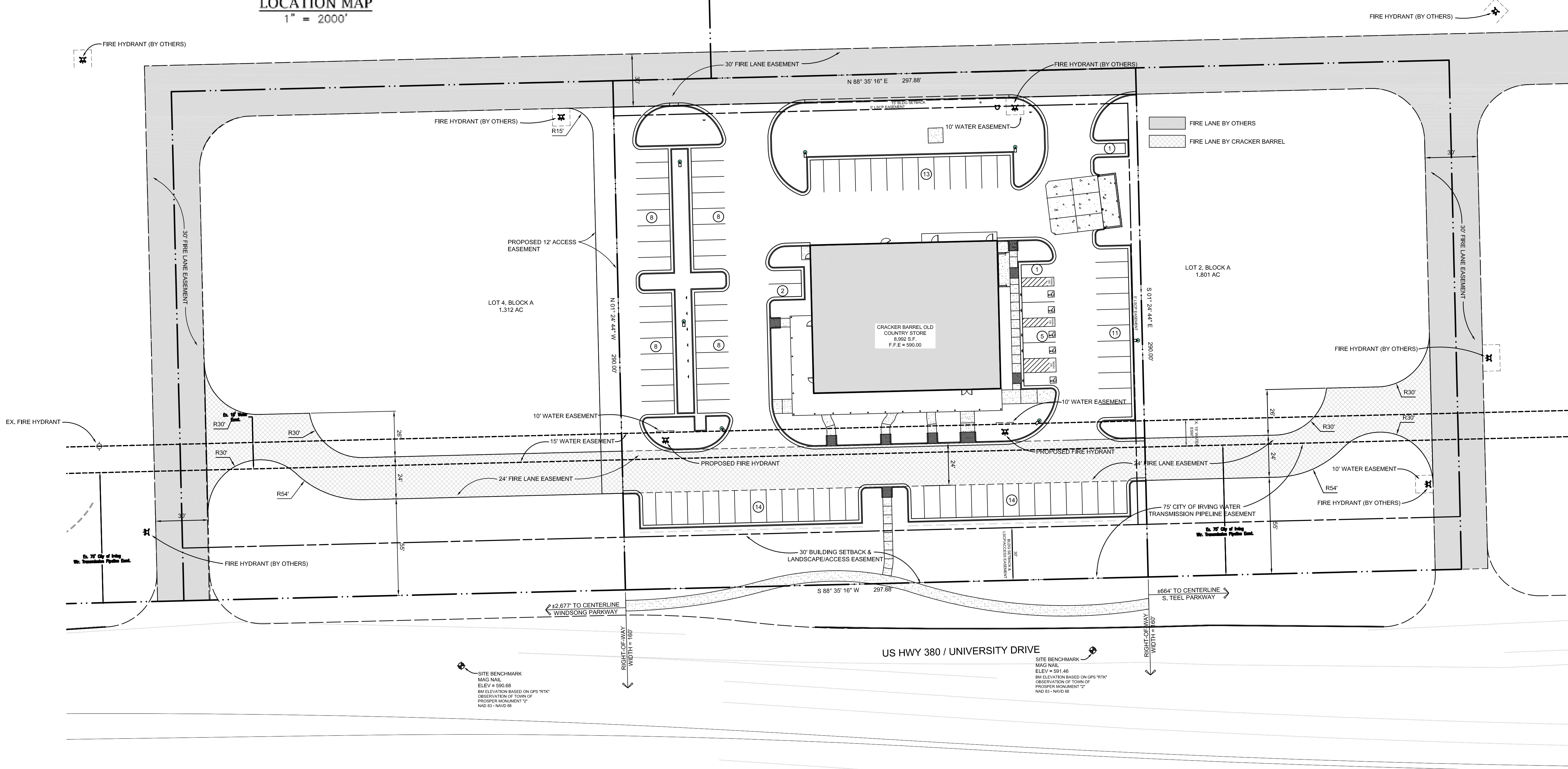
PROPERTY OWNER: TEEL 380 LP, GP, LLC
RISE COMMERCIAL INVESTMENT GROUP
8668 JOHN HICKMAN PKWY, SUITE 907
FRISCO, TX 75034-9388
PHONE: (972) 679-1918

OWNER / DEVELOPER: CBOCS TEXAS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
P.O. BOX 787
LEBANON, TN 37088-0787
PHONE: (615) 444-5533

PLANS PREPARED BY: DESIGN AND ENGINEERING, INC.
4031 ASPEN GROVE DRIVE, SUITE 300
FRANKLIN, TN 37027
PHONE: (615) 370-1779
BYRON A. BOHRMAN, P.E.

LEGEND	
EXISTING	PROPOSED
N/A	CONC. CURB & GUTTER
N/A	CATCH BASIN
⊙	FIRE HYDRANT
N/A	FIRE DEPT CONNECTOR
N/A	LIGHT POLE
N/A	PARKING COUNT
N/A	PARKING OR DIRECTIONAL SIGN
N/A	CONC. SIDEWALK
N/A	BARRIER-FREE RAMP

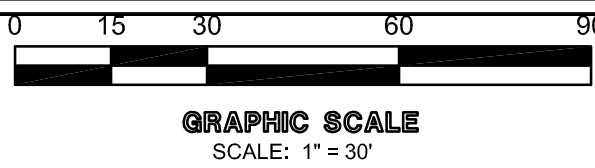
NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.
NO TREES EXIST ON THIS SITE.



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE PLAN FOR:
CRACKER BARREL OLD COUNTRY STORE
NWC US HWY 380 & S. TEEL PARKWAY
LOT 3, BLOCK A - TEEL 380 ADDITION (1.983 AC)
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN OF PROSPER PROJECT NO: DEAPP-23-0088
SHEET 1 OF 4
MAY 03, 2023



CRACKER BARREL PROJECT NUMBER: CB XXX PROSPER, TX - 01
CRACKER BARREL
OLD COUNTRY STORE, INC.
NWC US HWY 380 & S. TEEL PKWY
PROSPER, TX
TOWN PROJECT NO: DEAPP-23-0088
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Cracker Barrel
P.O. Box 787
Hartmann Drive, Lebanon, Tn. 37087



DATE:	MAY 03, 2023
PROJECT NO:	11-1754
REVISIONS	
Δ 06/07/23	Δ 07/03/23
Δ 07/11/23	Δ
Δ	Δ
Δ	Δ



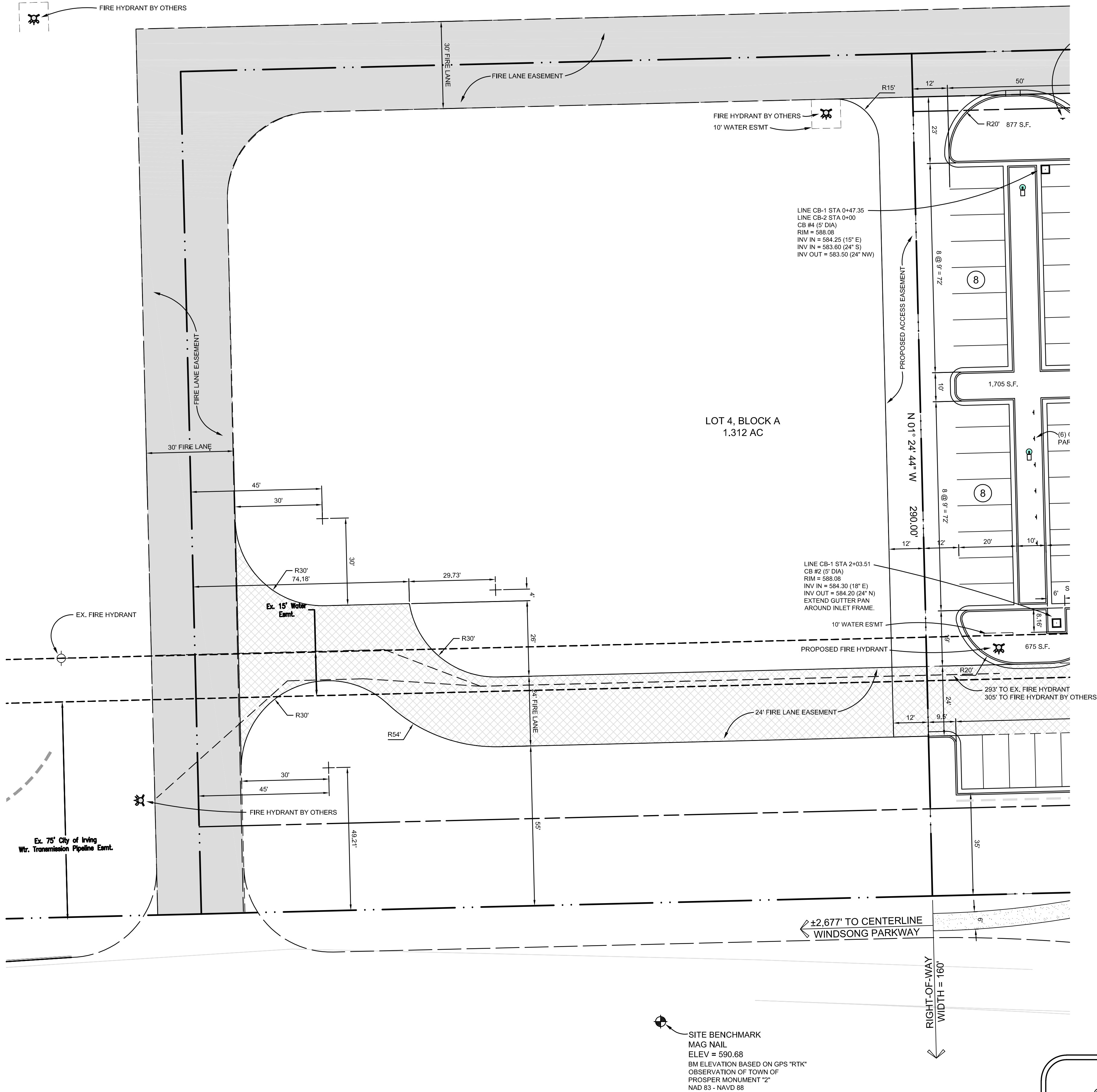
SITE LAYOUT PLAN
(OVERALL)

C-0.1

PROTO 170-22N

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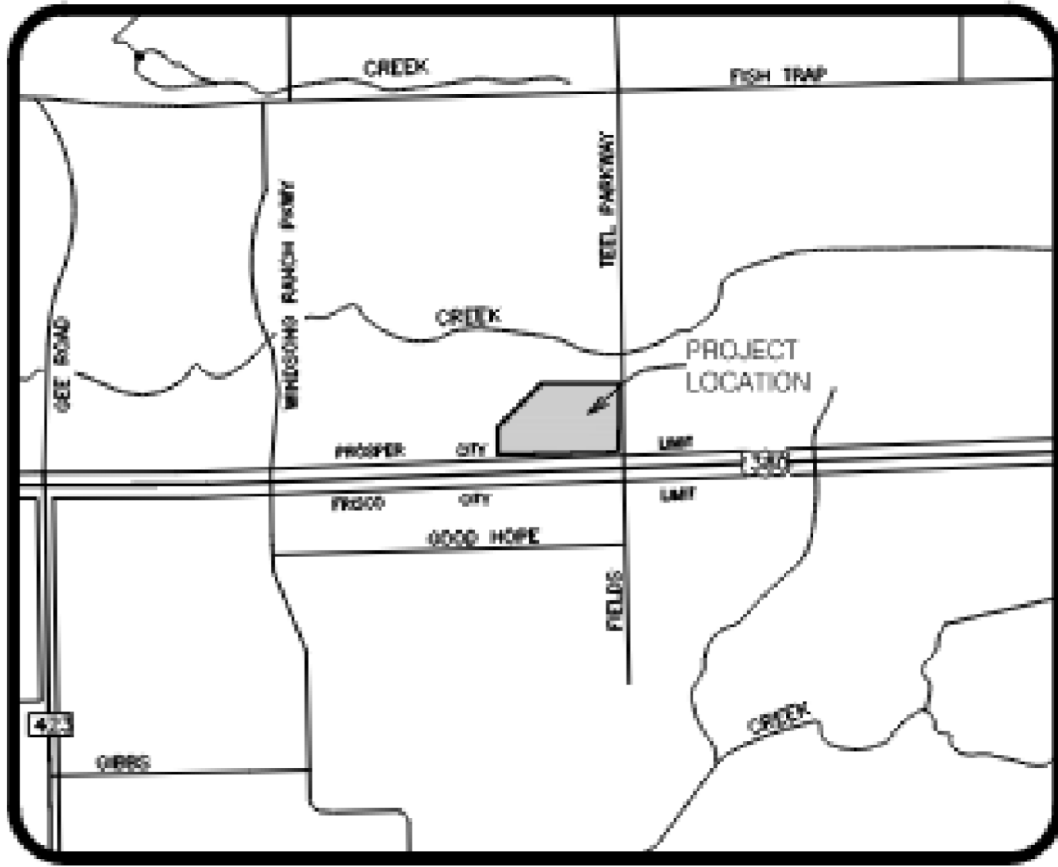
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N/A	BARRIER-FREE RAMP

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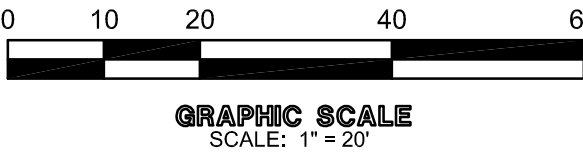
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NWC US HWY 380 & S. TEEL PARKWAY
LOT 3, BLOCK A - TEEL 380 ADDITION (1.983 AC)
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN OF PROSPER PROJECT NO: DEAPP-23-0088
SHEET 2 OF 4
MAY 03, 2023



CRACKER BARREL PROJECT NUMBER: CB XXX PROSPER, TX - 01
CRACKER BARREL
OLD COUNTRY STORE, INC.
NWC US HWY 380 & S. TEEL PKWY
PROSPER, TX
TOWN PROJECT NO: DEAPP-23-0088
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Δ 07/11/23	Δ
Δ	Δ
Δ	Δ



TOWN OF PROSPER STANDARD NOTES:

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- 1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- 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.
- 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 ALWAYS MAINTAINED FOR THE PROPERTY.
- 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
- 16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- 17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
- 18. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- 19. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- 20. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- 21. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- 22. 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.
- 23. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 24. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 25. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 26. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- 27. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- 28. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 29. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- 30. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 31. IMPACT FEES WILL BE ASSESSED PER 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.
- 32. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- 33. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

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LOT 3, BLOCK A - TEEL 380 ADDITION (1.983 AC)
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN OF PROSPER PROJECT NO: DEAPP-23-0088
SHEET 4 OF 4
MAY 03, 2023

CRACKER BARREL PROJECT NUMBER: 03 XX PROSPER, TX - 01
CRACKER BARREL
OLD COUNTRY STORE, INC.
NWC US HWY 380 & S. TEEL PKWY
PROSPER, TX
TOWN PROJECT NO: DEAPP-23-0088
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TOWN GENERAL NOTES

C-0.4

PROTO 170-22N