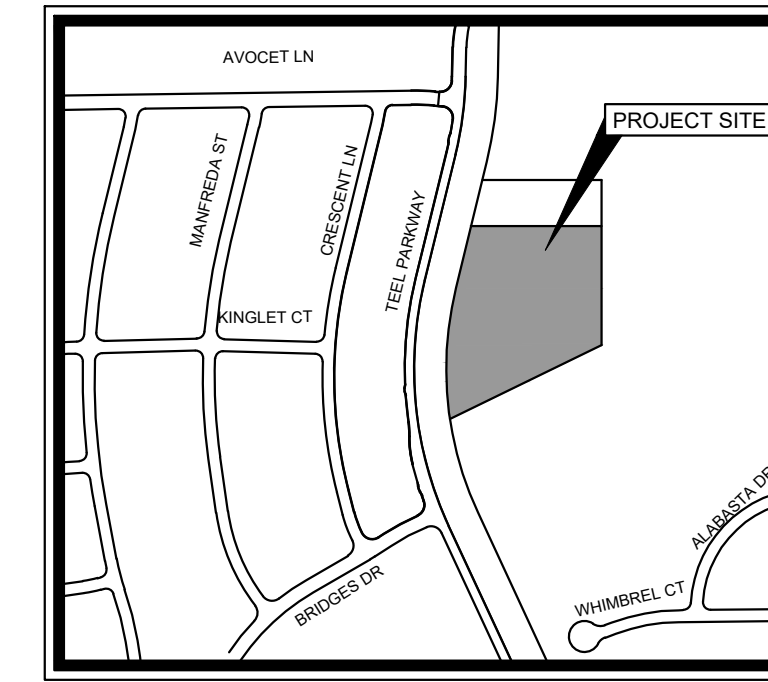


# Approved Preliminary Site Plan (DEVAPP-23-0184)



VICINITY MAP  
N.T.S.

## STANDARD TOWN OF PROSPER PRELIMINARY 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.
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 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

NORTH

GRAPHIC SCALE IN FEET  
0 15' 30' 60'

**LEGEND**

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	EXISTING PAVEMENT
	OPEN SPACE
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

### BLOCK A, LOT 2 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-103 (PD-0) RESTAURANT / RETAIL
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

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



December 19, 2023

**DEVAPP-23-0184**  
**PRELIMINARY SITE PLAN**  
**TEEL PARKWAY RETAIL**  
**WINDSONG RANCH OFFICE ADDITION**  
**BLOCK A, LOT 2**  
*Being 3.593 Acres Out of The*  
**AARON ROBERTS SURVEY Abstract No. 1115**  
**Town of Prosper, Denton County, Texas**  
**Submitted: DECEMBER 14, 2023**

<p><b>Owner:</b> SKS Prosper Teel Parkway 7251 Shoestring Drive Frisco, Texas 75036 Contact: Kalyan Akkasani Phone: (956) 220-4194</p>	<p><b>Engineer/Surveyor:</b> Kimley-Horn and Associates, Inc. 13455 Noel Road, Two Galleria Office Tower Dallas, Texas 75240 Contact: Jeffrey Dolan, P.E. Phone: (972) 770-1300</p>
--	---

TEEL PARKWAY RETAIL PREPARED FOR SKS PROSPER TEEL PKWY

PRELIMINARY SITE PLAN

TEEL PARKWAY RETAIL PREPARED FOR SKS PROSPER TEEL PKWY

PROSPER TEXAS

SHEET NUMBER PSP-1

DATE

REVISIONS

NO.

BY

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM

**PRELIMINARY**

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION PURPOSES

Kimley-Horn

Engineer: JEFFREY W. DOLAN  
P.E. No. 114926 Date: 12/14/2023

Plotted By: jacobk... K:\DAL... 01:59:49pm... This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.