

SITE DATA SUMMARY TABLE																
NOTE: MODIFICATIONS FROM APPROVED PLAN, CASE NO. D17-0081, APPROVED 2/20/2018																
LOT NO.	LOT AREA	ZONING	PROPOSED USE	BUILDING SQ.FT.	BLDG. HEIGHT	LOT COVERAGE	PARKING REQUIRED (1:100)	PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SQ.FT.)	INTERIOR LANDSCAPE PROVIDED (SQ. FT.)	OPEN SPACE REQUIRED 7% (SQ. FT.)	OPEN SPACE PROVIDED (SQ. FT.)	IMPERVIOUS AREA PROVIDED (SQ. FT.)	FLOOR AREA RATIO
BLK. B, LOT 2	1.49 AC 64,887 SQ.FT.	PD-67	Restaurant with drive-thru (no change)	4,996	23.5' (1 story)	7.70%	50	50	2 including 1 van accessible space	2 including 1 van accessible space 2	750	4,150 (no change)	4,540	6,554	49,482 (additional 725 sq. ft.)	0.077:1

#### LEGEND

PROPOSED CONCRETE VEHICULAR PAVEMENT  
PROPOSED CONCRETE SIDEWALK  
PROPOSED BYPASS LANE STRIPING  
PROPOSED RETAINING WALL  
PROPOSED SAFETY RAILING

EX. FIRE HYDRANT		EX. FIRE DEPT. CONNECTION	
EX. WATER VALVE		EX. WATER METER	
EX. GAS VALVE		EX. SEWER LINE	
EX. SEWER MANHOLE		EX. CLEAN OUT	
EX. CATCH BASIN		EX. STORM DRAIN MANHOLE	
EX. CURB INLET		EX. TRANSFORMER	
EX. TELEPHONE PEDESTAL		EX. CABLE BOX	
EX. LIGHT POLE		EX. POWER POLE	
EX. OVERHEAD UTILITY LINE		EX. FENCE	
POINT OF BEGINNING		POINT OF COMMENCEMENT	
MEASURED		RECORD	
IRON PIN FOUND		IRON PIN SET	
CALCULATED POINT			

#### REVISIONS REQUESTED:

THE DRIVE THRU EXPANSION WILL REQUIRE AN ENCROACHMENT INTO THE 5' LANDSCAPE SETBACK. THE ADDITIONAL MEASURES PROVIDED IN LIEU OF THE 5' LANDSCAPE SETBACK ARE THE FOLLOWING:

- ENHANCED LANDSCAPE PLANTING IN THE EXISTING PLANTING AREA FRONTING SOUTH PRESTON ROAD
- A RECONSTRUCTED RETAINING WALL AT THE SOUTH PROPERTY LINE. THE RETAINING WALL WILL ALSO BE A SCREEN WALL AT THE DRIVE-THRU PICK-UP LANE TO SCREEN THE DRIVE-THRU.
- ADDITIONAL PLANT MATERIAL WILL BE PROVIDED IN FRONT OF THE RETAINING WALL FOR ADDITIONAL SCREENING AND TO SOFTEN THE LOOK BETWEEN THE PROPERTIES.

#### GRAPHIC SCALE



1" = 20'-0"

#### CAUTION!!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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#### TOWN OF PROSPER LANDSCAPE NOTES:

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
- ALL ROOT FLARES SHALL BE SET AT THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL, FREE OF ROCK AND OTHER DEBRIS
- BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL
- A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES INCLUDING, BUT NOT LIMITED TO: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, OR USE OF FIRE OR POISON.
- FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) GUIDELINES ON PRUNING AND MAINTENANCE.

- TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF FOURTEEN (14) FEET.
- INTERSECTION TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
- TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.
- ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUND COVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
- PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS ARE TO BE ESTABLISHED PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).

- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
- ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
- LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
- CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
  - PROPOSED TRAIL ALIGNMENT
  - BERM CONSTRUCTION & GRADING
  - ESCROW RELEASE
  - FINAL INSPECTION

#### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	QTY
TREES						
	LAIN	LAGERSTROEMIA INDICA 'TANTO' / CRAPE MYRTLE 'TANTO' CONTAINER GROWN, 3-5 CANES, NO CROSS CANING	B&B	3" MIN.	8-10' HT.	11
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS						
	HEPA	HESPERALOE PARVIFLORA 'BREAKLIGHTS' / RED YUCCA FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	36" o.c.	6
	ILCB	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	36"-42" HT./SPR.	72" o.c.	12
	ILCC	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	30" -36" HT. / SPR.	36" o.c.	24
	ILVO	ILEX VOMITORIA 'STOKES DWARF' / STOKES DWARF YAUPOH HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	36"-42" HT./SPR.	42" o.c.	1
	LERA	LEUCOPHYLLUM X 'RANGER' / DWARF TEXAS SAGE 'RANGER' FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	36" o.c.	33
	MUCA	MUHLENBERGIA CAPILLARIS FILIPES / DUNE HAIRGRASS FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	30" o.c.	35
	NATE	NASSELLA TENUISSIM / MEXICAN FEATHER GRASS FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	24" o.c.	75
	RHIN	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	24" - 30" HT. / SPR.	36" o.c.	17
GROUND COVERS						
	LIMU	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF ACCENT GROUND COVER	1 GAL.	8" - 12" HT. / SPR.	9" o.c.	98



Chick-fil-A

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CHICK-FIL-A  
SITE MODIFICATIONS  
1091 S. PRESTON RD.  
PROSPER, TX 75078

FSR#03893

BUILDING TYPE / SIZE:  
RELEASE:

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 101.18962.00

#### LANDSCAPE PLAN

GATES OF PROSPER PHASE 1  
BLOCK B, LOT 2  
DEVAPP-23-0198  
Being 1.5 Acres Out Of The  
BEN RENISON SURVEY, ABSTRACT NO. 755  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 3, 2024

SHEET NUMBER

L0.0