

**LEGEND**

PROPOSED CONCRETE VEHICULAR PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
PROPOSED BYPASS LANE STRIPING	
PROPOSED RETAINING WALL	
PROPOSED SAFETY RAILING	
EX. FIRE HYDRANT	
EX. WATER VALVE	
EX. GAS VALVE	
EX. SEWER MANHOLE	
EX. CATCH BASIN	
EX. CURB INLET	
EX. TELEPHONE PEDESTAL	
EX. LIGHT POLE	
EX. OVERHEAD UTILITY LINE	
POINT OF BEGINNING	
MEASURED	
IRON PIN FOUND	
CALCULATED POINT	
EX. FIRE DEPT. CONNECTION	
EX. WATER METER	
EX. SEWER LINE	
EX. CLEAN OUT	
EX. STORM DRAIN MANHOLE	
EX. TRANSFORMER	
EX. CABLE BOX	
EX. POWER POLE	
EX. FENCE	
POINT OF COMMENCEMENT	
RECORD	
IRON PIN SET	

- TOWN OF PROSPER STANDARD NOTES**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
  - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
  - 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.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - 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.
  - 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.
  - 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.
  - SEE SHEET C2.0 FOR CONSTRUCTION PLAN AND SHEET C2.1 FOR MATERIALS PLAN.

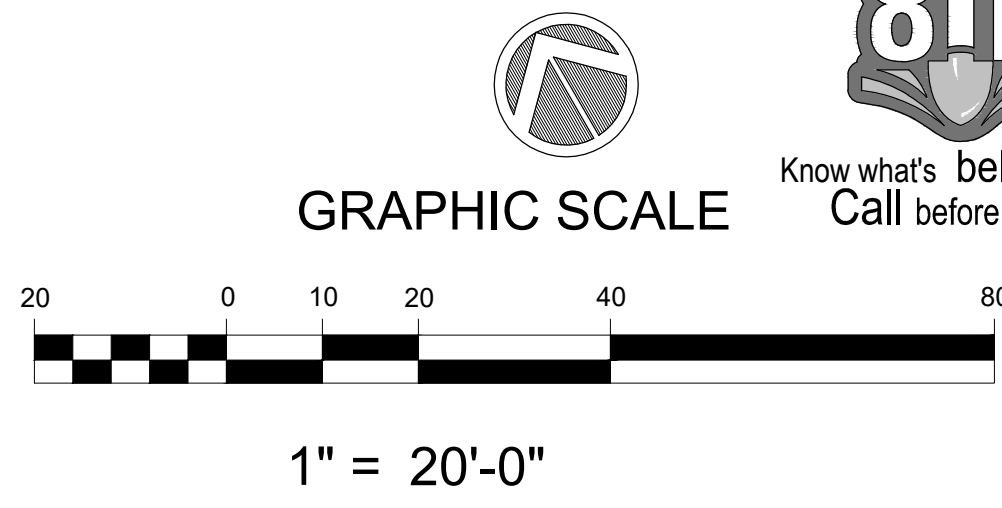
**PROPOSED AREA OF WORK**  
 (DRIVE-THRU EXPANSION. SEE SHEETS C2.0 & C2.1 FOR ENLARGEMENT PLANS)

**CURVE DATA (M)**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1020.50	64.36	S58°24'44" E	64.35
C2	300.00	145.51	S15°45'44" W	144.09
C3	300.00	21.75	S03°47'10" W	21.75

**CURVE DATA (R)**

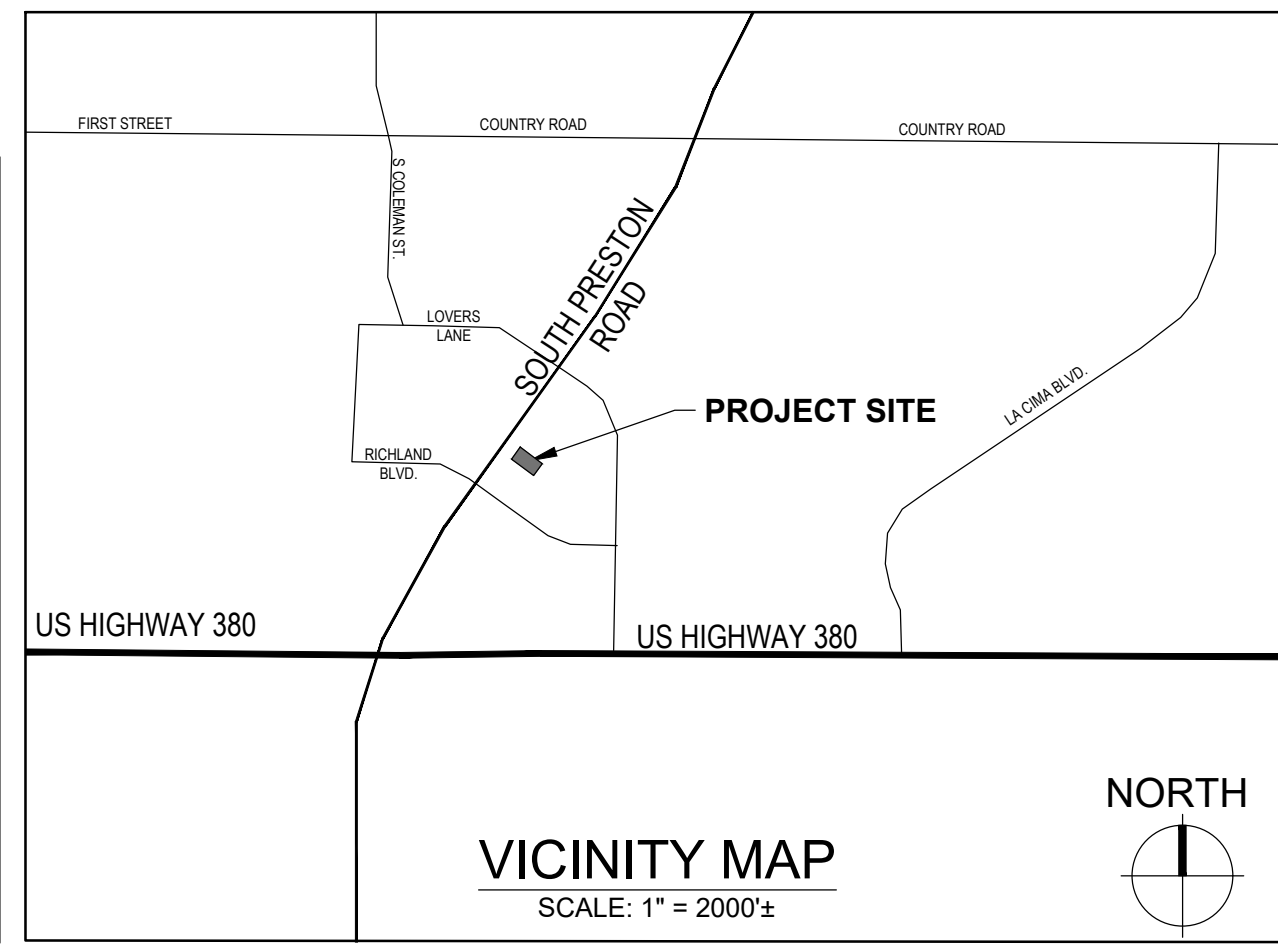
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1020.50	64.36	S58°30'52" E	64.35
C2	300.00	145.55	S15°46'48" W	144.12
C3	300.00	21.72	S03°57'20" W	21.72



**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.

- REVISIONS REQUESTED:**
- DRIVE THRU LANE EXPANSION AFTER THE EXISTING ORDER POINTS. WIDEN THE DRIVE THRU FROM 19' TO 22'. THE PROPOSED LANES ARE AS FOLLOWS:
    - 2' WIDE TEAM MEMBER STRIPING DIRECTLY ADJACENT TO THE CURB
    - 10' WIDE LANE FOR VEHICLES
    - 10' WIDE ESCAPE LANE
  - THE EXPANSION PROVIDED TEAM MEMBER SAFETY AND PROVIDING 10' WIDE LANES HELPS LARGER VEHICLES NAVIGATE THROUGH THE DRIVE-THRU.
  - 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.



- GENERAL LAYOUT NOTES**
- ALL TRAFFIC CONTROL, SIGNAGE, DEVICES, AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
  - ALL PAVING CUTS SHALL BE MADE BY SAW CUTS.
  - EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
  - CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH DESIGNER OF RECORD PRIOR TO PROCEEDING.
  - ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS NOTED OTHERWISE.
  - ALL RADI ON CURBS SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
  - ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNAGE AS PRESCRIBED BY THE AMERICANS WITH DISABILITIES ACT (ADA), M.U.T.C.D., AND ANY ADDITIONAL STATE AND/OR LOCAL REQUIREMENTS. HEIGHT FROM FINISHED GRADE TO BOTTOM OF SIGN IN ANY LOCATION SHALL BE 84" MINIMUM.
  - ALL WORK WITHIN THE RIGHT OF WAY OF ALL ROADS AND HIGHWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE STATE AND/OR LOCAL JURISDICTION. CONTRACTOR SHALL SECURE ALL NECESSARY DRIVEWAY AND ENCROACHMENT PERMITS PRIOR TO CONSTRUCTION. IF NECESSARY, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION WITHIN THE RIGHT OF WAY. PER WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) STANDARDS.
  - A MINIMUM OF 18" IS TO BE MAINTAINED BETWEEN ALL PAVED SURFACES AND TOPS OF FOOTINGS.

**SITE INFORMATION BLOCK:**

LEGAL DESCRIPTION: GATES OR PROSPER PHASE 1, BLOCK B, LOT 2  
 TOWN PROJECT NO.: DEVAPP-23-0198  
 PLAN PREPARATION DATE: 05/03/2024

<b>PROPERTY OWNER</b> 380 & 289 L.P. 1 COWBOYS WAY FRISCO, TX 75034 (214) 740-4466	<b>APPLICANT</b> CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349 JOHN ROMANELLO (336) 406-9128	<b>ENGINEER   APPLICANT</b> LITTLE SUITE 1600 615 SOUTH COLLEGE STREET, CHARLOTTE, NC 28202 KRISTEN SPEARS, PLA (703) 908-4527
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**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



**Chick-fil-A**  
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 Atlanta, Georgia 30349



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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

**SITE 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  
**C1.0**