

VICINITY MAP  
NOT TO SCALE

SITE LEGEND			
	PROPERTY BOUNDARY		PROPOSED WATER LINE
	ADJOINERS		PROPOSED WASTEWATER LINE
	BUILDING SETBACK		PROPOSED UNDERGROUND ELECTRIC LINE
	EASEMENT		EXISTING WATER LINE
	PROPOSED CANOPY		EXISTING WASTEWATER LINE
	PROPOSED CURB		EXISTING GAS LINE
	PARKING COUNT		EXISTING UNDERGROUND ELECTRIC LINE
	FIRE LANE AND ACCESS EASEMENT		EXISTING WATER METER
			EXISTING FIRE HYDRANT
			EXISTING WATER VALVE
			EXISTING SEWER MANHOLE
			EXISTING STORM DRAIN

SITE DATA SUMMARY TABLE	
ZONING	RETAIL/COMMERCIAL PD-67
PROPOSED USE	DRIVE-THRU RESTAURANT
LOT AREA	50,016 S.F./1.148 AC.
TOTAL BUILDING AREA	950 S.F.
PATIO AREA	336 S.F.
BUILDING HEIGHT (FEET/STORIES)	24'-0"/1 STORY
LOT COVERAGE	1.9%
FLOOR AREA RATIO	0.019:1
TOTAL PARKING REQUIRED: 950 + 336 = 1,286/100	13
TOTAL PARKING PROVIDED	16
DRIVE-THRU STACKING PROVIDED	27
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	(1 VAN + 1 STANDARD)
INTERIOR LANDSCAPE REQUIRED	N/A (<20 PARKING SPACES, <10,000 SF BLDG SURFACE)
INTERIOR LANDSCAPE PROVIDED	N/A
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	25,028 SF
OPEN SPACE REQUIRED (7% X NET LOT AREA)	3,410 SF
OPEN SPACE PROVIDED	9,322 SF

NOTE:  
1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.  
2. NO EXISTING TREES ON SITE.

DUTCH BROS COFFEE:  
JEFFREY BENNETT  
110 4TH STREET  
GRANTS PASS, OR 97526  
PHONE: (214) 842-1588

ENGINEER:  
DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE STE. 400  
FORT WORTH, TEXAS 76107  
PHONE: (817) 335-1121  
CONTACT: CHRISTOPHER BIGGERS, P.E.  
EMAIL: cbiggers@dunaway.com

OWNER:  
183 LAND CORPORATION  
1 COWBOYS WAY  
FRISCO, TX 75034

DUTCH BROS COFFEE  
LOT 4, BLOCK E, 1.148 ACRES OUT OF THE  
BRADLEY SURVEY ABSTRACT NO. 86,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
TOWN PROJ. NO.:  
PEPERATION DATE: January 25, 2023  
CASE NO.: DEVAPP-23-0007

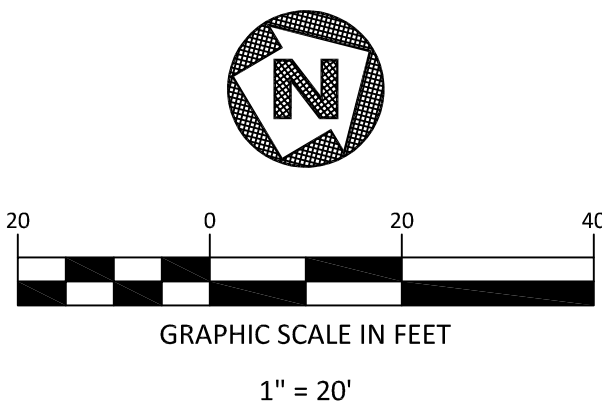
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - 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.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
  - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
  - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
  - 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
  - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL

- INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- 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
  - 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
  - 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
  - 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
  - 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.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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.
- 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.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

#### KEYNOTES:

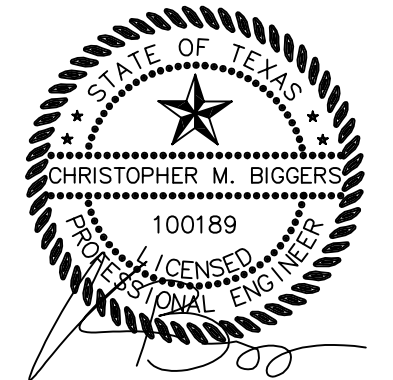
- ACCESSIBLE VAN PARKING STALL W/ ACCESSIBLE PARKING ONLY SIGN
- ACCESSIBLE PARKING STALL (9' WIDTH) W/ ACCESSIBLE PARKING ONLY SIGN
- ACCESSIBLE ROUTE FROM PUBLIC ROW
- TRASH ENCLOSURE, 15'X 23' MIN. INTERIOR DIMENSIONS W/ LOCKING GATES AND SITE LIGHTING. REF. ARCHITECTURAL PLANS
- TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER
- CONC. "RUNNERS" SIDEWALK, MIN. 5' WIDE ON DRIVERS SIDE OF DRIVE AISLE
- PREFERRED GREASE INTERCEPTOR LOCATION
- POLE MOUNTED STATIC BACKLIT LED MENU BOARD,
- ESCAPE LANE W/ STRIPING,
- CLEARANCE BAR
- TXDOT TYPE 10 BARRIER FREE RAMP
- TYPE 1 BARRIER FREE RAMP



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Project No: TX0605  
Dutch Bros Coffee - New Freestanding Store  
400 S PRESTON RD  
PROSPER, TX  
for: Dutch Bros Coffee  
110 SW 4th St.  
Grants Pass, OR 97526



Drawn By:	RWS
Checked By:	CMB
Date:	February 23, 2023
Project Number:	7321.001

Sheet Name/No.

## SITE PLAN