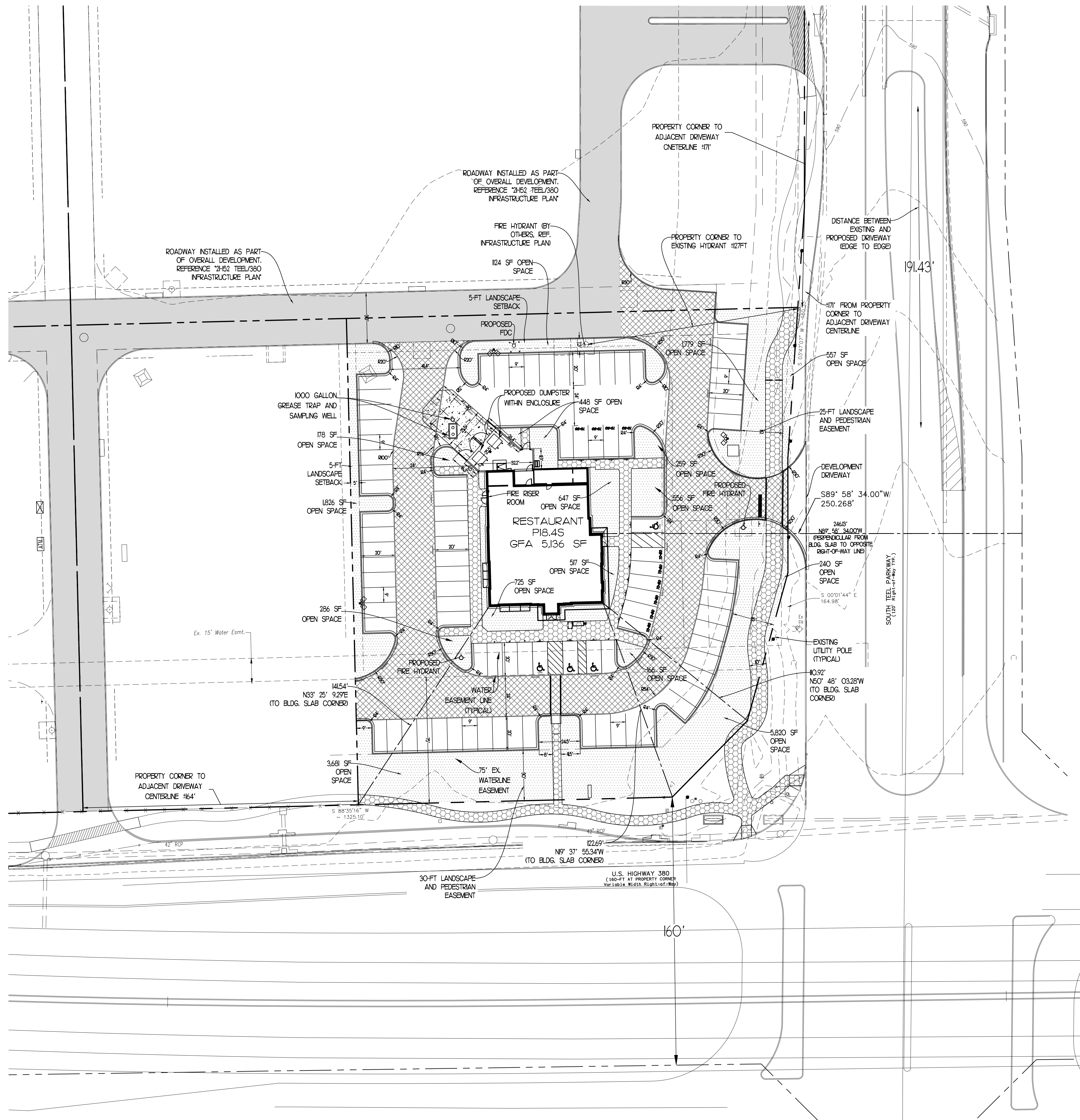




LEGEND

PROPOSED	DESCRIPTION
	TREE/ LANDSCAPING
	LIGHT POLE
	EXISTING UTILITY POLE TO REMAIN
	FULL DEPTH SAWCUT
	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE
	OPEN SPACE
	CONCRETE PAVING/SIDEWALK
	STRIPING
	PAVEMENT BY OTHERS
	FIRE LANE AREA

INTERIOR PARKING LANDSCAPING (CHAPTER 4, SECTION 26, C. 2)

REQUIRED:
FIFTEEN SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE, EXCLUSIVE OF THE REQUIRED PERIMETER LANDSCAPE REQUIREMENTS. ALSO,

90 PARKING SPACES X 15 SF = 1365 SF OF INTERIOR LANDSCAPING

PROVIDED:
3372 SF OF INTERIOR LANDSCAPING

SITE DATA

TOTAL SITE AREA 1.664 ACRES OR 72,454 SF
TOTAL SEATING 208 SEATS
BUILDING AREA 5,136 SF
BUILDING HEIGHT 2 FT
BUILDING DENSITY/ FAR. 0.071
ZONING PD-40 PLANNED DEVELOPMENT
PROPOSED USE FULL SERVICE RESTAURANT
DOC NO. 20200824000592
SETBACK LINES FRONT: 25 FROM ROW CL, SIDE: 25 FROM ROW CL, REAR: NONE
OPEN SPACE 0.43 ACRES (25.9% OF SITE) OR 15,809 SF
FLOOD INFORMATION
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP 4820C0430G EFFECTIVE DATE 04/16/2011

PARKING TABLE

TOTAL PARKING REQUIRED • 69 SPACES	
5,136 SF / 75 SF	
HC PARKING REQUIRED 4 SPACES	
TOTAL PARKING PROVIDED 90 SPACES	
HC PARKING PROVIDED 4 SPACES	
• 1 SPACE FOR EVERY 75 SF OF FLOOR AREA	

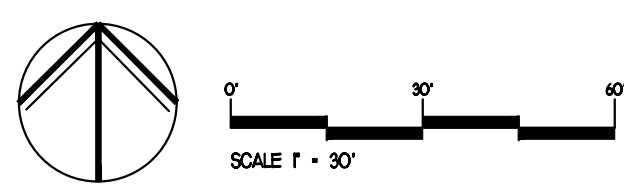
NOTE
STORMWATER MANAGEMENT AND DETENTION FOR THE DEVELOPMENT IS BEING PROVIDED BY THE OVERALL DEVELOPMENT

- CITY 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 CLASSIFICATIONS 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 OF 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.

OPEN SPACE TITLE BLOCK INFO	
SUBDIVISION NAME	US 390 & TEEL PARKWAY
BLOCK & LOT NUMBER	BLOCK A SMITH TRACT 2A 7.2725
ABSTRACT	C. SMITH SURVEY ABSTRACT NO. 1681
TOWN OF PROSPER PROJECT NUMBER	DEVAPP-23-0148
PREPARATION DATE	8/14/2023

PROPERTY ACREAGE SUMMARY (IN ACRES)		SF
TOTAL PARCEL AREA	1.664	74,484
ON-SITE DISTURBED AREA	1.499	65,296
OFF-SITE DISTURBED AREA	0.165	7,187
TOTAL DISTURBED AREA (ON SITE ONLY)	1.769	77,058
IMPERVIOUS AREA (PRE-CONSTRUCTION) ON SITE ONLY	0.058	2,526
IMPERVIOUS AREA (POST-CONSTRUCTION) ON SITE ONLY	1.232	53,675

TOWN OF PROSPER SITE PLAN



REVISIONS	BY

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STATE OF TEXAS
WILLIAM DUANE ENSOR
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LICENSED PROFESSIONAL ENGINEER
9/18/2023

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3000 OLYMPUS BLVD
DALLAS, TX 75018 TEL (972) 770-8878

DRAWN
BAC
CHECKED
TBM
DATE
09/18/2023
SCALE

DRAWING
1 OF 1