



Information

Purpose:

- Construct two restaurant/retail buildings and one restaurant building totaling 26,228 square feet.
 - Lot 5 – Restaurant/Retail Building (9,081 SF)
 - Lot 6 – Restaurant/Retail Building (8,883 SF)
 - Lot 7 – Restaurant (8,264 SF)



Information

Purpose:

- Construct an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

Conditions of Approval:

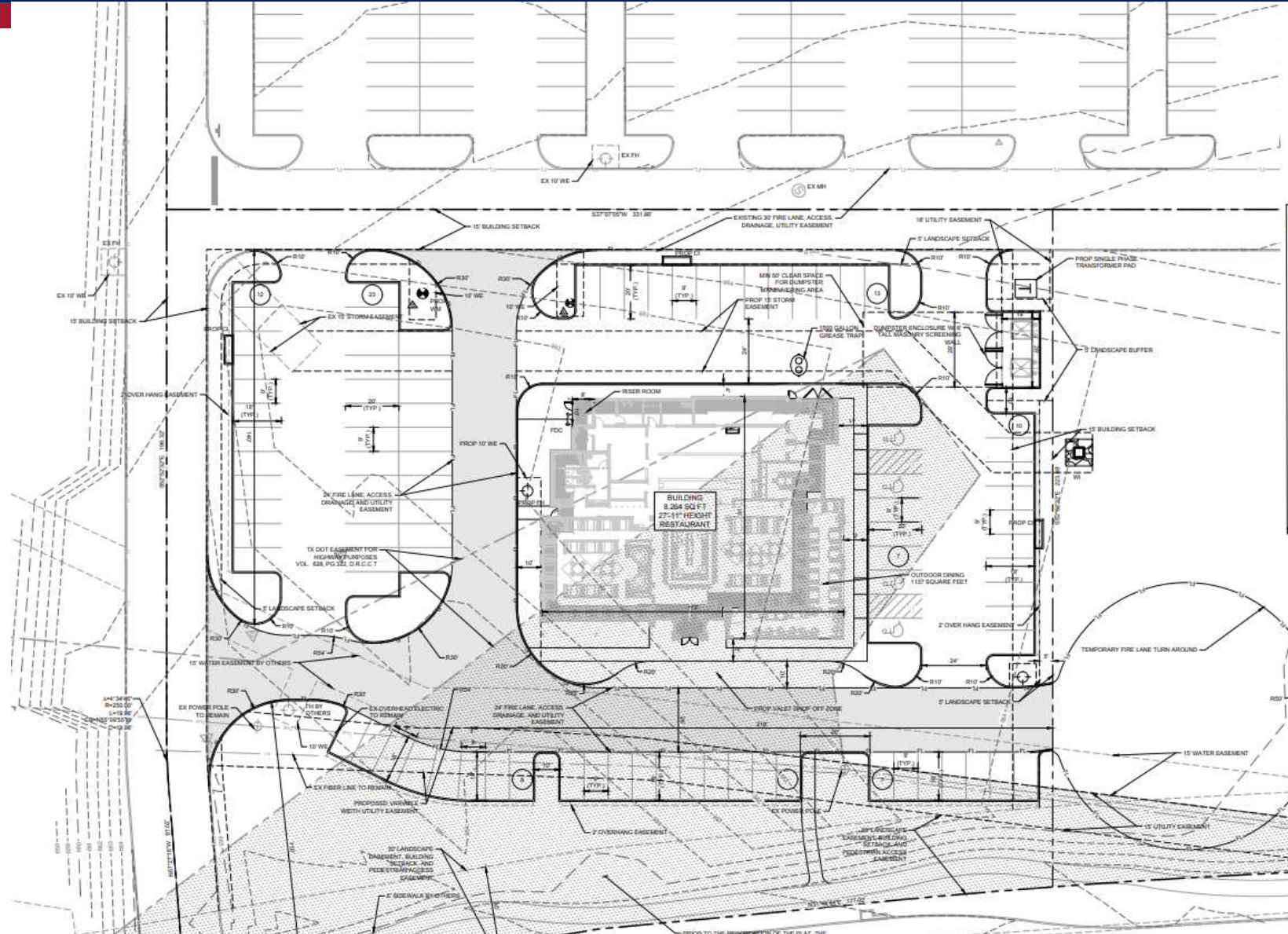
- An adjustment of a TxDOT easement and property ownership along Preston Road prior to the release for construction.
- Town Council approval of the Façade Plan.



VICINITY MAP
R.T.S.

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 PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.



SITE DATA SUMM

ZONING/PROPOSED USE	
LOT AREA (SQ. FT. AND AC)	
BUILDING AREA (SQUARE FOOTAGE)	
BUILDING HEIGHT (NUMBER OF STORIES)	MAX HEIGHT = 47'
LOT COVERAGE	
FLOOR AREA RATIO (BY NON-RESIDENTIAL ZONING)	
TOTAL PARKING REQUIRED (1100 FOR RESTAURANT, 1300 FOR PATIO)	
TOTAL PARKING PROVIDED	
TOTAL HANDICAP REQUIRED	
TOTAL HANDICAP PROVIDED	
INTERIOR LANDSCAPING REQUIRED	
INTERIOR LANDSCAPING PROVIDED	
IMPERVIOUS SURFACE	
USABLE OPEN SPACE REQUIRED	
USABLE OPEN SPACE PROVIDED	

HANDICAP PARKING IS PROVIDED IN ACCO