

SSMH DATA
ALL SANITARY SEWER LINES ARE 8" PVC

SSMH #1
TR: 567.18'
FLS: 556.58'
FLW: 556.58'
(CAPPED CONNECTION GOING NW)

SSMH #2
TR: 565.43'
FLN: 555.38'
FLE: 555.33'
(CAPPED CONNECTIONS GOING NW & SE)

SSMH #3
TR: 564.02'
FLE: 554.52'
FLW: 554.58'
(CAPPED CONNECTION GOING SOUTH)

STMH DATA
ALL STORM DRAIN LINES ARE 18" RCP

STMH #1
TR: 565.75'
FLE: 561.51'

STMH #2
TR: 565.41'
FLE: 560.66'
FLNW: 560.61'

BENCHMARKS:

TOWN BENCHMARK
Bronze disk stamped "Town of Prosper Survey Monument" located on the Northwest corner of a curb inlet lying on the west side of Cottonrose Lane 180' south of the intersection of Cottonrose Lane and Perennial Way
Northing- 7133125.822, Easting- 2463392.790, Elevation- 554.23

BM #1
SET CUT "X"
Northing- 7130853.10, Easting- 2458485.62
EL: 570.94'

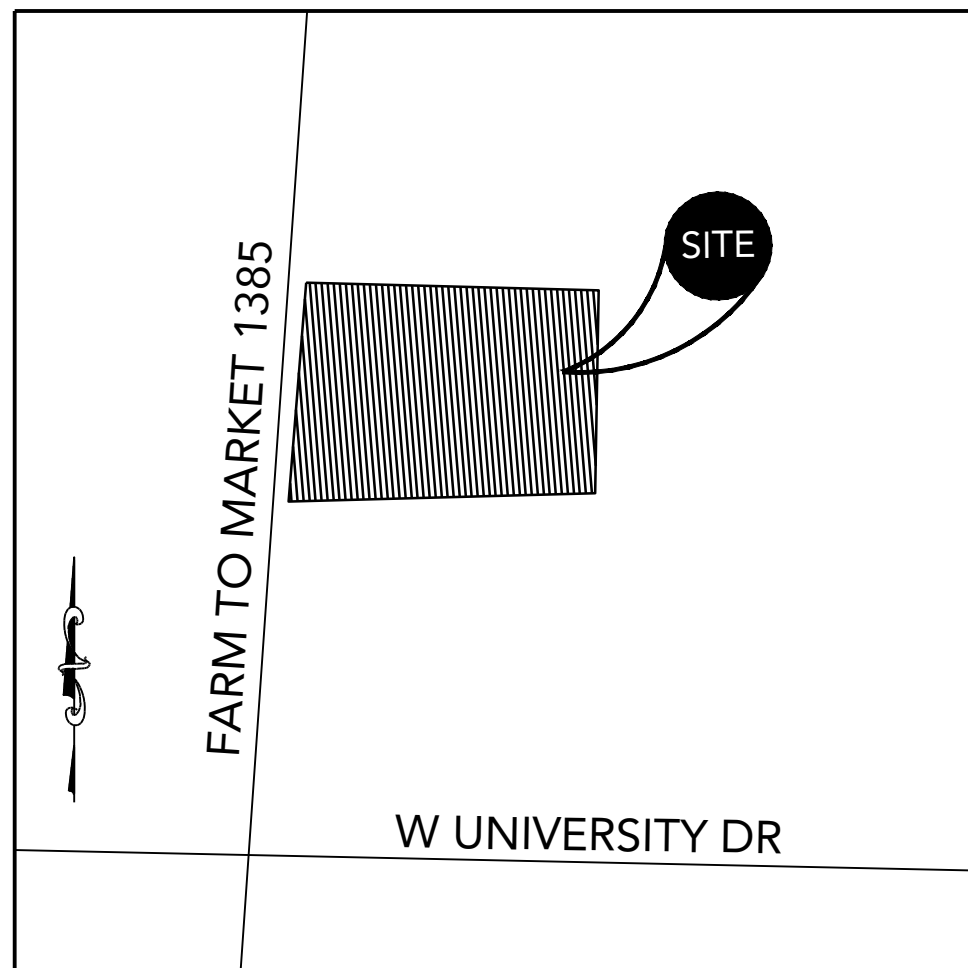
BM #2
SET CUT "X"
Northing- 7130853.13, Easting- 2458559.99
EL: 569.36'

Town of Prosper Site Plan 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, charges 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 *

Site Plan Notes:

- All dimensions are shown to be measured to face of curb



LOCATION MAP
SCALE: N.T.S.

SITE DATA

Zoning:	Mixed Use PD-94
Proposed Use:	Restaurant w/ drive thru
Lot Area:	0.858 acres (37,390 s.f.)
Building Area:	2,274 s.f.
Building Height:	1 Story, 26'-4 1/2"
Lot Coverage:	6.0%
Floor Area Ratio:	0.060:1
Parking Required:	2,275 s.f. = 23 spaces
Total Parking Provided:	23 spaces
HC Parking Required:	2 spaces
HC Parking Provided:	2 spaces
Landscape Required:	315 s.f.
Landscape Provided:	450 s.f.
Impervious Surface:	28,453 s.f.
Open space required (7%):	2,617 s.f.
Open space Provided:	Provided in Lots 14 and 19
Fire Lane & Turnaround	
Impervious Surface:	11,117 s.f.

LEGEND

⊙	POWER POLE
⊙	TELE. MH
⊙	LIGHT POLE
⊙	PULL BOX
⊙	SANITARY SEWER MH
⊙	STORM SEWER MH
⊙	ROAD SIGN
⊙	BENCHMARK
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	GUY ANCHOR

WATER METER SCHEDULE
1 EA. 2" DOMESTIC METER
METER BOX SIZE: DFW PLASTIC MODEL #DFW-1814PLCIRSD
1 EA. 1" IRRIGATION METER
METER BOX SIZE: DFW PLASTIC MODEL #DFW-2812PLCIR

ENGINEER
Carter Engineering Consultants, Inc.
1010 Commerce Drive
Bogart, Georgia 30622
Telephone: (770) 725-1200
Contact: Jeff Carter, P.E.

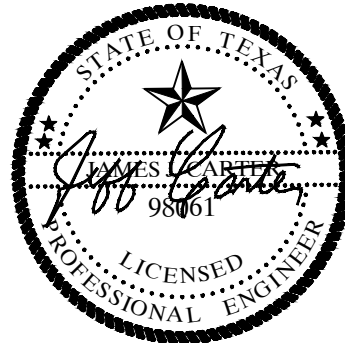
OWNER/DEVELOPER
DNJ Real Estate, LLC
681 77th Street SW
Paris, Texas 75460
Telephone: (409) 350-5376
Contact: Jade Sigler

SITE PLAN
TOWN PROJECT NO. : DEVAPP-26-0024
WESTSIDE ADDITION
BLOCK A, LOT 3
0.858 AC. (37,390 S.F.)
J. GONZALEZ SURVEY ABSTRACT NO. 447
TOWN OF PROSPER, DENTON COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1" = 20'

REVISION BLOCK	REVISION DATE & DESCRIPTION	ISSUE
1	02/17/26 - CIVIL PLAN SUBMITTAL TO TOWN OF PROSPER	1
2	05/28/2026 - ADDRESSED INITIAL CIVIL SUBMITTAL COMMENTS	2
3	06/05/2026 - CONSTRUCTION ADDENDUM 01	3
4		4
5		5
6		6
7		7
8		8



CARTER
ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE PLAN

ZAXBY'S RESTAURANT
HWY 380 LOT 3 BLOCK A - PROSPER, TX 75078

SHEET TITLE:

SITE PLAN

PROJECT NAME:

ZAXBYS



SHEET NUMBER:

C 3.1

PROJECT NUMBER:

24952ZAX

DATE:

05/28/2026