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: 565.76'
FLSE: 561.51'

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

TEXAS STATE PLAN COORDINATES
(TEXAS NORTH CENTRAL ZONE)
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88
UNITS: INTERNATIONAL FEET

BENCHMARKS

CP #1
SET 1/2" IR W/ "CONTROL" CAP
NAVD88 EL: 567.77'
(OPUS CORRECTED)

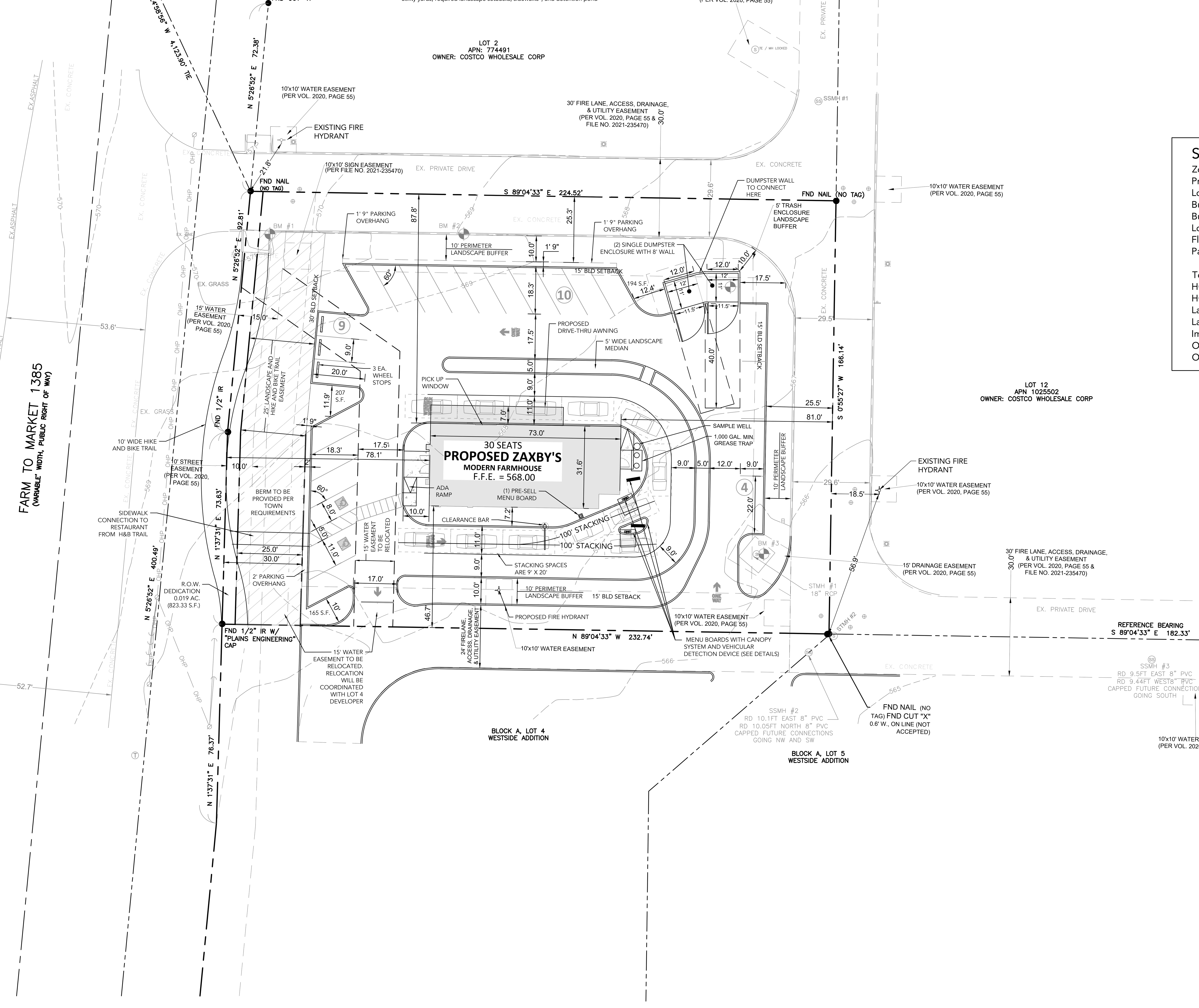
BM #1
SET CUT "X"
EL: 570.94'

BM #2
SET CUT "X"
EL: 569.36'

BM #3
SET CUT "X"
EL: 565.75'

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, 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 *



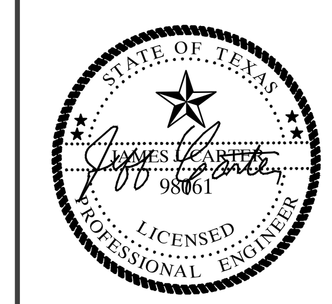
LOCATION MAP
SCALE: N.T.S.

SITE DATA	
Zoning:	Mixed Use PD-94
Proposed Use:	Restaurant w/ drive thru
Lot Area:	0.8773 acres (38,215 s.f.)
Building Area:	2,274 s.f.
Building Height:	1 Story, 25'-0" Max.
Lot Coverage:	6.0%
Floor Area Ratio:	0.060:1
Parking Required:	Restaurant 1:100 s.f. 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%):	2,675 s.f.
Open space Provided:	Provided in Lots 14 and 19

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

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	04/29/2025 - INITIAL SUBMITTAL
2	09/09/2025 - PRELIMINARY SITE PLAN SUBMITTAL
3	10/14/2025 - PRELIMINARY SITE PLAN REVISIONS
4	12/22/2025 - PRELIMINARY SITE/LANDSCAPE PLAN REVISIONS
5	01/10/2026 - PRELIMINARY SITE/LANDSCAPE PLAN REVIEW
6	03/31/2026 - ADD DUMPSTER DOORS
7	----
8	----



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Bogart, Georgia 30622
Telephone: (770) 725-1200
Contact: Jeff Carter, P.E.

OWNER/DEVELOPER
DNJ Real Estate, LLC
681 7th Street SW
Paris, Texas 75460
Telephone: (409) 350-5376
Contact: Jade Sigler

PRELIMINARY SITE PLAN
FOR
ZAXBY'S RESTAURANT
HWY 380 LOT 3 BLOCK A - PROSPER, TX 75078

PRELIMINARY SITE PLAN
TOWN PROJECT NO. : DEVAPP-25-0095
WESTSIDE ADDITION
BLOCK A, LOT 3
0.877 AC. (38,215 S.F.)
J. GONZALEZ SURVEY ABSTRACT NO. 447
TOWN OF PROSPER, DENTON COUNTY, TEXAS

GRID NORTH

GRAPHIC SCALE
SCALE: 1" = 20'

SHEET TITLE: PRELIMINARY SITE PLAN

PROJECT NAME: ZAXBYS

SHEET NUMBER: C 3.1

PROJECT NUMBER: 24952ZAX

DATE: 12/22/2025

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