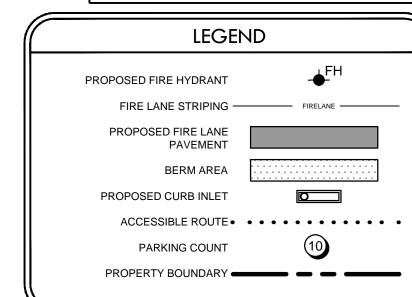


SITE BENCHMARKS

BM NO. 1 "X" CUT WITH BOX SET ON TOP OF THE BACK OF CURB IN THE NORTH LINE OF A CONCRETE DRIVE, BEING LOCATED APPROXIMATELY 75' NW OF A WATER VALVE WITHIN SAID CONCRETE DRIVE NEAR THE NW CORNER OF THE SITE, AND BEING APPROXIMATELY 30' EAST OF A FIRE HYDRANT IN THE NORTH LINE OF SAID CONCRETE DRIVE. ELEVATION = 558.03' (NAD '83)

BM NO. 2 "X" CUT WITH BOX SET AT THE NW CORNER OF THE TOP OF A CONCRETE DROP INLET LOCATED NORTH OF THE NORTH LINE OF PAVING OF UNIVERSITY DRIVE (US HWY 380), AND BEING LOCATED APPROXIMATELY 23' WEST OF THE WEST LINE OF A CONCRETE DRIVEWAY NEAR THE SE CORNER OF THE SITE.

ELEVATION = 550.82' (NAD '83)



SITE PLAN DATA TABLE	
EXISTING ZONING	PD-94
PROPOSED ZONING	PD-94
LOT AREA (SF) / (ACRES)	49,095 / 1.127
TOTAL BUILDING AREA (SF)	510
BUILDING HEIGHT	20'-6" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	1.04% / 0.01:1
INTERIOR LANDSCAPE REQUIRED (10% OF LOT AREA)	4909 SF
INTERIOR LANDSCAPE PROVIDED	18,858 SF
TOTAL SITE IMPERVIOUS AREA (SF)	28,129
OPEN SPACE REQUIRED (7% OF LOT AREA)	3437 SF
OPEN SPACE PROVIDED	3437 SF

PARKING DATA TABLE	
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 510 SF
RESTAURANT PARKING SPACES REQUIRED	6 SPACES
TOTAL PARKING SPACES REQUIRED	6 SPACES
TOTAL PARKING SPACES PROVIDED	12 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

HVAC/MECHANICAL EQUIPMENT IS TO BE ROOF MOUNTED AND SCREENED ACCORDINGLY TO TOWN OF PROSPER STANDARDS

LAYOUT & DIMENSIONAL CONTROL NOTES:

BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALI

BE 3' AT FACE OF CURB. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

GRAPHIC SCALE

SCALE: 1'' = 20'

SITE PLAN CITY PROJECT NO. D22-0077 7 BREW COFFEE 1.127 ACRES LOT 9, BLOCK A J. HAYNES SURVEY (INST. NO. 20190215010000670)

TOWN OF PROSPER,

DENTON COUNTY, TEXAS PREPARATION DATE: 09/20/2022 SSSS HOLDINGS, LLC 3668 JOHN HICKMAN PARKWAY, STE, 907

LANDSCAPE ARCHITEC LONDON LANDSCAPES, LLC PO BOX 28 COLLINSVILLE, TX 76233 FRISCO, TX 75034 PH: 225-335-0333 PH: 972-800-0676 CONTACT: BRANDON LAYMAN CONTACT: AMY LONDON, RLA

<u>SURVEYOR</u> BARTON CHAPA SURVEYING KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957 CONTACT: JONATHAN SCHINDLER, PE CONTACT: JOHN H. BARTON III, RPLS

FOR REVIEW ONL THESE DOCUMENTS ARE FO DESIGN REVIEW ONLY ANI NOT INTENDED FOR THE PURPOSE OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPAREI BY, OR UNDER THE SUPERVISION O JONATHAN E. SCHINDLER

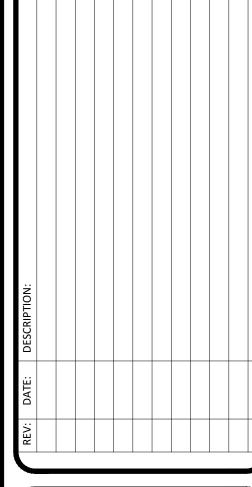
P.E.# 108864

DATE: September 30, 2022



3719 PAGEANT PLACE DALLAS, TX 75244 225-335-0333

BREW





TEXAS FIRM NO. 15874

JOB NUMBER: BRW22001 ISSUE DATE: DATE

SITE PLAN

UNIVERSITY DRIVE/ U.S. 380