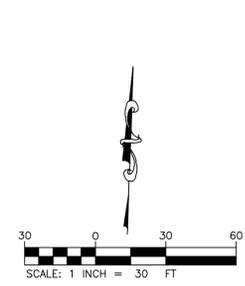


SITE DATA TABLE	
ZONING	MPD-40 (MIXED USE)
PROPOSED USE	DRINKS DRIVE-THRU RESTAURANT
LOT AREA	26,232 SF (0.602 AC)
BUILDING AREA	665 SF - 1 STORY
BUILDING HEIGHT	15'-0"
LOT COVERAGE	2.52%
FLOOR AREA RATIO	0.025:1
OPEN SPACE PROVIDED	7,490 SF (0.172 AC) (28.57%)
IMPERVIOUS AREA	18,711 SF (0.430 AC) (71.43%)
FLOOD ZONE CLASSIFICATION	ZONE 'X'
FLOOD ZONE MAP NO.	4812C0410G
PARKING REQUIRED	1 PER 250 SF = 3 SPACES
PARKING PROVIDED	6 REGULAR + 1 ADA = 7 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE



SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 28-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M²) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 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.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED PER 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 SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

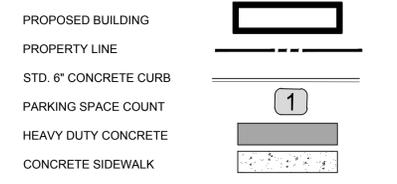
NOTES

- LANDSCAPE AREA
- HEAVY DUTY CONCRETE
- END CURB
- STANDARD CONCRETE PAVING
- DUMPSTER ENCLOSURE (REFER TO BUILDING PLANS)
- MENU ORDER BOARD
- ORDER PICKUP WINDOW
- CLEARANCE BAR
- 6" WIDE WHITE PARKING LOT STRIPE
- EXISTING FIRE HYDRANT
- SIGHT VISIBILITY EASEMENT (25'X25')
- CURB INLET (BY OTHERS)
- PROPOSED FIRE HYDRANT
- CO2 TANK ENCLOSURE

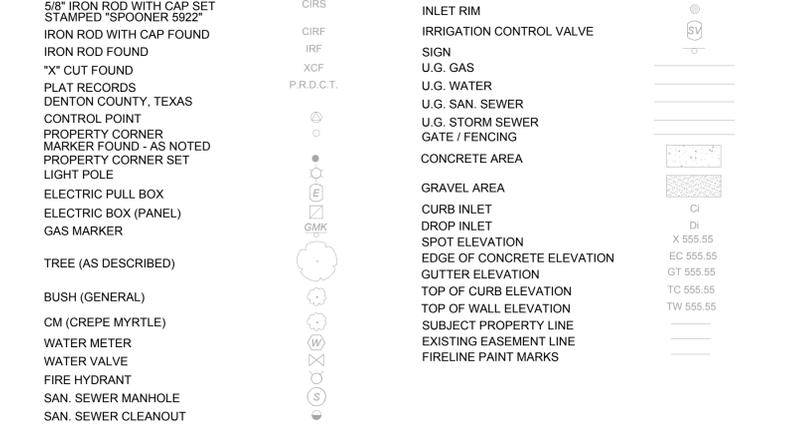
DETAILS

- SIDEWALK
- ADA PARKING
- ADA SIGN
- "DO NOT ENTER" SIGN
- CONCRETE CURB & GUTTER
- DRIVE THROUGH PAVEMENT MARKING
- WHEEL STOP
- BOLLARD
- GRATE INLET
- ADA RAMP
- CROSSWALK STRIPING

PROPOSED LEGEND



EXISTING LEGEND



CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
300	CP X CUT	7,131,826.90	2,465,326.27	570.65'
301	CP-5/8" CIRS "S&A CONTROL"	7,131,737.12	2,465,663.90	575.03'
302	CP X CUT	7,131,584.84	2,465,331.83	574.15'

LINE TABLE		CURVE TABLE				
LINE	BEARING DISTANCE	CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
L5	N39°21'02"E 4.56'	C4	216.03	161.21'	S20°01'08"W	157.50'
L6	S01°27'21"E 26.51'	C5	130.00	86.02'	N72°33'24"E	84.46'
L7	S88°32'39"W 31.66'	C6	200.00	6.89'	S54°35'56"W	6.89'
L8	S01°27'23"E 19.18'					

WATER METER SCHEDULE			
ID	TYPE	SIZE	NO.
1W	IRRIGATION	1"	1
2W	DOMESTIC	2"	1

NO 100-YR FLOODPLAIN EXISTS ON THE SITE

DISTURBED AREA	
26,932	SQUARE FEET
0.618	ACRES

OWNER
 NORTHEAST 423/380 PADS LP
 7001 Preston Rd. Suite 410
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 [Phone]: 214.533.5225
 Contact: Robert Dorazil

DEVELOPER
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 Suite 200,
 Dallas, Texas 75024
 Phone: (972) 497-2990
 Fax: (972) 927-4962
 www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION

SITE PLAN
 SWIG
 4570 W. UNIVERSITY DR.
 PROSPER, TX, 75078

PROPOSED LEGEND
 PROPOSED BUILDING
 PROPERTY LINE
 STD. 6" CONCRETE CURB
 PARKING SPACE COUNT
 HEAVY DUTY CONCRETE
 CONCRETE SIDEWALK

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF KOFI ADDO-NYARKO, P.E. #114128
 ON JANUARY 17, 2022, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
PK	PK	KAN

JOB No. 070449-01-001
 SHEET SP-1

V:\070449 - SWIG (Restaurant Hwy 380 and Windsor)070449-01-001 (ENG) - SWIG Restaurant Prosper, Texas\Engineering\Plant\CD3.D - Site Plan.dwg SITE AND PAVING PLAN (2) - January 17, 2022, 10:45 AM, p.dca