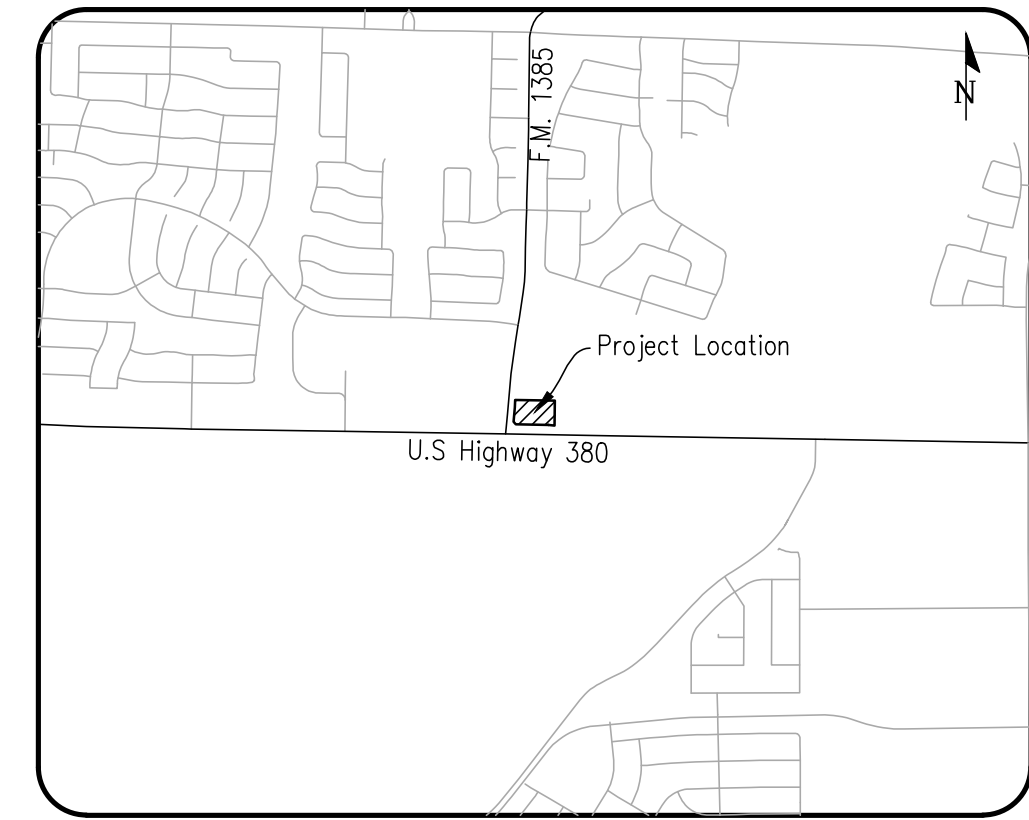
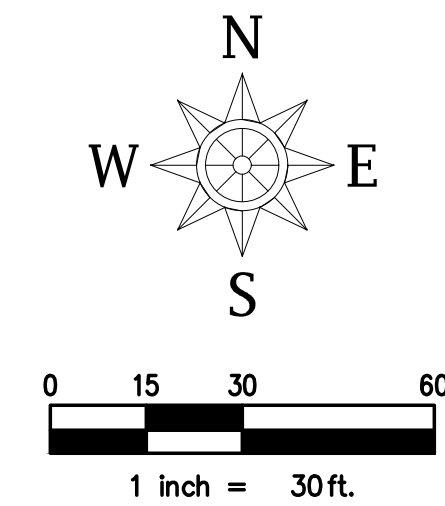
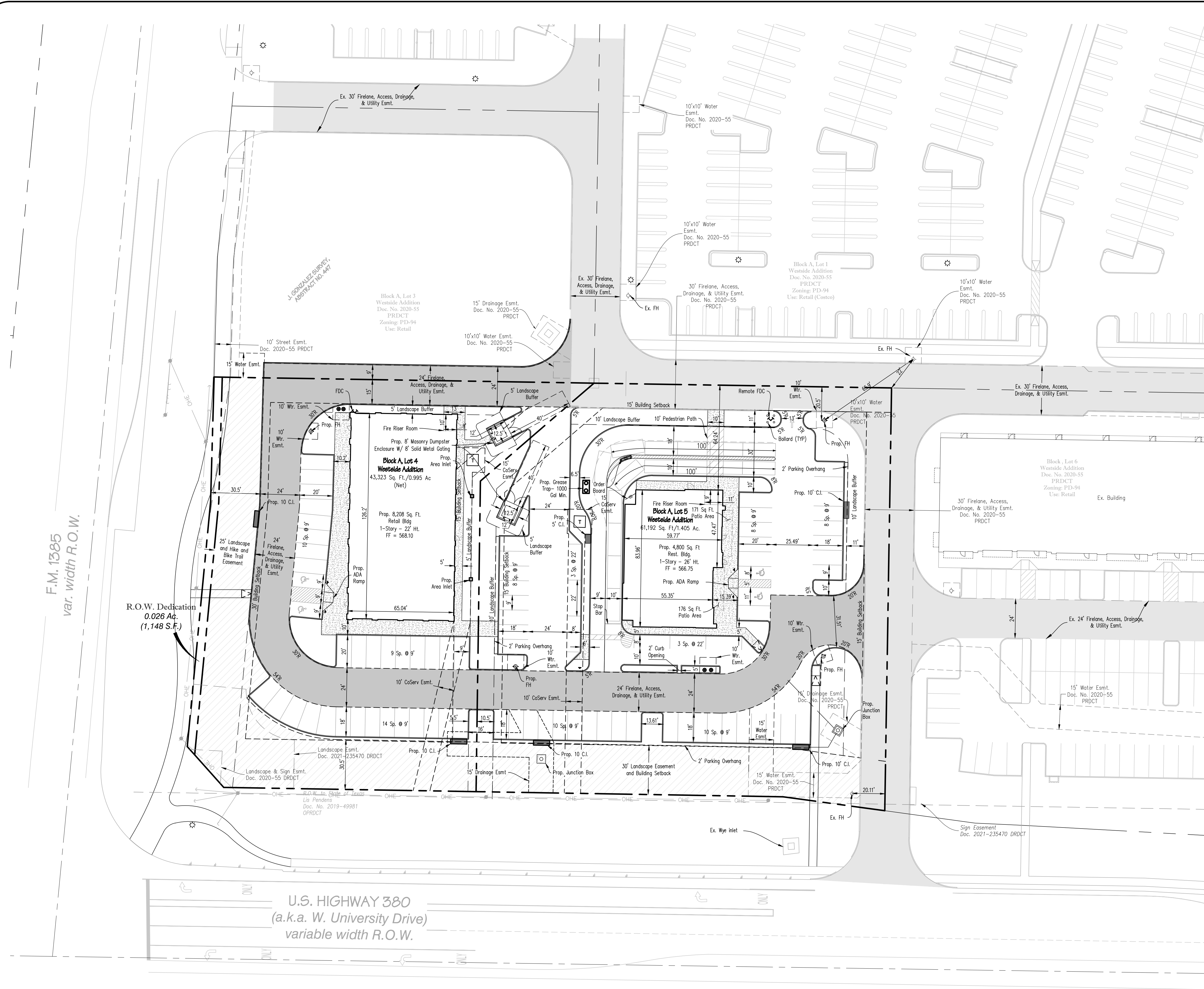




Vicinity Map

1"=100'

TOWN OF PROSPER SITE PLAN NOTES:

- 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 on 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 paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No trees on site.

SITE DATA	LOT 4	LOT 5
Zoning	Mixed Use PD-94	Mixed Use PD-94
Proposed Use:	Retail	Restaurant with Drive-Through
Lot Area:	0.995 Ac. (Net) (43,323 Sq. Ft.)	1.405 Ac. (61,192 Sq. Ft.)
Building Area:	8,208 Sq. Ft.	4,800 Sq. Ft.
Building Height:	1 Story, 22'-0"	1 Story, 26'-0"
Lot Coverage:	18.9%	07.8%
Floor Area Ratio:	0.189:1	0.078:1
Parking Required:	Lot 4 - Retail 1:250 Sq. Ft. (8,208 Sq. Ft.) = 33 Sp. Total Required: 33 Spaces	Lot 5 - Restaurant 1:100 Sq. Ft. (4,800 Sq. Ft.) = 48 Sp. Patio 1:200 Sq. Ft. (347 Sq. Ft.) = 2 Sp. Total Required: 50 Spaces
Total Parking Provided:	Total Provided: 33 Spaces	Total Provided: 50 Spaces
HC Parking Required:	2 Spaces	2 Spaces
HC Parking Provided:	2 Spaces	2 Spaces
Interior Landscape Required:	510 Sq. Ft	735 Sq. Ft
Interior Landscape Provided:	986 Sq. Ft	2,605 Sq. Ft
Impervious Surface:	28,380 Sq. Ft	45,140 Sq. Ft
Open Space Required: (7%)	3,033 Sq. Ft	4,283 Sq. Ft
Open Space Provided:	Provided in Lots 14 and 19	Provided in Lots 14 and 19

LEGEND	
	EXISTING FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
	PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED BERM AREA
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
	POWER POLE
	GUY WIRE ANCHOR
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED CURB INLET (C.I.)

DEVAPP No. 24-0177

SITE PLAN

WESTSIDE LOTS 4 & 5

BLOCK A, LOTS 4 & 5

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
J. GONZALEZ SURVEY ABSTRACT NO. 447