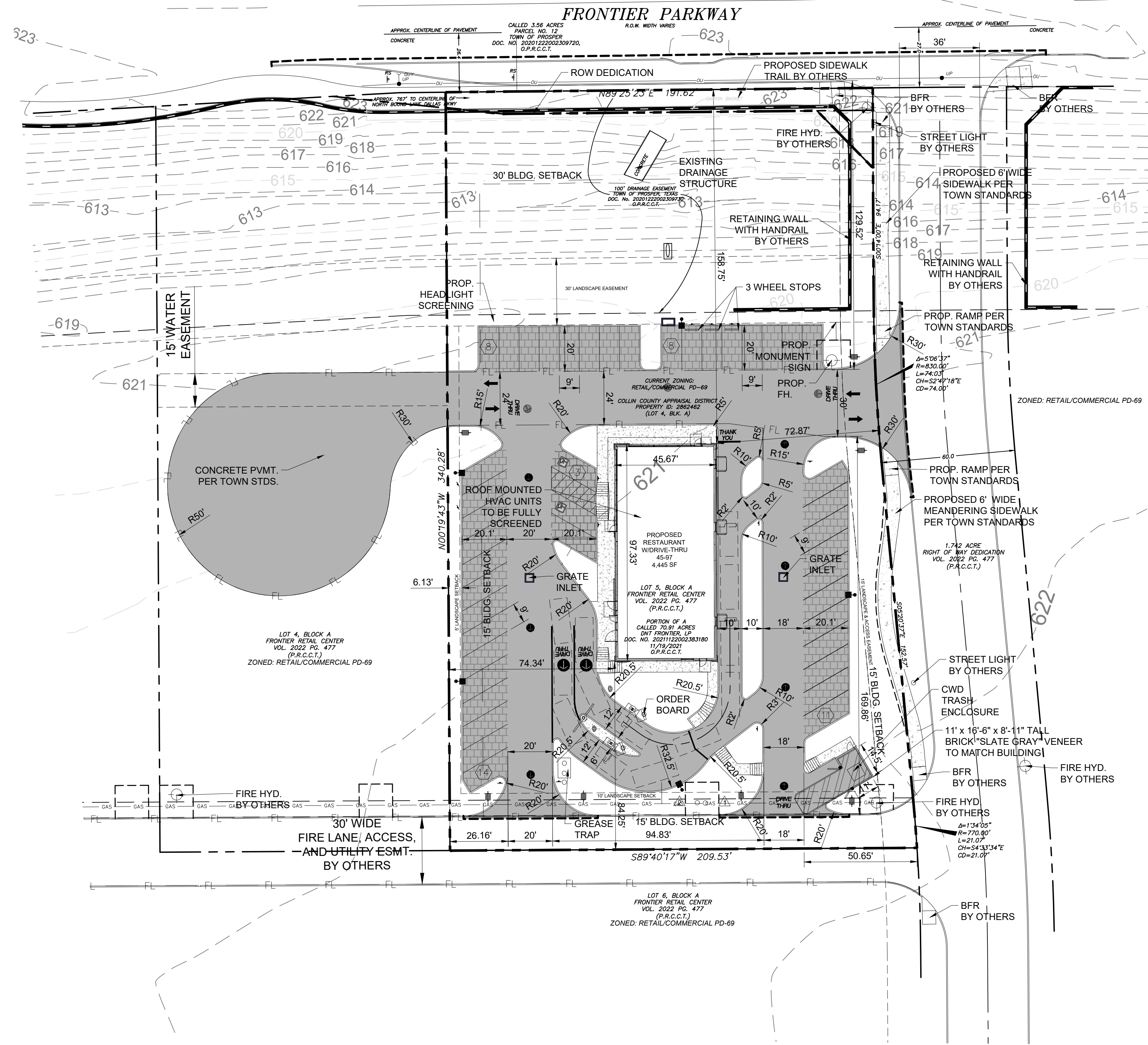


PLOTTED BY: DAN CABALLERO  
 PLOT DATE: 3/14/2024 1:05 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\MCDONALDS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 2/26/2024 4:46 PM



WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN. SEWER
▲	DOM.	2"	1	6"
▲	IRR.	2"	1	N/A

LEGEND	
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	DUMPSTER AREA CONCRETE PAVEMENT
[Pattern]	SIDEWALK CONCRETE PAVEMENT
[Line]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Line]	FULL-DEPTH SAWCUT
[Line]	PROPOSED FIRE LANE STRIPPING
[Symbol]	PROPOSED DIRECTIONAL SIGNAGE
[Symbol]	PROPOSED SITE LIGHTING

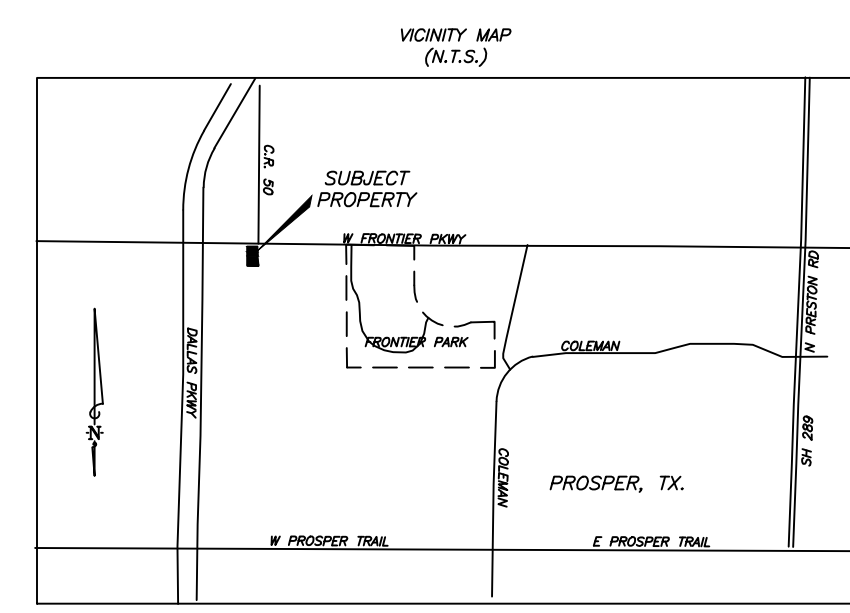
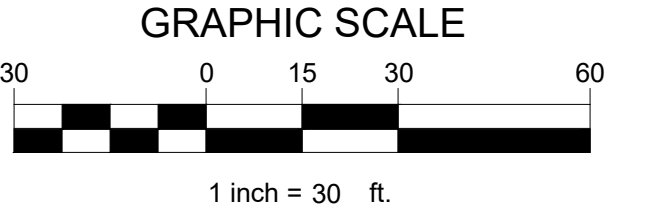
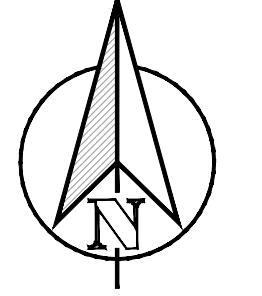
- SITE PLAN NOTES**
- All development standards shall follow Town Standards.
  - Landscaping shall conform to landscape plans approved by the Town of Prosper.
  - All development standards shall follow Fire Requirements per the Town of Prosper.
  - Handicapped parking areas and building accessibility 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 \*

**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

**FLOODPLAIN NOTE**  
 ACCORDING TO MAP NO. 48085C0115J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

**OPEN SPACE NOTE:**  
 7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.



PREPARATION DATE: 3/14/2024

**SITE PLAN**

<b>OWNER:</b> DNT FRONTIER, LP 4215 W LOVERS LANE, SUITE 250 DALLAS, TX 75209 PH: 817.201.6982		<b>CONTACT NAME:</b> DAVID FOGEL
<b>APPLICANT/ENGINEER:</b> CLAYMOORE ENGINEERING, INC. 301 S COLEMAN, SUITE 40 PROSPER, TX 75078 PH: 817.201.6982		<b>CONTACT NAME:</b> DREW DONOSKY
<b>ARCHITECT:</b> JAW ARCHITECTS PH: 817.705.3387		<b>CONTACT NAME:</b> JERAMY WILLIAMS
<b>LEGAL DESCRIPTION:</b> BEING ALL OF LOT 5, BLOCK A, FRONTIER RETAIL CENTER AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN DOC. 2024010000070 O.P.R.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS ZONING: PLANNED DEVELOPMENT-69 (PD-69)		
<b>CITY:</b> TOWN OF PROSPER	<b>STATE:</b> TEXAS	
<b>COUNTY:</b> COLLIN	<b>SURVEY:</b> DEVAPP-23-0202	<b>ABSTRACT NO.:</b> 147

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA	PARKING				TOTAL IMPERVIOUS (SQ. FT.)	OPEN SPACE		INTERIOR LANDSCAPING			
							REQ.	PROV.		REQ. RATIO	REQ.	PROV.	REQ.		PROV.	REQ.	PROV.	REQ.	PROV.	
5	PD-69 S-48	RESTAURANT W/DRIVE-THRU	1.54	67,174	4,445	18.8' - 1 STORY	40% MAX	6.6%	0.632	1 SPACE / 100 SF (REST)	44	44	2	2	32,416	48%	4,702	5,157	880	1,560

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
 1900 CENTRAL DRIVE, SUITE 406  
 BEARHAWK, TX 76008  
 PHONE: 817.201.6982  
 WWW.CLAYMOOREENGINEERING.COM

**FRONTIER RETAIL CENTER**  
**BEING PART OF 70.91 ACRES OF LAND**  
**OUT OF COLLIN COUNTY SCHOOL LAND**  
**SURVEY, ABSTRACT NO. 147**  
**PROSPER, TEXAS**

NO.	DATE	REVISION	BY

**SITE PLAN**  
 SHEET  
**SP-1**  
 CASE NO. 2022-029