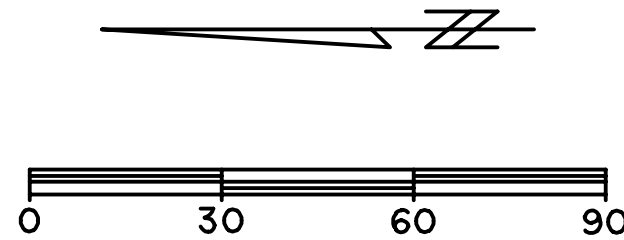


SITE DATA							
ZONING	PD-69 (BASE ZONE "R")						
PROPOSED USE	QUICK SERVICE RESTAURANT W/ DRIVE-THRU						
LOT AREA	2.787 ACRES (121,386 SQ. FT.)						
PROPOSED BUILDING AREA	5,385 SQ. FT.						
PROPOSED PATIO AREA	459 SQ. FT.						
BUILDING HEIGHT	24'-10" (1 STORY)						
LOT COVERAGE	4.4%						
FLOOR AREA RATIO	0.044:1						
MINIMUM REQUIRED PARKING	57						
MINIMUM HANDICAP PARKING	3						
PROVIDED PARKING	<table><tr><td>STANDARD</td><td>69</td></tr><tr><td>HANDICAP-ACCESSIBLE</td><td>4</td></tr><tr><td>TOTAL</td><td>73</td></tr></table>	STANDARD	69	HANDICAP-ACCESSIBLE	4	TOTAL	73
STANDARD	69						
HANDICAP-ACCESSIBLE	4						
TOTAL	73						
INTERIOR LANDSCAPE REQUIRED	1,080 SQ. FT.						
INTERIOR LANDSCAPE PROVIDED	1,677 SQ. FT.						
IMPERVIOUS SURFACE	77,523 SQ. FT. (63.86%)						
OPEN SPACE REQUIRED	8,496 SQ. FT. (7%)						
OPEN SPACE PROVIDED	11,198 SQ. FT. (9%)						

TOWN OF PROSPER SITE PLAN GENERAL 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 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.
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

- NOTES
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 - DIMENSIONS IN DUMPSTER INDICATE INTERIOR DIMENSIONS OF ENCLOSURE.
 - ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
 - EXISTING TOPOGRAPHY SHOWN DEPICTS ANTICIPATED CONDITIONS OF SITE PER FRONTIER RETAIL CENTER MASS GRADING PLANS PREPARED BY CLAYMOORE ENGINEERING, SEALED 11/28/2023.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

LEGEND	
BFR	PROPOSED BARRIER FREE RAMP
▶	PROPOSED GATE VALVE
▶	PROPOSED REDUCER
■	PROPOSED WATER METER
●	PROPOSED FIRE HYDRANT
●	PROPOSED SANITARY SEWER CLEANOUT
□ GI	PROPOSED GRATE INLET
□ CI	PROPOSED CURB INLET
□ DI	EX. DROP INLET TO BE CONVERTED TO JUNCTION BOX
■	9'X20' VEHICLE STACKING SPACE
LS	LANDSCAPE AREA
■	FIRE APPARATUS ACCESS ROAD
■	EX. PUBLIC SIDEWALK TO REMAIN

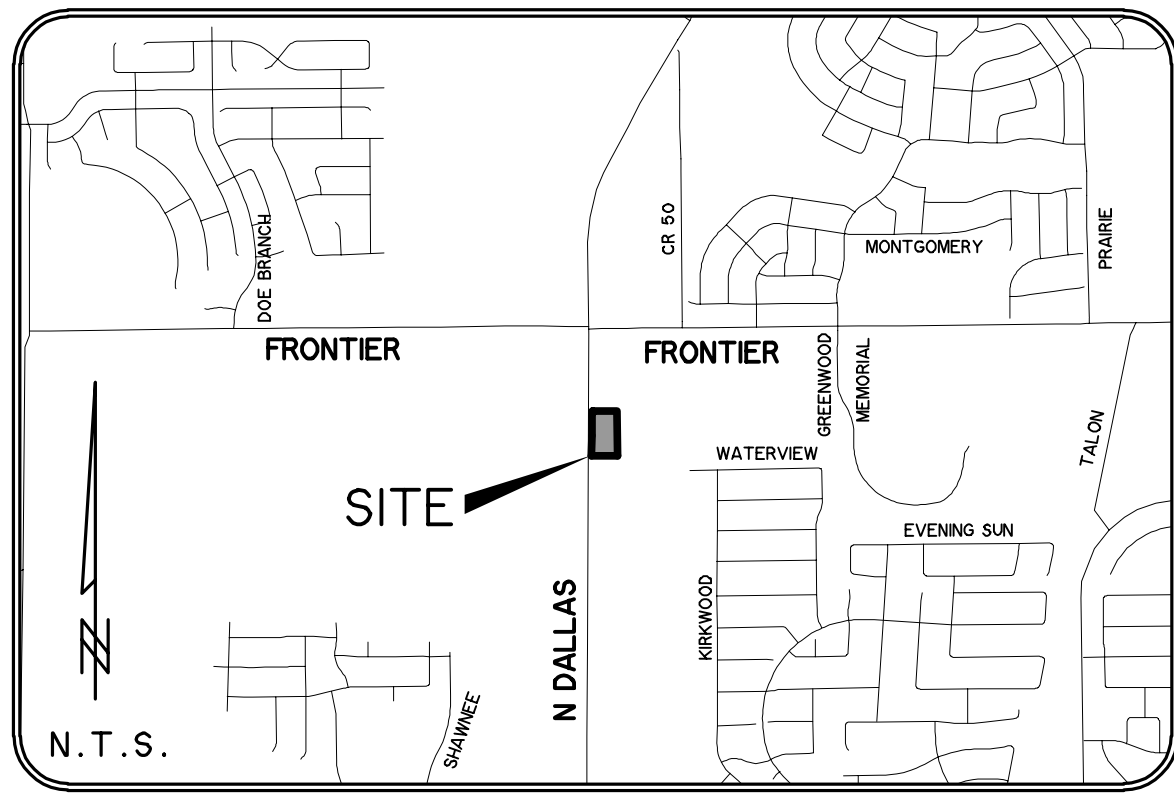


* LEGEND *	
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
DI	DROP INLET
EM	ELECTRIC METER
EVLT	ELECTRIC VALVE
FN	FIRE HYDRANT
FOVLT	FIBER OPTIC VALVE
SM	GAS METER
GTS	GAS TEST STATION
GV	GOY WIRE
ICV	CONCRETE HEADWALL
IRV	IRRIGATION CONTROL VALVE
IRV	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
RFZ	REVERSE FLOW PROTECTION
RCS	REINFORCED CONCRETE BOX
SDM	STORM DRAIN MANHOLE
SN	SIGN
SN	UNDERGROUND TELEPHONE SIGN
SN	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TBX	TELEPHONE BOX
TSS	TRAFFIC SIGNAL BOX
TMR	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSVLT	TRAFFIC SIGNAL VALVE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VALVE
UE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
FO	UNDERGROUND FIBER OPTIC
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
P.R.C.C.T.	COLLIN COUNTY TEXAS
765.87 TC	TOP OF CURB SPOT SHOT
765.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

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VICINITY MAP
NOT TO SCALE

WATER METER SCHEDULE					
IDENTIFICATION SYMBOL	TYPE	SIZE	QUANTITY	EX./PROP.	ASSOC. S.S. SIZE
◊	DOMESTIC	2"	1	PROPOSED	6"
◊	IRRIGATION	1.5"	1	PROPOSED	N/A

CONCEPTUAL PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Priya Acharya, PE
Texas Registration
No. 110146 On
Date Shown Below.

CASE # DEVAPP-25-0051 SITE PLAN

FRONTIER RETAIL CENTER REVISED BLOCK A, LOT 1

BEING 2.787 GROSS ACRES
OF LAND LOCATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
SECTION NO. 12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

SUBMITTAL DATE: 05/20/2025

Date of Preparation: August 22, 2024

PREPARED BY:

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