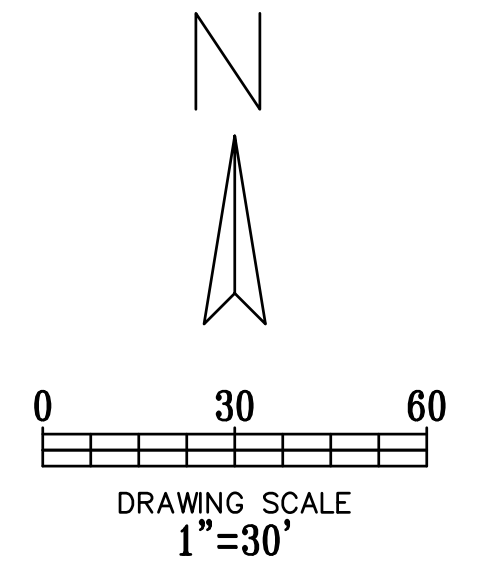


THOMAS MOSEY AND
JULIE MOSEY
AS TRUSTEE OF THE TRUST AGREEMENT OF THOMAS MOSEY
DOC. NO. 20190830001072500
O.P.R.C.C.T.

LEGEND

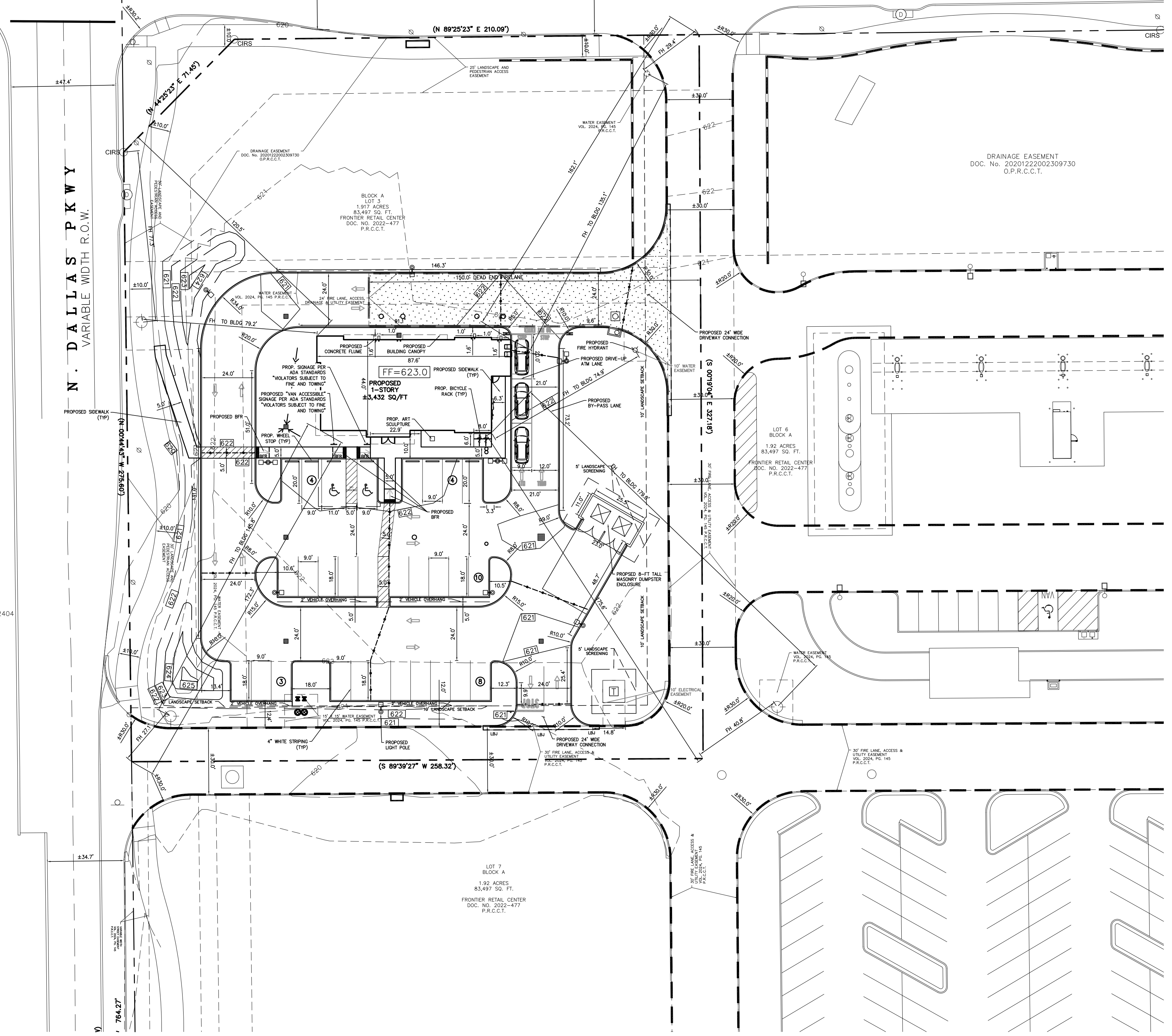
- EXISTING CURB
- PROPOSED CURB
- PROPOSED FIRE LANE STRIPING
- ROOF CANOPY
- PROPOSED FIRELANE
- PARKING SPACES IN A ROW
- PROPOSED LIGHT POLE
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- PROPOSED RIDGE



COLLIN COUNTY
VOLUME 5772, PAGE 2404
O.P.R.C.C.T.

N. DALLAS PKWY
VARIABLE WIDTH R.O.W.

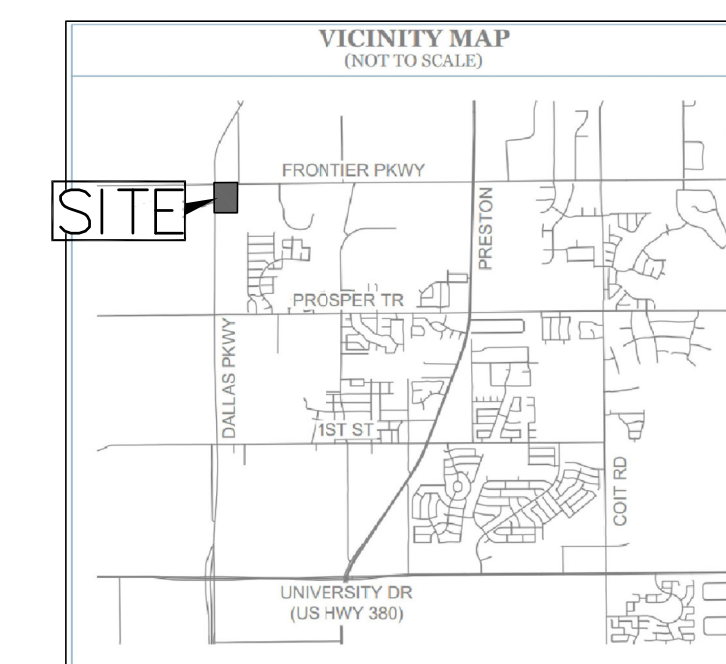
FRONTIER PKWY
VARIABLE WIDTH R.O.W.



SITE PLAN	
LEGAL DESCRIPTION: BLOCK A, LOT 3 FRONTIER RETAIL CENTER	
ZONING:	RETAIL DISTRICT (PD-69)
PROPOSED USE:	FINANCIAL INSTITUTION
LOT AREA:	±1,917 ACRES (±83,497 S.F.)
BUILDING AREA:	±3,432 S.F.
BUILDING HEIGHT:	ONE STORY/ 21'-6" TO PARAPET
LOT COVERAGE:	±3,432 S.F./83,497 S.F. = 4.1%
FLOOR AREA RATIO:	3,432 S.F./83,497 S.F. = 4.1%
PARKING REQUIRED (1 PER 350 SF OF PROPOSED BUILDING):	10 SPACES
PARKING PROVIDED:	29 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
FRONTIER PARKWAY LANDSCAPING REQUIRED:	±6,270 S.F.
FRONTIER PARKWAY LANDSCAPING PROVIDED:	±16,511 S.F.
DALLAS PARKWAY LANDSCAPING REQUIRED:	±6,270 S.F.
DALLAS PARKWAY LANDSCAPING PROVIDED:	±16,511 S.F.
PARKING LOT LANDSCAPING REQUIRED:	±450 S.F.
PARKING LOT LANDSCAPING PROVIDED:	±2,232 S.F.
APPROX EX. IMPERVIOUS AREA:	±12,650 S.F./83,497 S.F. = 15.2%
APPROX PROPOSED IMPERVIOUS AREA:	±41,383 S.F./83,497 S.F. = 49.5%
OPEN SPACE REQUIRED:	±5,844 S.F./83,497 S.F. = 7.0%
OPEN SPACE PROVIDED:	±16,167 S.F./83,497 S.F. = 19.0%

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 *

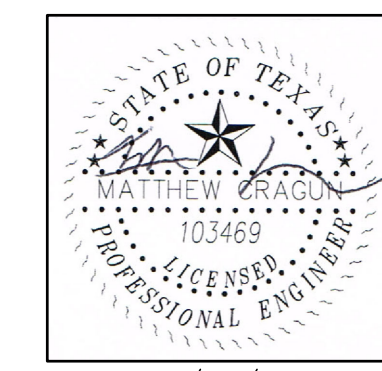


VICINITY MAP
1"=2,000'



Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN	
FRONTIER RETAIL CENTER BLOCK A, LOT 3	
ZONING: RETAIL DISTRICT (PD-69)	
AREA: 1.917 ACRES/ 83,497 SQ. FT.	DATE: 11/26/24
2085 N DALLAS PKWY, PROSPER, TX, 75078 DALLAS COUNTY	CASE NO: DEVAPP-24-0123
SHEET NUMBER C3.01	



11/26/24

OWNER:
DNT FRONTIER, LP
4215 W. LOVERS LANE
DALLAS, TX 75209
Attn: DAVID FOGEL
david@dsfcapital.com

DEVELOPER:
JP MORGAN CHASE BANK
15481 Cactus Rd
Surprise, AZ 85379
CONTACT: JOE HERNANDEZ
Email: joe.m.hernandez@jpmchase.com
PHONE: 602.703.3816

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
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