

PRINTED: 11/25/2024 8:43 AM FILE: WIER-PAVING-STB LAST SAVED: 11/25/2024 8:43 AM SAVED BY: BRIANU FILE: SUP-SITE-PLAN-24021.DWG

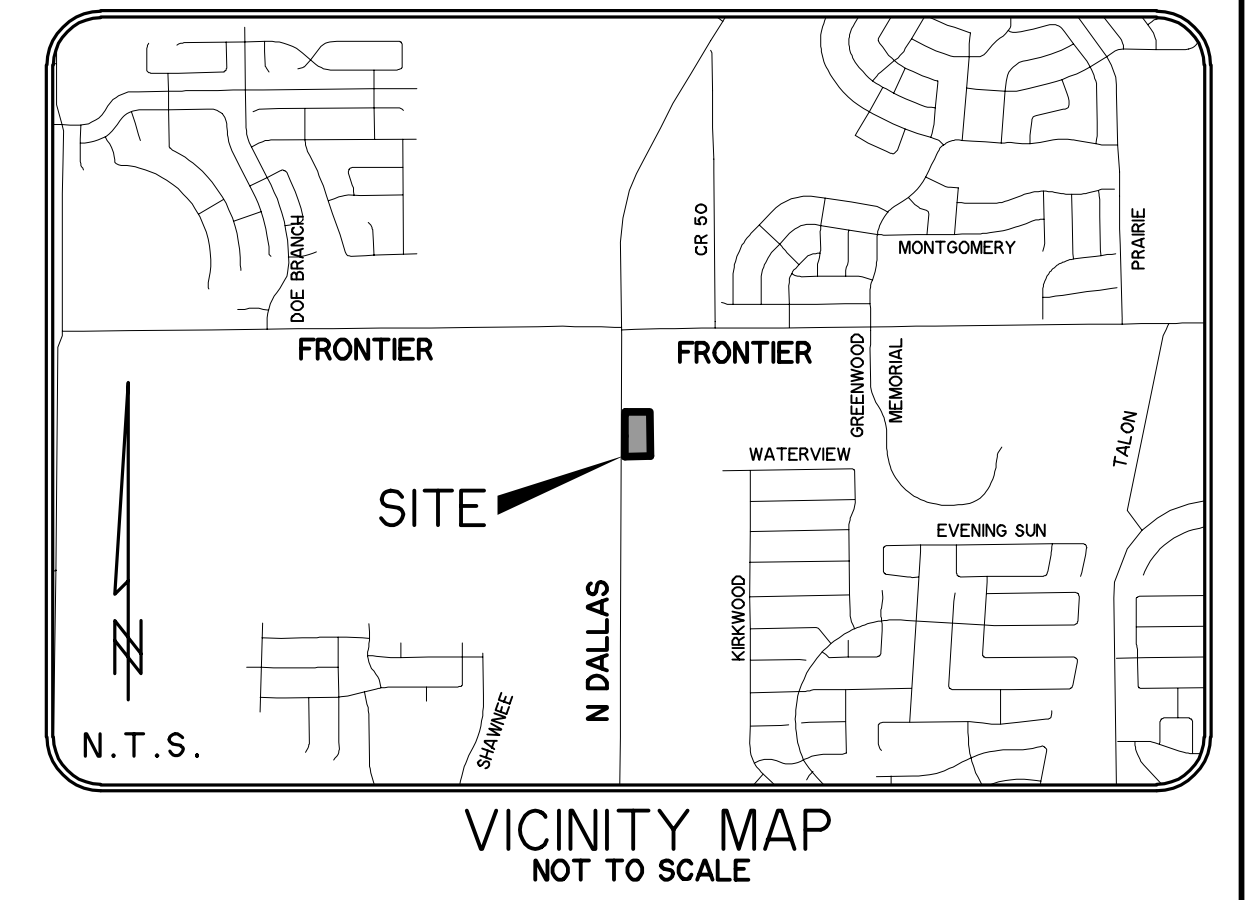
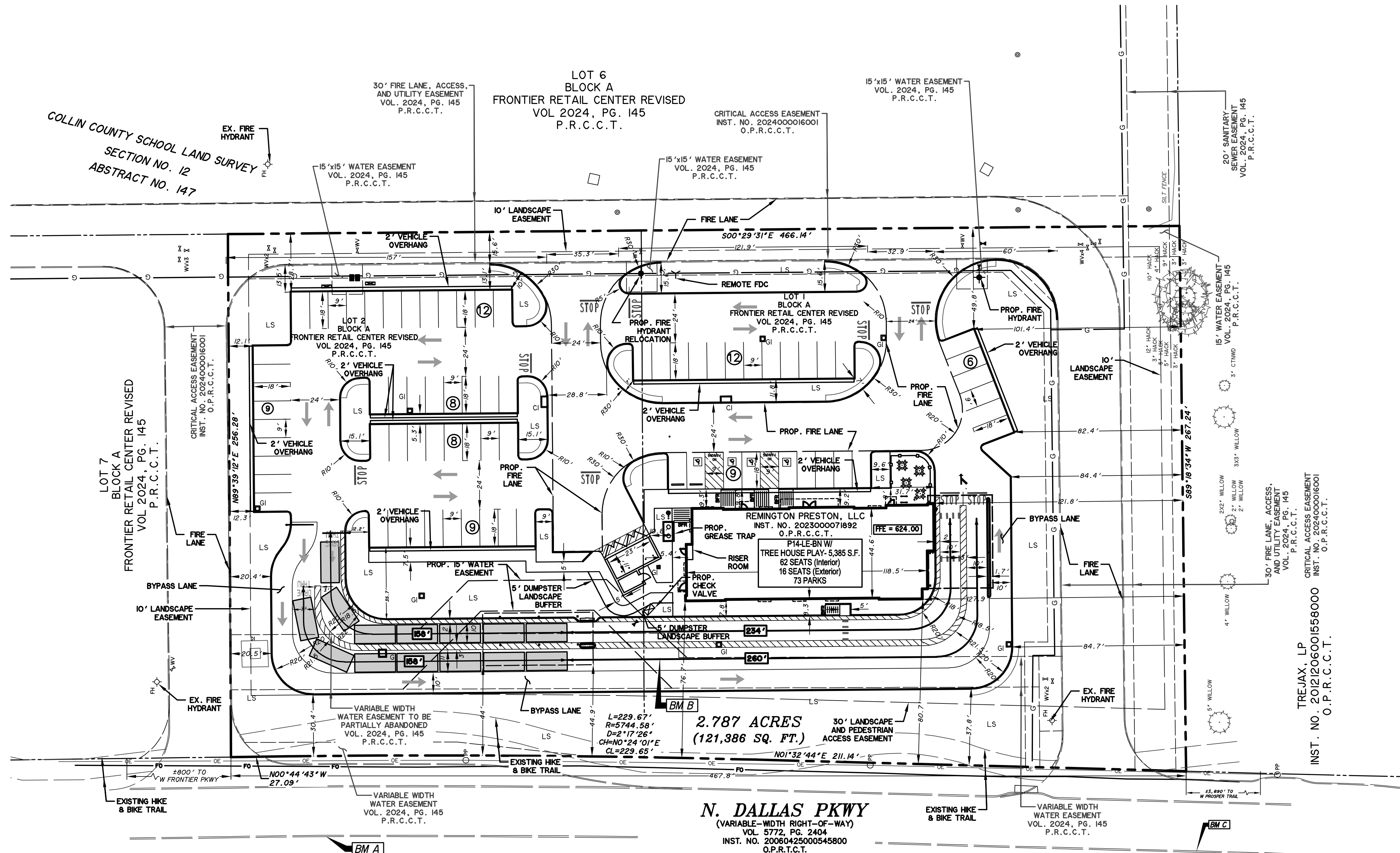
*** LEGEND ***

BOL	DOLLARD CURB INLET
CI	CONTROLLING MONUMENT
DI	DROP INLET
EB	ELECTRIC BOX
EM	ELECTRIC METER
EVL	ELECTRIC VAULT
FI	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM A	GAS METER
GTS	GAS TEST STATION
GV	GLY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROOF FOUND
LP	LIGHT POLE
PP	POWER POLE
PP/P	POWER POLE W/CONDUIT
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
RPZ	REVERSE FLOW PROTECTION
RFB	REINFORCED CONCRETE BOX
SDM	STORM DRAIN MANHOLE
SM	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNGT	GAS PIPELINE MARKER
SSM	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TBX	TELEPHONE BOX
TSS	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSVLT	TRAFFIC SIGNAL VAULT
WEL	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VALVE
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
WL	WATER LINE
SL	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
UG	UNDERGROUND GAS
UGFO	UNDERGROUND FIBER OPTIC
OPRC	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
765.87 TC	TOP OF CURB SPOT SHOT
765.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

DEVELOPER
CHICK-FLA, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349
 CONTACT: GETRA SANDERS
 EMAIL: Getra.Sanders@cfcorp.com
 PH: (404) 765-8000

OWNER
 DNT FRONTIER, LP
 4215 W. LOVERS LN, SUITE 250
 DALLAS, TEXAS 75209
 CONTACT: DAVID FOGEL
 EMAIL: DAVID@DNTCAPITAL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
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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	437 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	STANDARD 69 HANDICAP-ACCESSIBLE 4 TOTAL 73
LANDSCAPE REQUIRED	1,020 SQ. FT.
LANDSCAPE PROVIDED	6,427 SQ. FT.
IMPERVIOUS SURFACE	77,523 SQ. FT. (63.86%)
OPEN SPACE REQUIRED	8,497 SQ. FT. (7%)
OPEN SPACE PROVIDED	8,823 SQ. FT. (7.9%)

TOWN OF PROSPER SITE PLAN GENERAL 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 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
 - PROPOSED GRATE INLET
 - PROPOSED CURB INLET
 - EX. DROP INLET TO REMAIN
 - 9'X20" VEHICLE STACKING SPACE
 - LANDSCAPE AREA

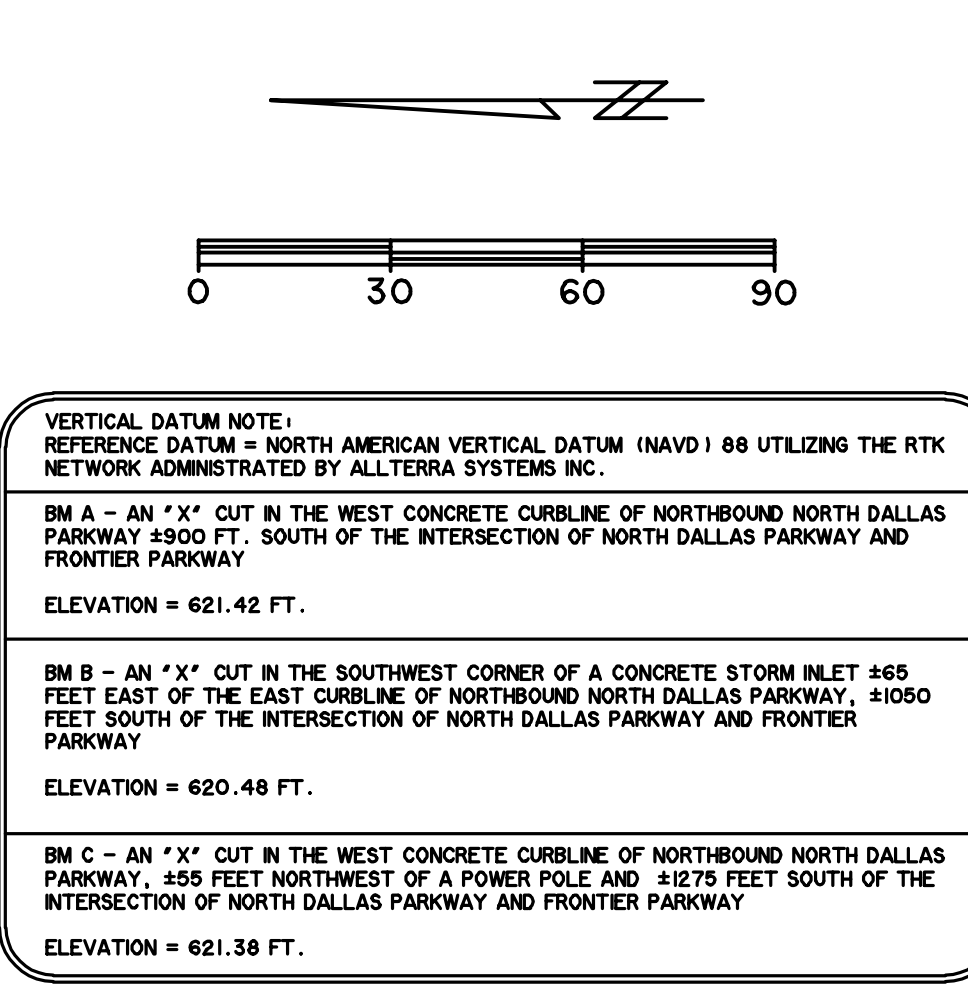


EXHIBIT B: SITE PLAN
ZONE-24-0021
SITE PLAN FOR:
FRONTIER RETAIL CENTER
REVISED
BLOCK A, LOTS 1 AND 2,
 AN ADDITION TO THE TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 2.787 GROSS ACRES OF
 LAND LOCATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY,
 SECTION NO. 12, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Date of Preparation: August 22, 2024

PREPARED BY:
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