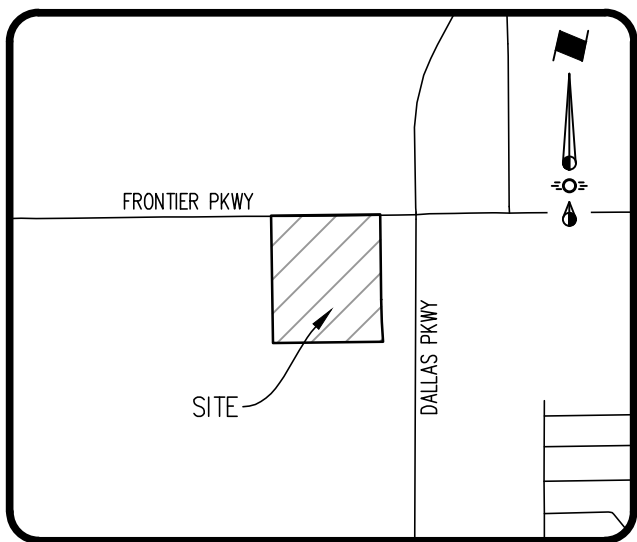
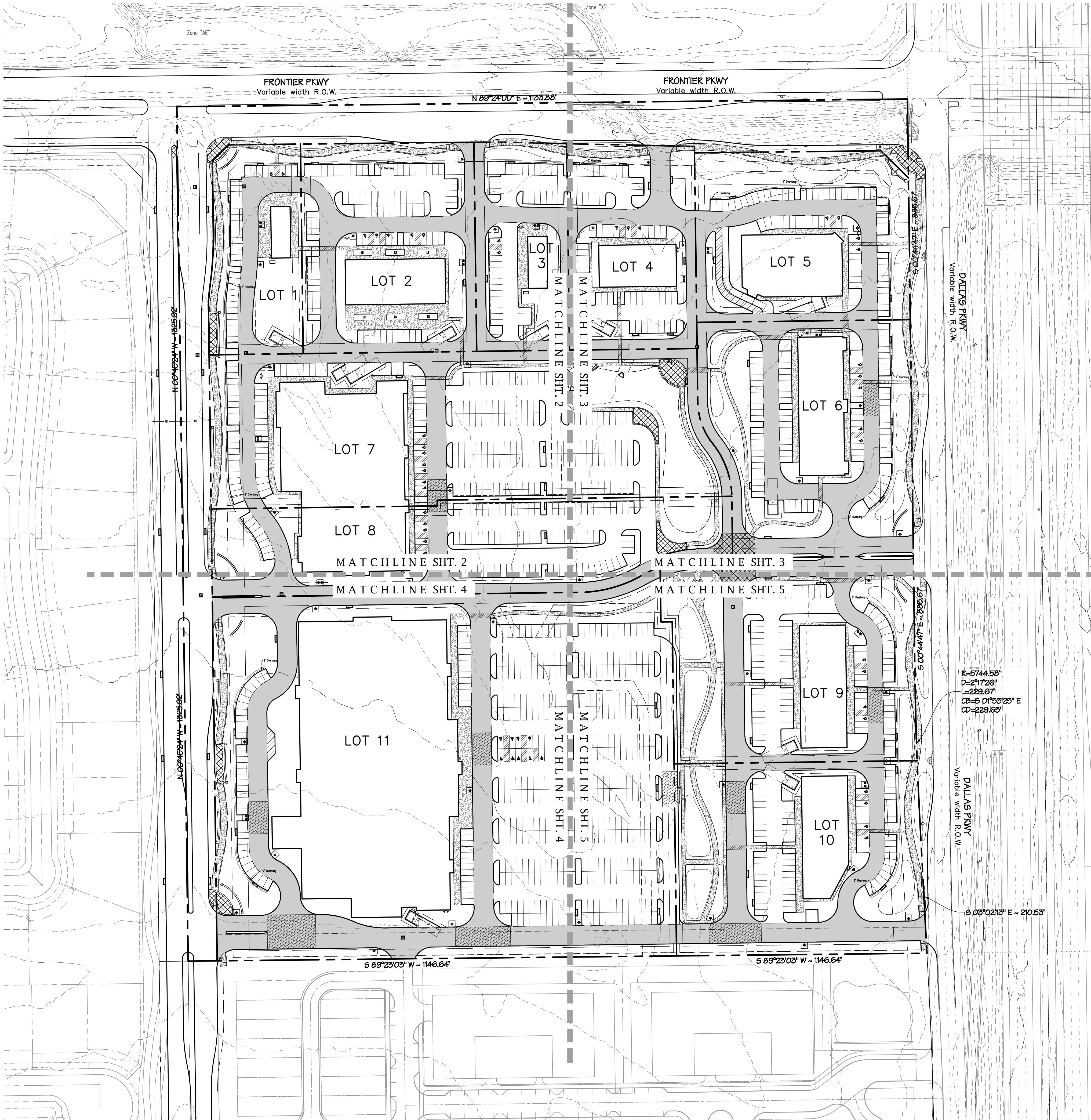
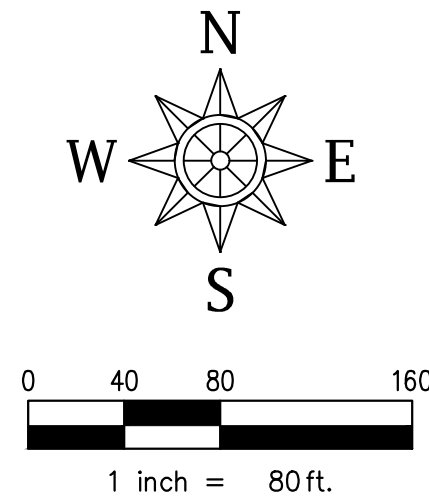


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LOCATION MAP
1" = 2000'



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 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.
9. All Dimensions are to face of curb unless otherwise noted.
10. All curb radii shall be 2 feet unless otherwise noted.

Note:

Traffic Calming where required shall be addressed at the time of Site Plan

LEGEND

- Firelane, Access, Drainage, & Utility Easement
- Proposed Sidewalk
- Match Line
- Proposed Enhanced Pavement (Traffic Calming)

Sheet 1 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-11,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared October 2025

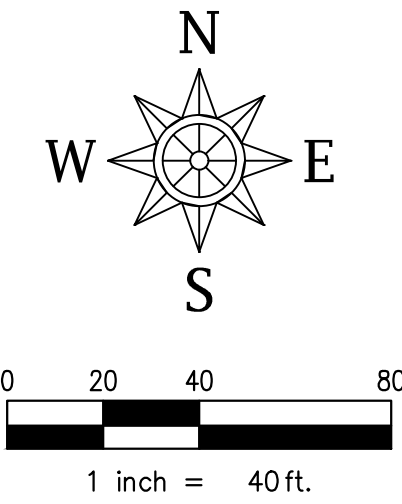
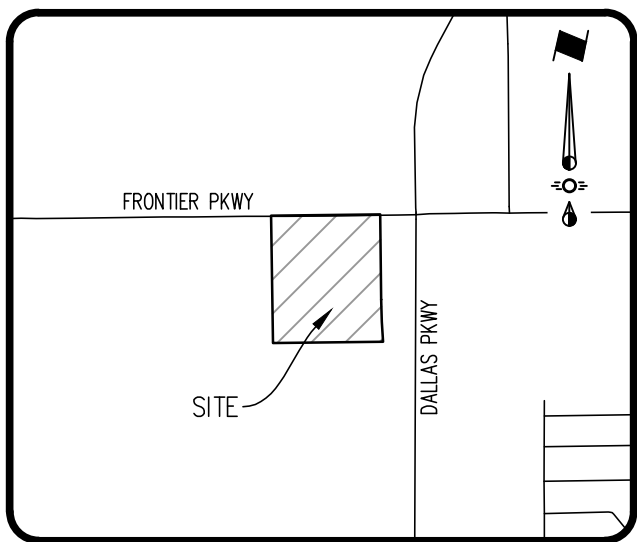
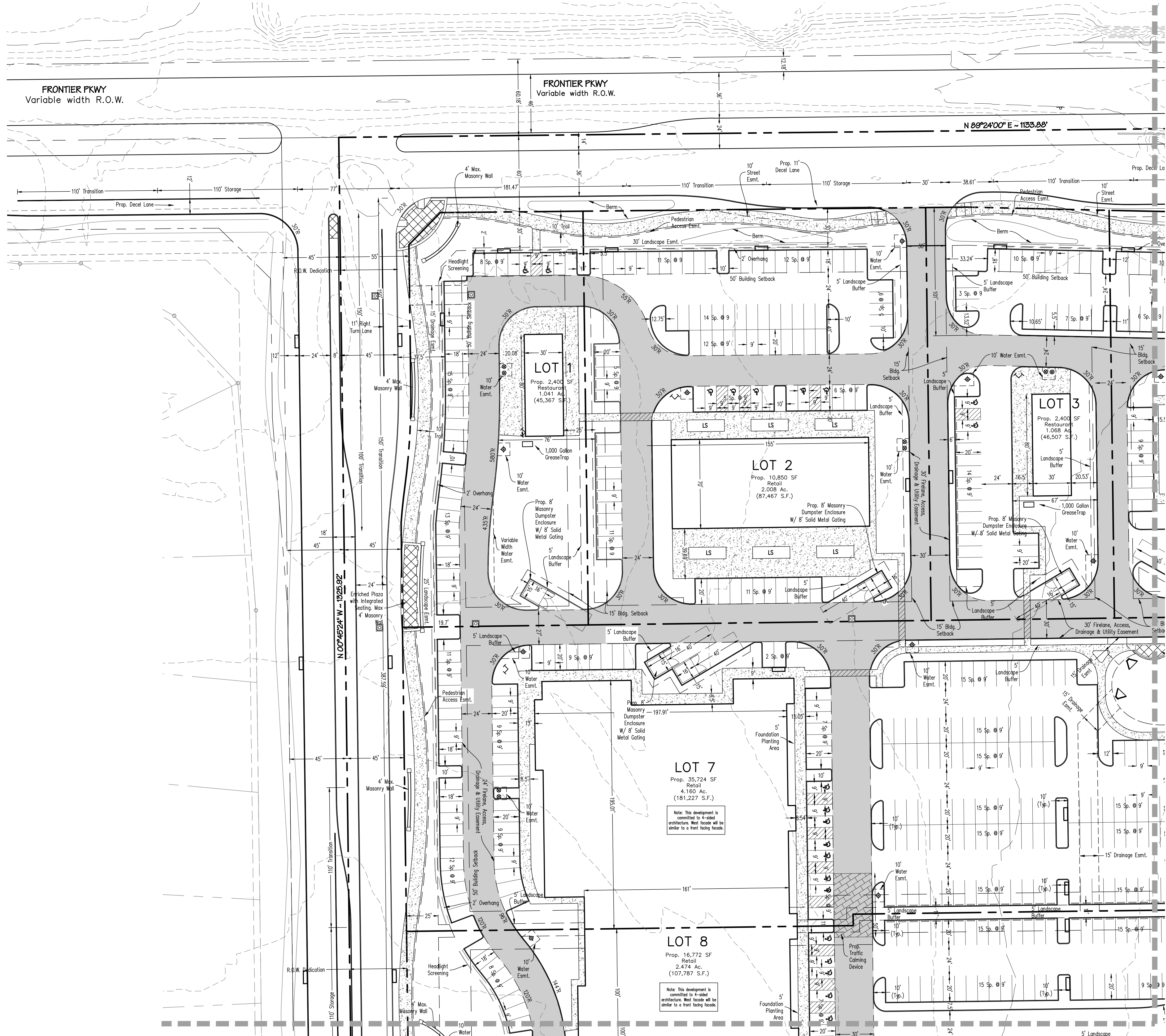
ENGINEER / SURVEYOR / APPLICANT

Spiors Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER

Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yariagadda

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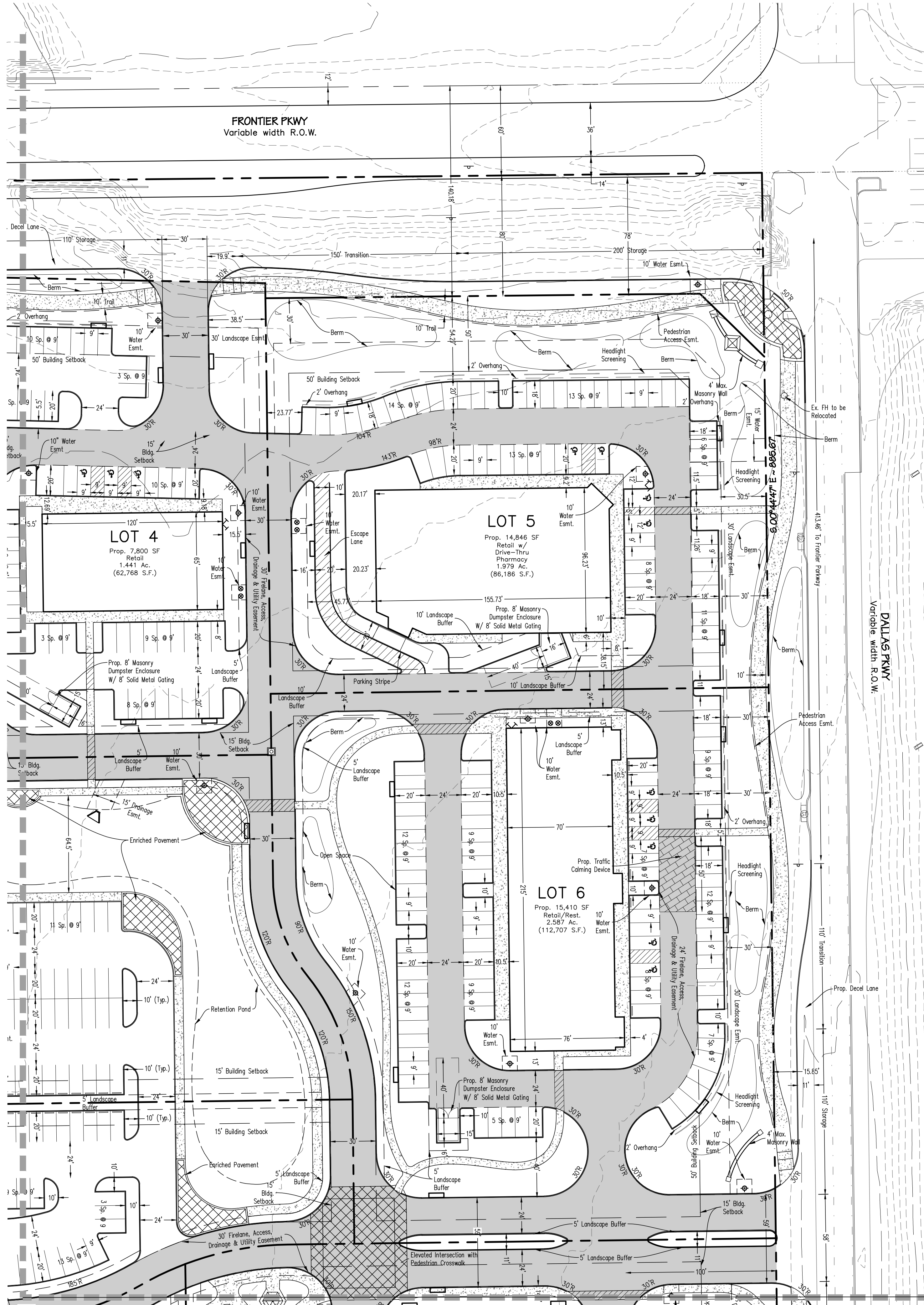
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
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- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING

Sheet 2 of 6
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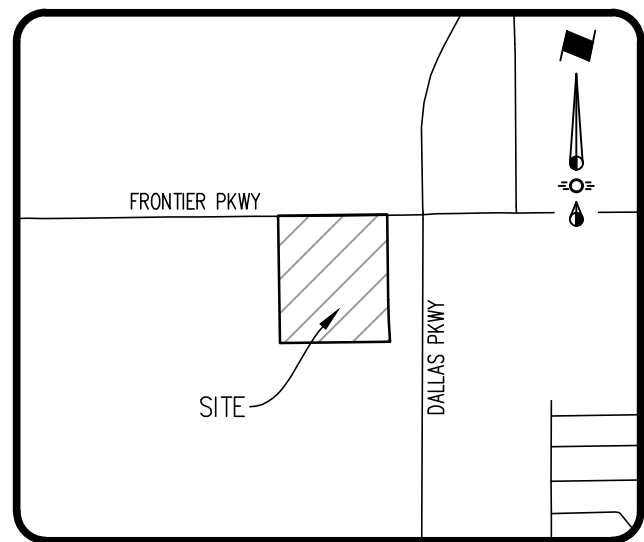
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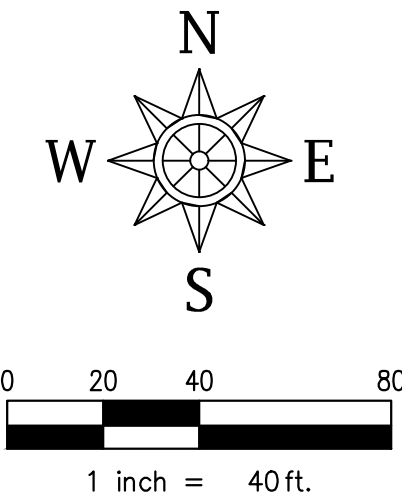
MATCHLINE SHT. 2



MATCHLINE SHT. 5



LOCATION MAP
1" = 2000'



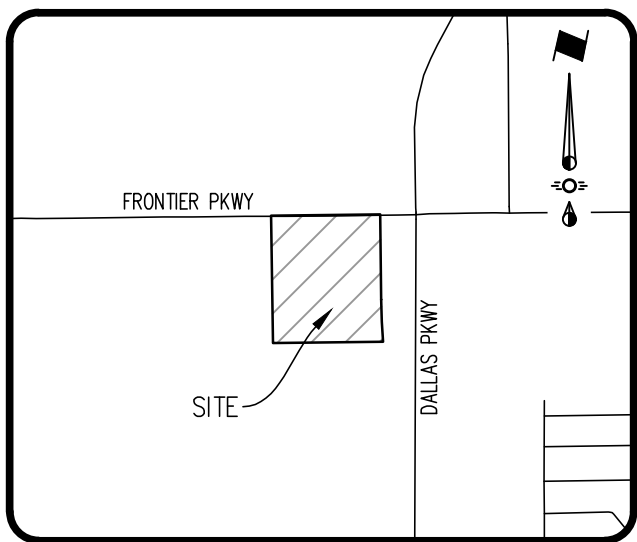
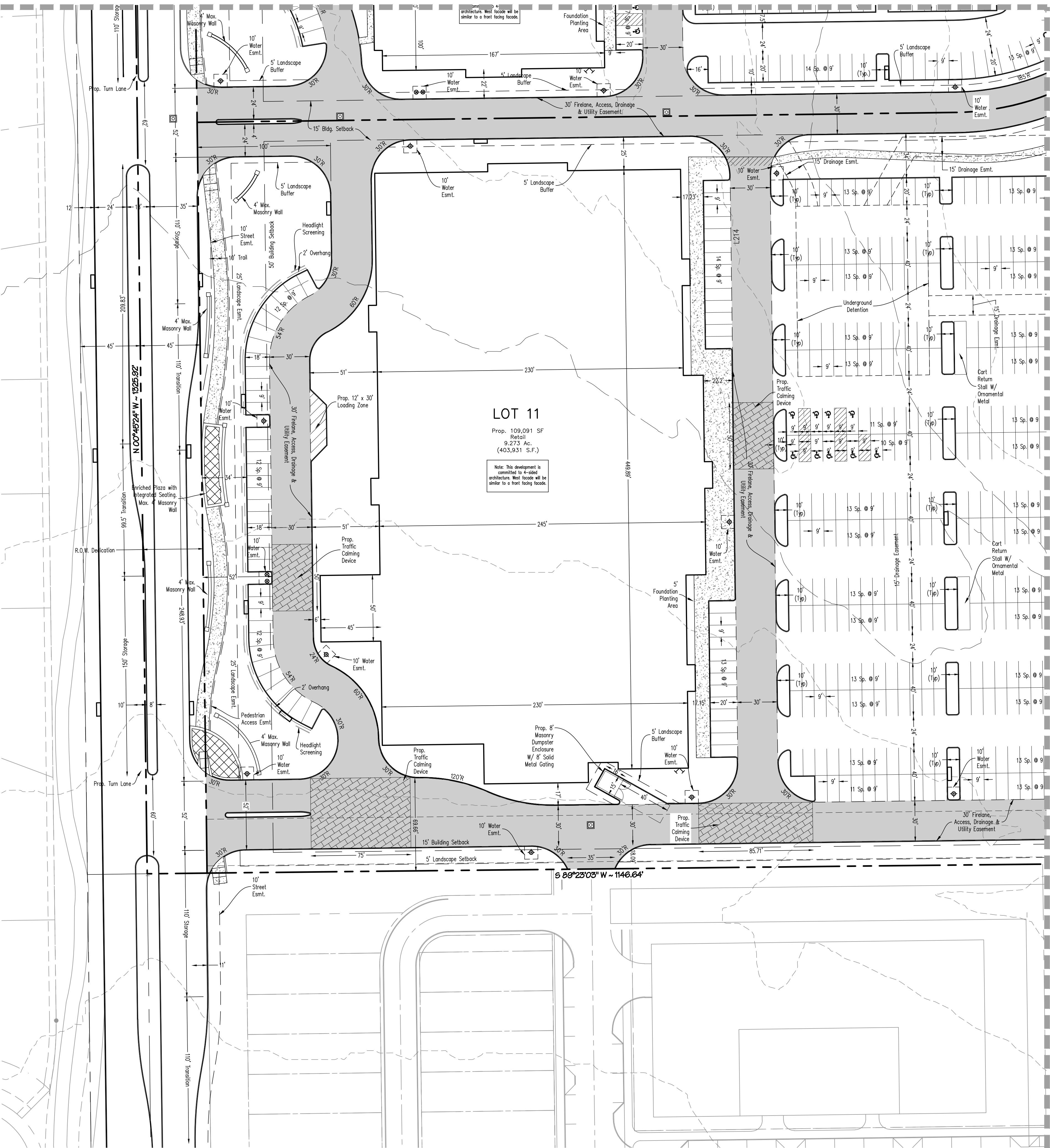
LEGEND

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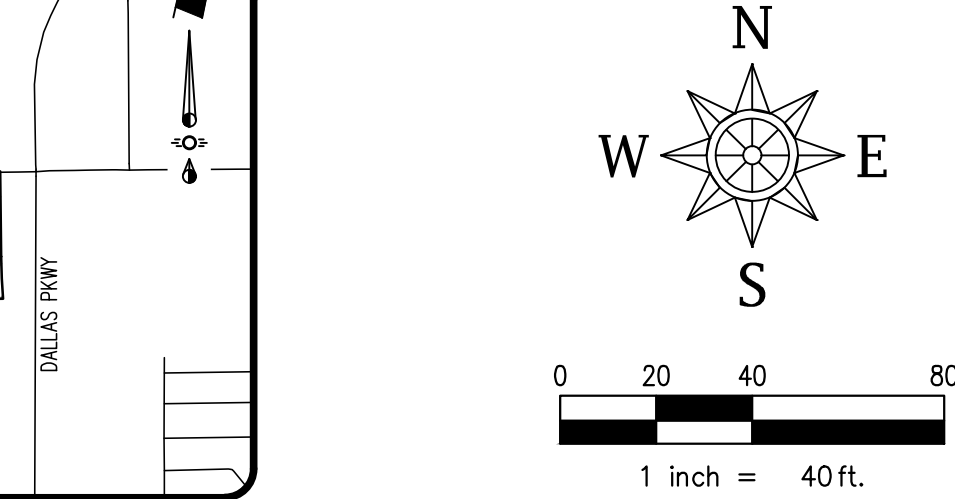
Sheet 3 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
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ENGINEER / SURVEYOR / APPLICANT	OWNER/DEVELOPER
Spiors Engineering, Inc.	Urban Heights
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Richardson, TX 75080	Plano, TX 75024
Telephone: (972) 422-0077	Telephone: (248) 390-3400
TBPE No. F-2121	Contact: Ravi Yarlagadda
Contact: David Bond	

MATCHLINE SHT. 2



LOCATION MAP
1" = 2000'



LEGEND

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MATCHLINE SHT. 5

Sheet 4 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-11,
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SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
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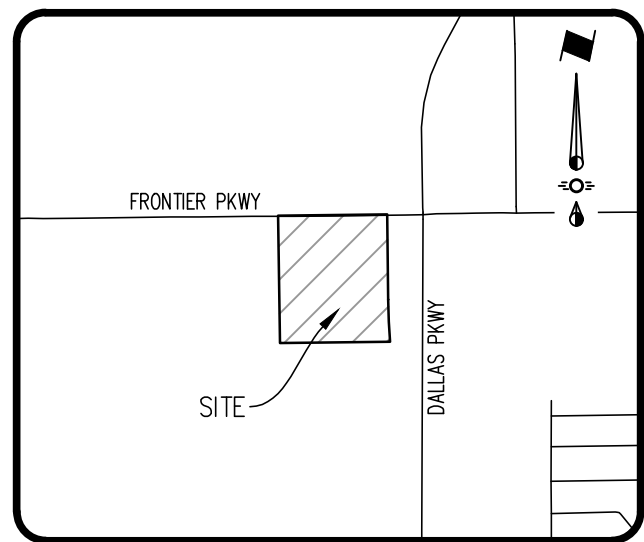
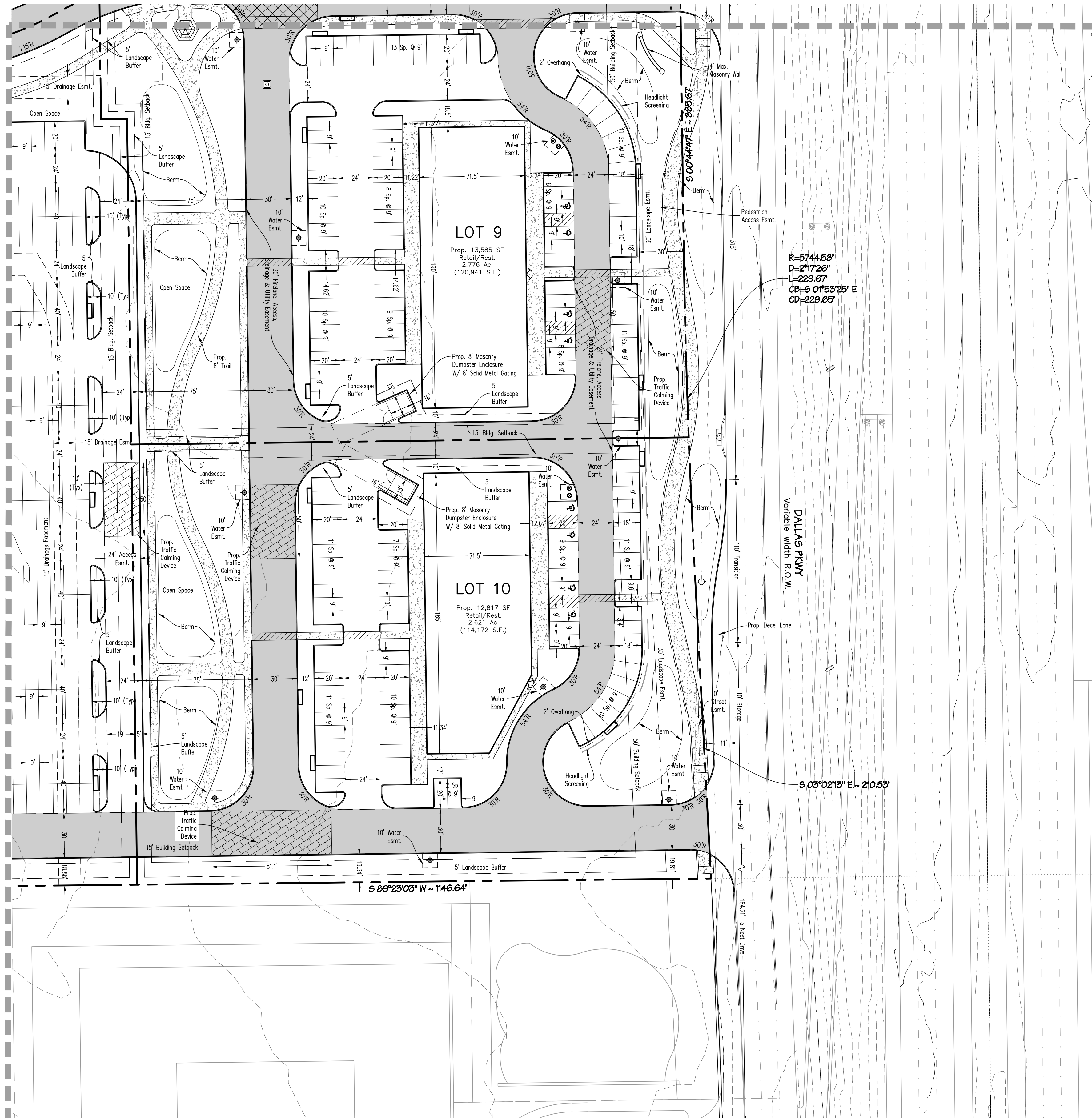
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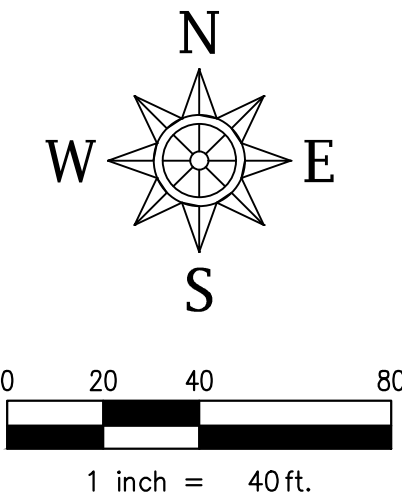
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MATCHLINE SHT. 4

MATCHLINE SHT. 3



LOCATION MAP
1" = 2000'



LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
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Sheet 5 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY

BLOCK A, LOTS 1-11,
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SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
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Site Data Summary Table											
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Rest.	Retail	Rest.	Retail	Retail	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4,160	2,474	2.776	2.621	9.273
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	120,941	114,172	403,931
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,772	13,585	12,817	109,091
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0"
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%	19.7%	15.6%	11.2%	11.2%	27.0%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.172:1	0.137:1	0.197:1	0.156:1	0.112:1	0.112:1	0.27:1
Total Parking Required	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant)	1 Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)	1 Sp./100 SF (Restaurant) 1Sp./250 SF (Retail)	1 Sp./250 SF (Retail)
						30% Rest. 4623 SF			35% Rest. 4755 SF		
						70% Retail 10787 SF			65% Retail 8830 SF		
	24	43	24	31	59	89	143	67	83	70	436
Total Parking Provided	36 Sp.	95 Sp.	37 Sp.	55 Sp.	64 Sp.	90 Sp.	231 Sp.	113 Sp.	86 Sp.	70 Sp.	442 Sp.
Handicap Parking Required	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.	7 Sp.	5 Sp.	4 Sp.	3 Sp.	9 Sp.
Handicap Parking Provided	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	5 Sp.	4 Sp.	4 Sp.	9 Sp.
Parking Lot Landscaping Required (SF)	540	1,410	555	1,065	915	1,350	3,180	1,695	1,290	1,065	6,630
Parking Lot Landscaping Provided (SF)	786	3,057	1,499	2,537	2,994	2,668	5,063	5,587	2,309	2,312	8,502
Total Impervious Area (SF)	36,149	77,376	40,206	54,522	70,842	89,625	115,519	69,338	93,089	89,950	248,231
Open Space Required (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	8,466	7,992	28,275
Open Space Provided (SF)	8,432	7,214	4,800	5,882	12,001	20,414	24,536	15,447	25,119	21,309	39,123

Sheet 6 of 6
PRELIMINARY SITE PLAN
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