

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)

R=5744.53'
D=217.26'
L=229.67'
CB=S 01°53'25" E
CD=229.65'

Sheet 1 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-12,
 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 February 2026

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

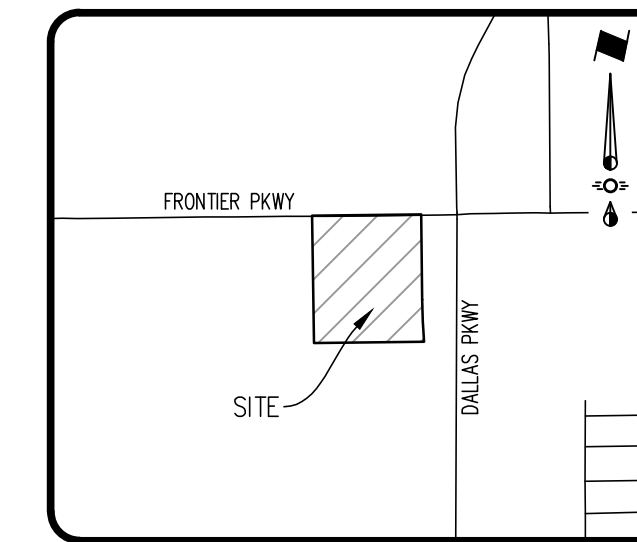
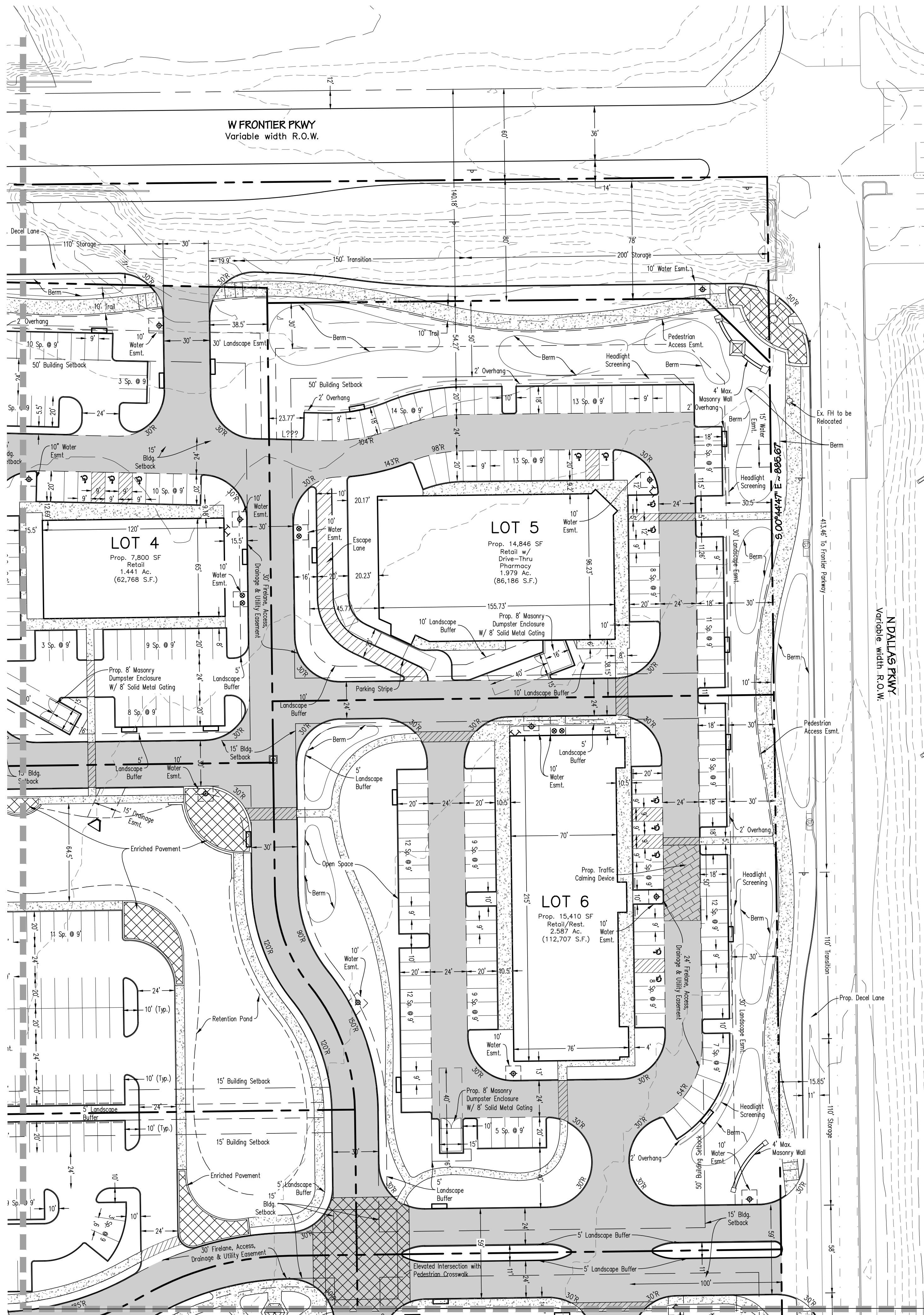
OWNER / DEVELOPER
 Urban Heights
 4577 Firewheel Dr
 Plano, TX 75024
 Telephone: (248) 390-3400
 Contact: Ravi Varlagadda

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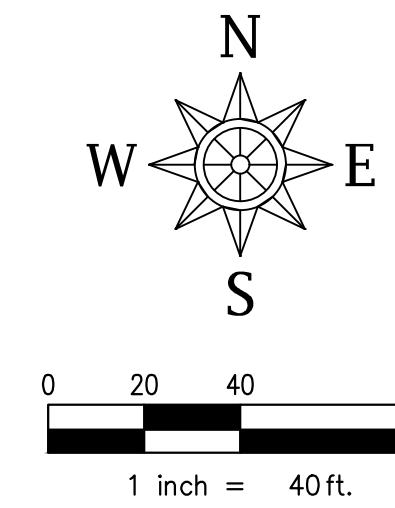
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MATCHLINE SHT. 2

MATCHLINE SHT. 5



LOCATION MAP
1" = 2000'



LEGEND

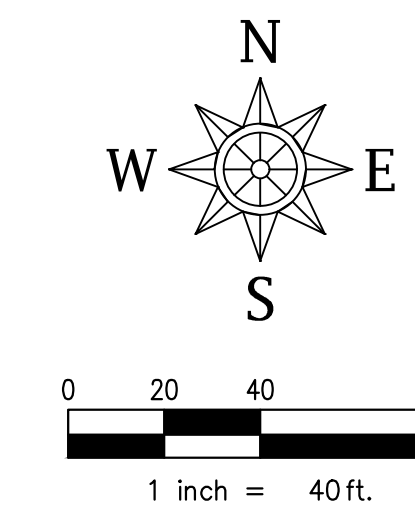
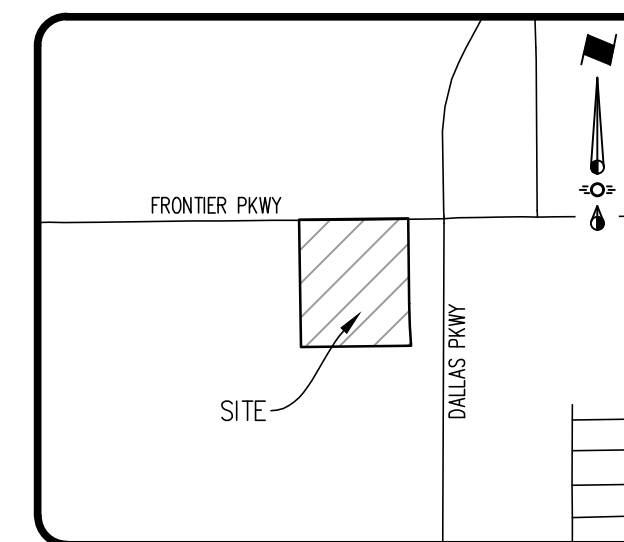
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP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

Sheet 3 of 6
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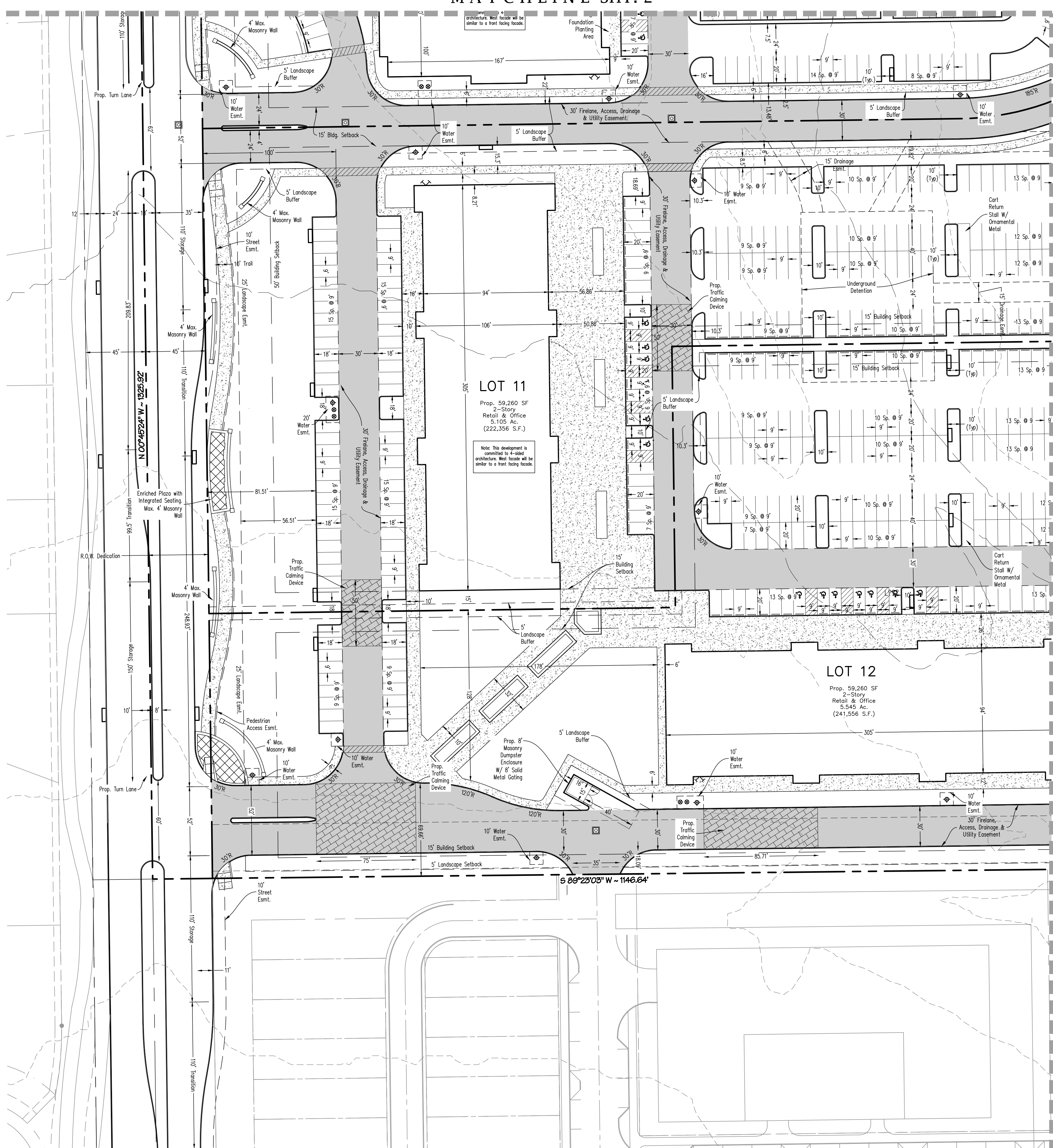
MATCHLINE SHT. 2



LOCATION MAP
1" = 2000'

LEGEND

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- PROPOSED SIDEWALK
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MATCHLINE SHT. 5

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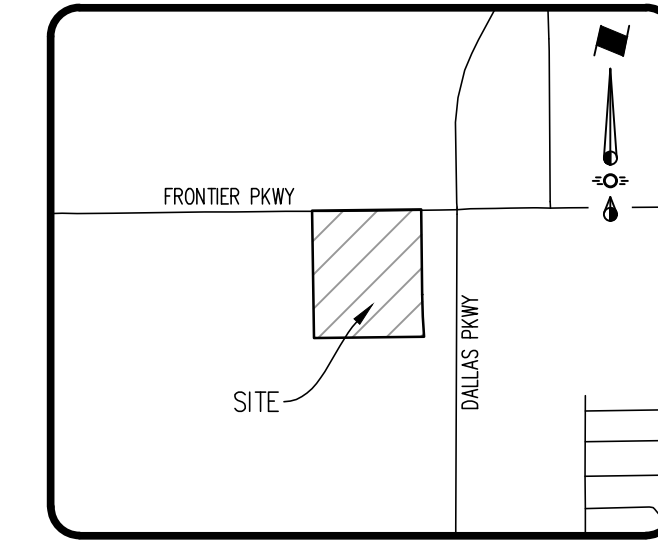
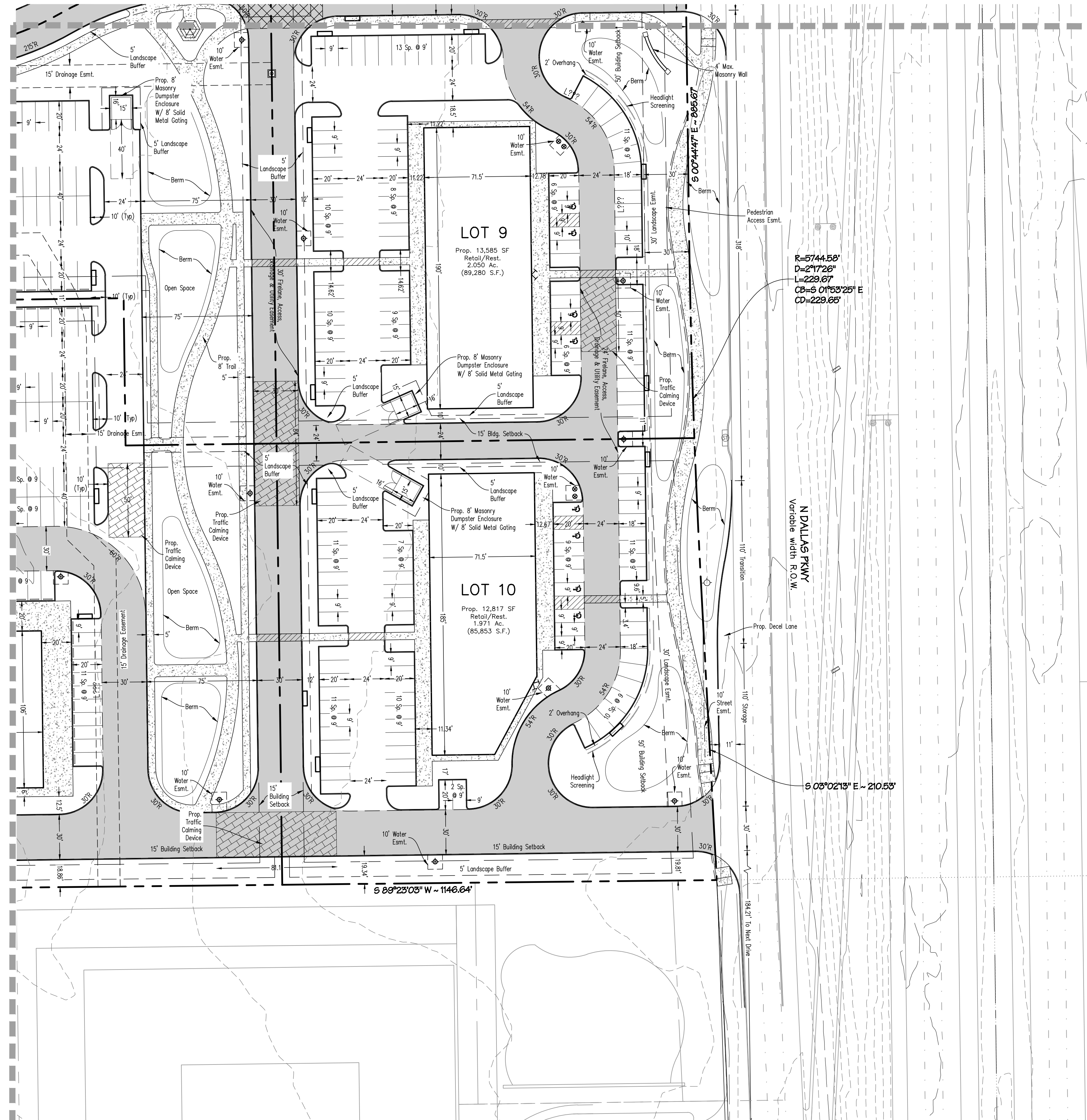
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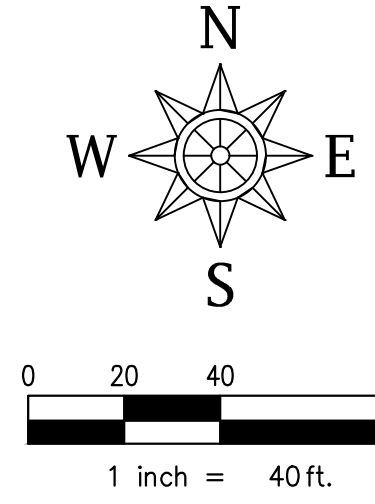
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MATCHLINE SHT. 3

MATCHLINE SHT. 4



LOCATION MAP
1" = 200'



LEGEND

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- PROPOSED SIDEWALK
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- HEADLIGHT SCREENING

R=5744.58'
D=217.93'
L=229.67'
CB=6 01°53'25" E
CD=229.68'

S 02°02'13" E ~ 210.53'

S 89°23'03" W ~ 1146.64'

N DALLAS PKWY
Variable width R.O.W.

Sheet 5 of 6
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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	Lot 12
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Restaurant	Retail	Restaurant	Retail	Retail	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4.160	2.474	2.050	1.971	5.105	5.545
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	89,280	85,853	222,356	241,556
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	29,630	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	59,260	59,260
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0" (2-Story)	30'-0" (2-Story)
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%	19.7%	15.6%	15.2%	14.9%	13.3%	12.3%
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	0.152:1	0.149:1	0.267:1	0.245:1
Required Parking Ratio	1 Sp./100 SF	1 Sp./250 SF	1 Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./350 SF	1Sp./250 SF 1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	100% Retail	70% Retail 30% Restaurant	100% Retail	100% Retail	65% Retail 35% Restaurant	76% Retail 24% Restaurant	50% Retail 50% Office	50% Retail 50% Office
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	59 Sp.	89 Sp.	143 Sp.	67 Sp.	83 Sp.	70 Sp.	203 Sp.	203 Sp.
Total Provided Parking	36 Sp.	92 Sp.	37 Sp.	58 Sp.	64 Sp.	90 Sp.	213 Sp.	93 Sp.	86 Sp.	70 Sp.	208 Sp.	213 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.	7 Sp.	5 Sp.	4 Sp.	3 Sp.	7 Sp.	7 Sp.
Provided Handicap Parking	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	5 Sp.	4 Sp.	4 Sp.	7 Sp.	7 Sp.
Required Parking Lot Landscaping (SF)	540	1,380	555	870	960	1,350	3,195	1,395	1,290	1,050	3,120	3,195
Provided Parking Lot Landscaping (SF)	786	3,056	14,499	2,537	2,994	2,568	5,001	3,011	2,309	2,312	4,094	4,108
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	6,250	6,010	15,565	16,909
Provided Open Space (SF)	8,432	7,214	4,800	5,962	12,001	20,414	25,288	15,378	7,974	8,776	42,167	39,045
Total Impervious Area (SF)	27,482	69,587	22,078	48,540	55,814	78,116	141,694	81,951	69,451	62,455	163,126	198,402

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