

VICINITY MAP  
N.T.S.

LEGEND

FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
[Outline]	PROPOSED BUILDING
[Dashed Line]	PROPOSED CONTOUR - MAJOR
[Dotted Line]	PROPOSED CONTOUR - MINOR
[Dashed Line]	EXISTING CONTOUR - MAJOR
[Dotted Line]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

LEGEND

[Green Fill]	OPEN SPACE
[Hatched Fill]	INTERIOR LANDSCAPE

NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
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.

**PRELIMINARY SITE PLAN**  
**FIRST STREET BUSINESS PARK**  
**BLOCK A, LOTS 1-4**  
**DEVAPP-25-0101**  
*Being All Of The*  
**ABS A0147 COLLIN COUNTY SCHOOL LAND**  
**#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17**  
**Town of Prosper, Collin County, Texas**  
**Submitted: October 7, 2025**

**Owner:**  
 Godwin Investments LTD  
 1201 Elm St Suite 1700  
 Dallas, Texas 75210  
 Contact: Donald E. Godwin  
 Phone: (214)-939-4412

**Developer:**  
 Crow Holdings  
 3815 Maple Avenue  
 Dallas, Texas 75219  
 Contact: Will Munding  
 Phone: (214)-766-1024

**Engineer:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street Suite 100  
 McKinney, Texas 75069  
 Contact: Rachel Korus, P.E.  
 Phone: (469)-301-2594

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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 TEL: 469-301-2594 FAX: 469-301-2594  
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
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**PRELIMINARY**  
 Not for construction or permit purposes.  
**Kimley-Horn**  
 Engineer: RACHEL KORUS  
 P.E. No. 122465 Date: 09/19/2025

KHA PROJECT	068100908
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	MSW
CHECKED BY	JCR

**FIRST STREET BUSINESS PARK**  
 PROSPER, TEXAS

**OVERALL OPEN SPACE PLAN**  
 SHEET NUMBER  
**OS-0**

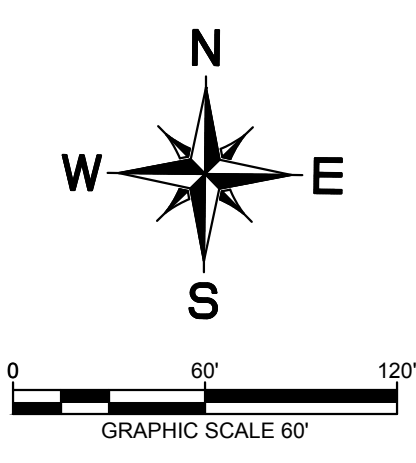
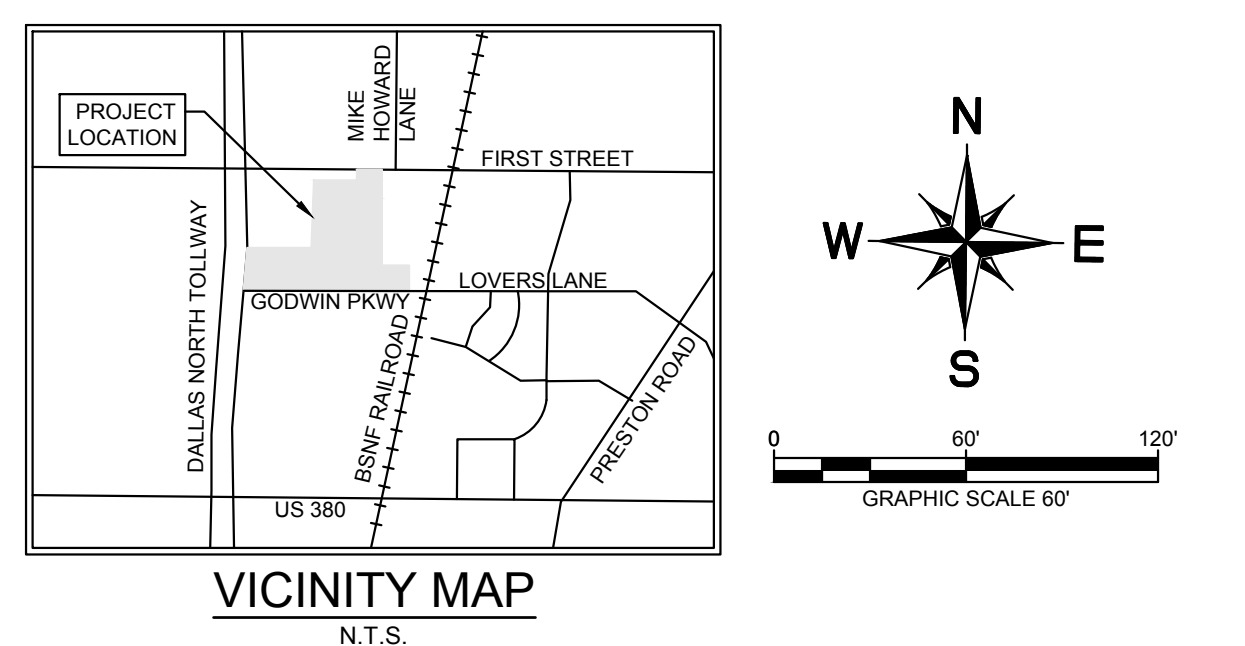


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MATCHLINE SEE SHEET OS-1

MATCHLINE SEE SHEET OS-3



**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 3**

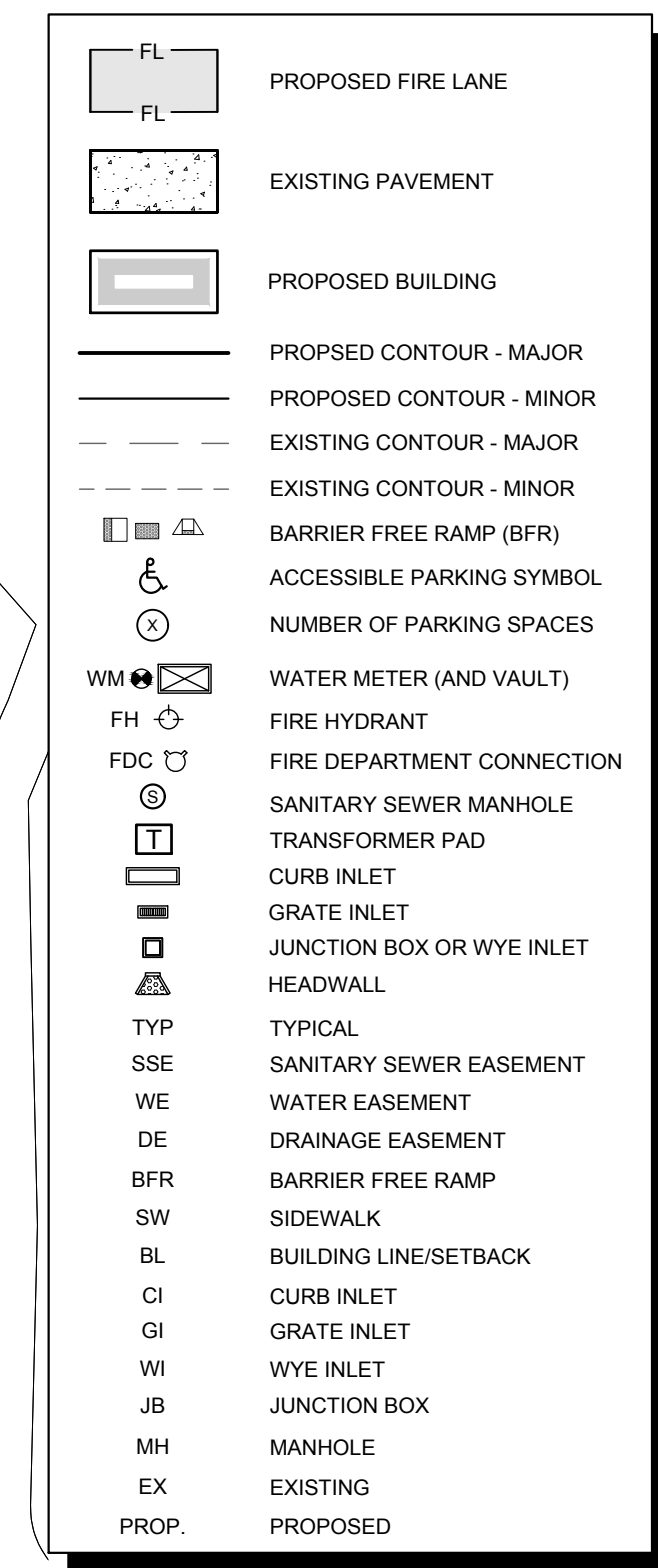
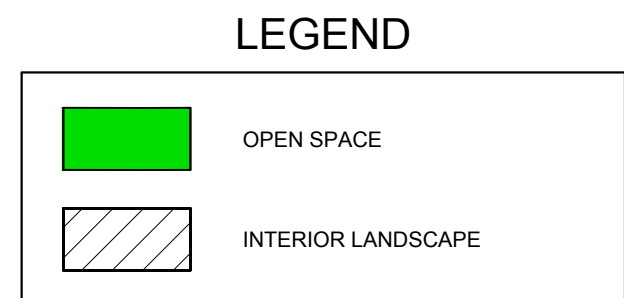
ZONING/PROPOSED USE	WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	598,109 SF, 13.73 AC
BUILDING AREA (gross square footage)	BUILDING 3: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	24%
FLOOR AREA RATIO (for non-residential zoning)	.24:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 42 SPACES WAREHOUSE: 130 SPACES TOTAL: 172 SPACES
TOTAL PARKING PROVIDED	223 SURFACE SPACES
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,345 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,313 SQ. FT.
IMPERVIOUS SURFACE	350,423 SQ. FT.
USABLE OPEN SPACE REQUIRED	41,868 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	58,528 SQ. FT. (10%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS

**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 2**

ZONING/PROPOSED USE	WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	653,715 SF, 15.01 AC
BUILDING AREA (gross square footage)	BUILDING 2: OFFICE: 46,800 SF WAREHOUSE: 70,200 SF TOTAL: 117,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	18%
FLOOR AREA RATIO (for non-residential zoning)	.18:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 134 SPACES WAREHOUSE: 71 SPACES TOTAL: 205 SPACES
TOTAL PARKING PROVIDED	205 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	3,075 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,355 SQ. FT.
IMPERVIOUS SURFACE	286,156 SQ. FT.
USABLE OPEN SPACE REQUIRED	45,760 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	73,800 SQ. FT. (11%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS



**PRELIMINARY SITE PLAN**  
**FIRST STREET BUSINESS PARK**  
**BLOCK A, LOTS 1-4**  
**DEVAPP-25-0101**  
*Being All Of The*  
**ABS A0147 COLLIN COUNTY SCHOOL LAND**  
**#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17**  
**Town of Prosper, Collin County, Texas**  
**Submitted: October 7, 2025**

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 1201 Elm St Suite 1700  
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 Contact: Donald E. Godwin  
 Phone: (214) 939-4412

**Developer:** Crow Holdings  
 3819 Maple Avenue  
 Dallas, Texas 75219  
 Contact: Will Mundingler  
 Phone: (214) 766-1024

**Engineer:** Kimley-Horn and Associates, Inc.  
 260 East Davis Street Suite 100  
 McKinney, Texas 75069  
 Contact: Rachel Korus, P.E.  
 Phone: (469) 301-2594

NO.
REVISIONS
DATE

**Kimley-Horn**

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 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**

FOR REVIEW ONLY  
 Not for construction or permit purposes.

**Kimley-Horn**

Engineer: RACHEL A. KORUS  
 P.E. No. 132465 Date: 09/19/2025

KHA PROJECT  
068109098

DATE  
SEPTEMBER 2024

SCALE  
AS SHOWN

DESIGNED BY  
RAK

DRAWN BY  
MSW

CHECKED BY  
JCR

FIRST STREET  
BUSINESS PARK

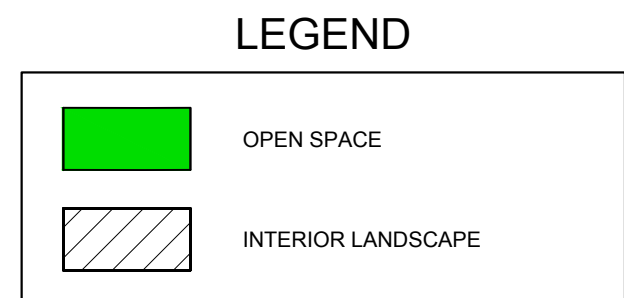
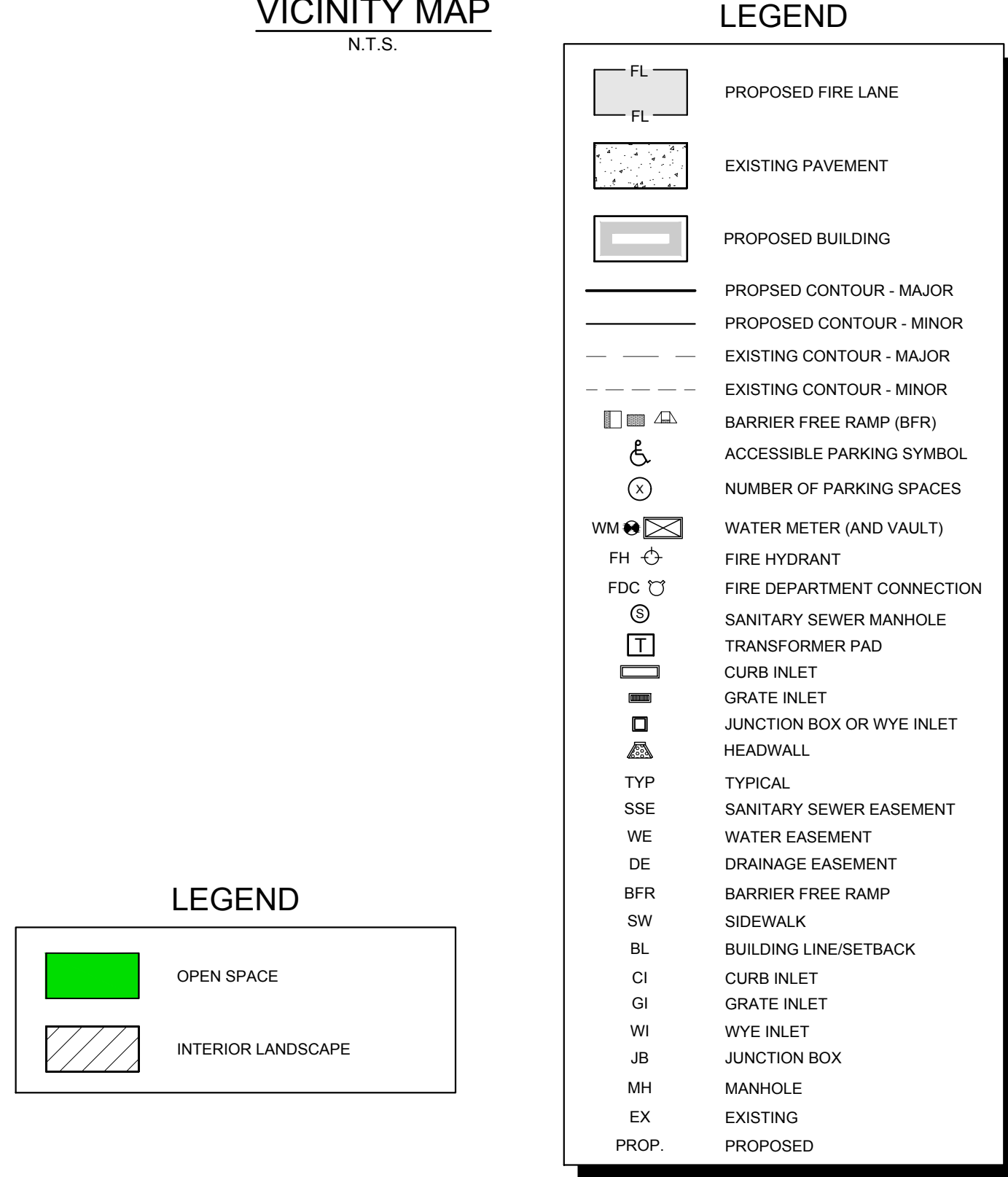
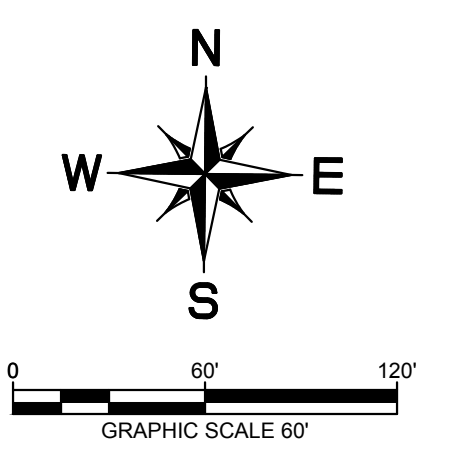
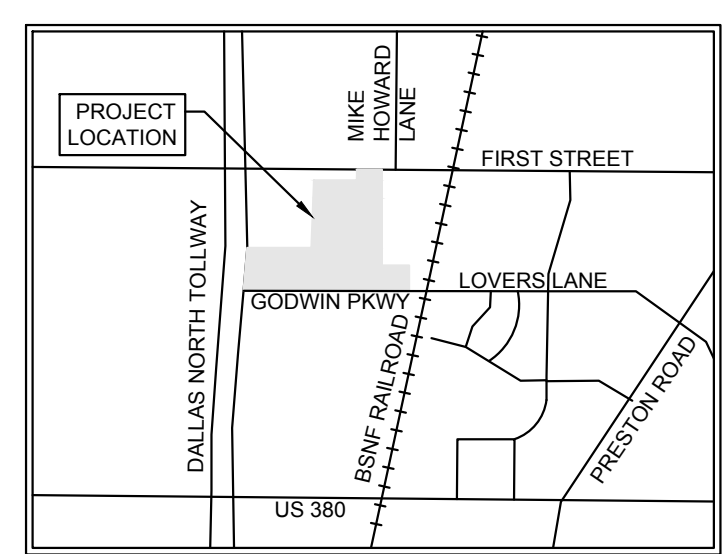
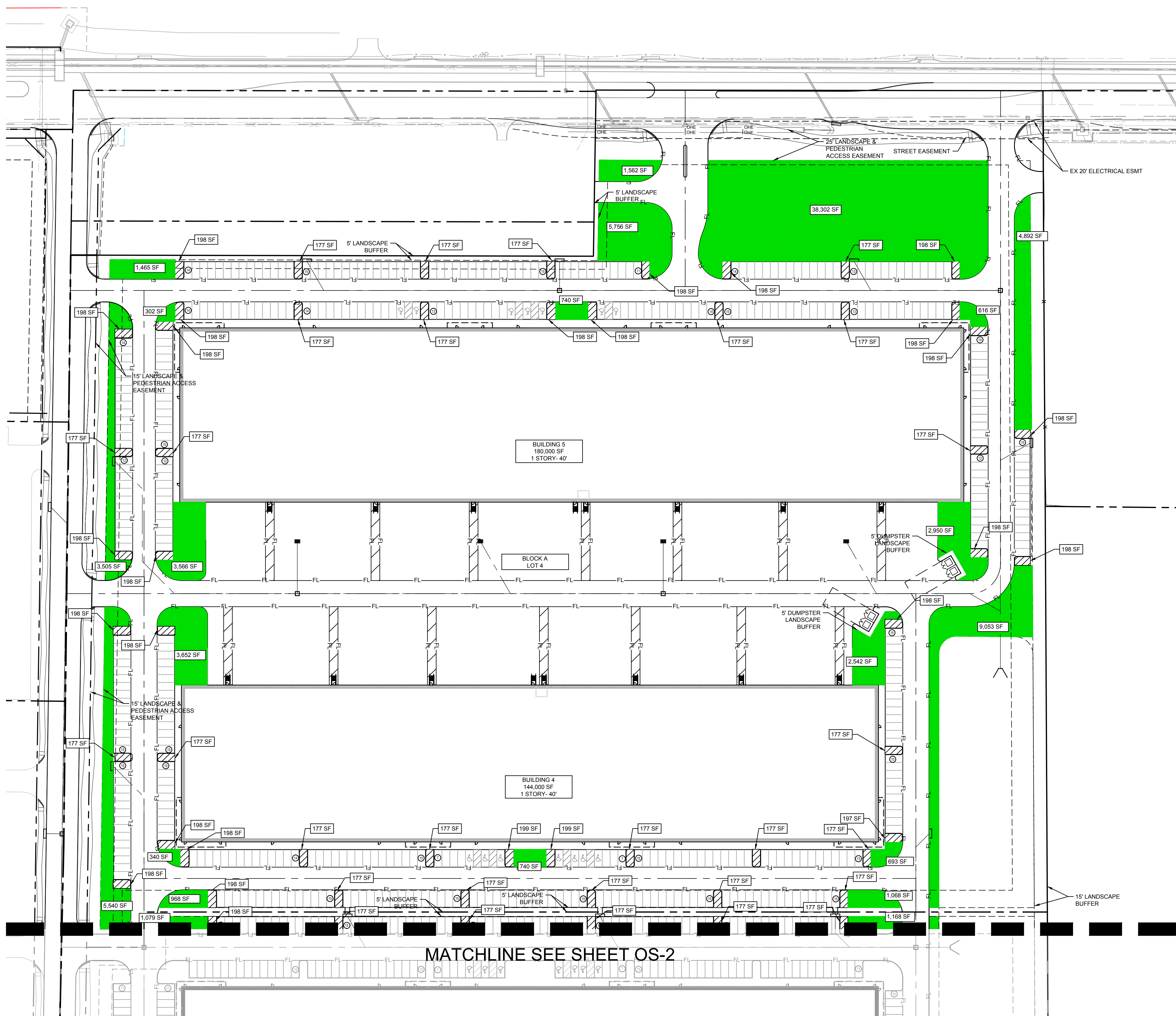
PROSPER, TEXAS

PRELIMINARY OPEN  
SPACE PLAN

SHEET NUMBER  
**OS-2**

DATE: 09/19/2024  
 DRAWN BY: JCR  
 CHECKED BY: MSW  
 DESIGNED BY: RAK  
 SCALE: AS SHOWN  
 DATE: SEPTEMBER 2024  
 PROJECT: KHA PROJECT 068109098

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SITE DATA SUMMARY TABLE  
 BLOCK A, LOT 4

ZONING/PROPOSED USE	OFFICE/WAREHOUSE	PD-42
LOT AREA/ SQ. FT. AND AC	929,942 SF; 21.35 AC	
BUILDING AREA (gross square footage)	BUILDING 4: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF BUILDING 5: OFFICE: 18,000 SF WAREHOUSE: 162,000 SF TOTAL: 180,000 GSF	
BUILDING HEIGHT MAX HEIGHT = 40'	40' (1 STORY)	
LOT COVERAGE	35%	
FLOOR AREA RATIO (for non-residential zoning)	35:1	
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 94 SPACES WAREHOUSE: 292 SPACES TOTAL: 386 SPACES	
TOTAL PARKING PROVIDED	485 SURFACE SPACES	
TOTAL HANDICAP REQUIRED	9 SPACES	
TOTAL HANDICAP PROVIDED	14 SPACES	
INTERIOR LANDSCAPING REQUIRED	7,275 SQ. FT.	
INTERIOR LANDSCAPING PROVIDED	9,304 SQ. FT.	
IMPERVIOUS SURFACE	726,513 SQ. FT.	
USABLE OPEN SPACE REQUIRED	65,096 SQ. FT. (7%)	
USABLE OPEN SPACE PROVIDED	88,681 SQ. FT. (10%)	

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**PRELIMINARY SITE PLAN**  
**FIRST STREET BUSINESS PARK**  
**BLOCK A, LOTS 1-4**  
**DEVAPP-25-0101**  
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BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

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 P.E. No. 132465 Date: 09/19/2024

KHA PROJECT 068109098

DATE: SEPTEMBER 2024

SCALE: AS SHOWN

DESIGNED BY: RAK

DRAWN BY: MSW

CHECKED BY: JCR

**FIRST STREET BUSINESS PARK**

PROSPER, TEXAS

**PRELIMINARY OPEN SPACE PLAN**

SHEET NUMBER **OS-1**