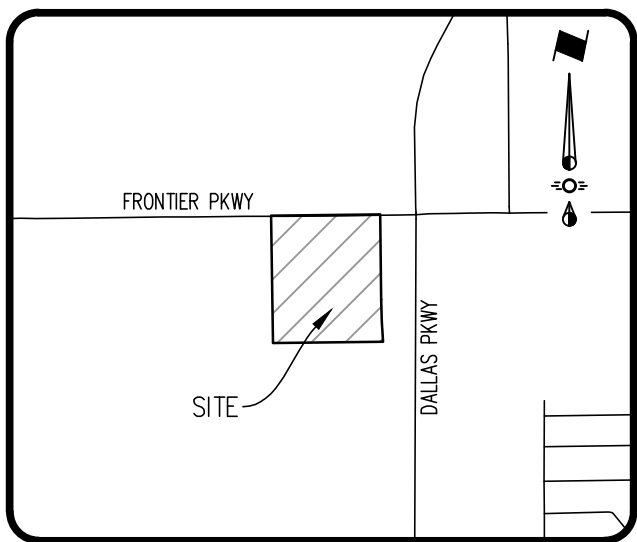
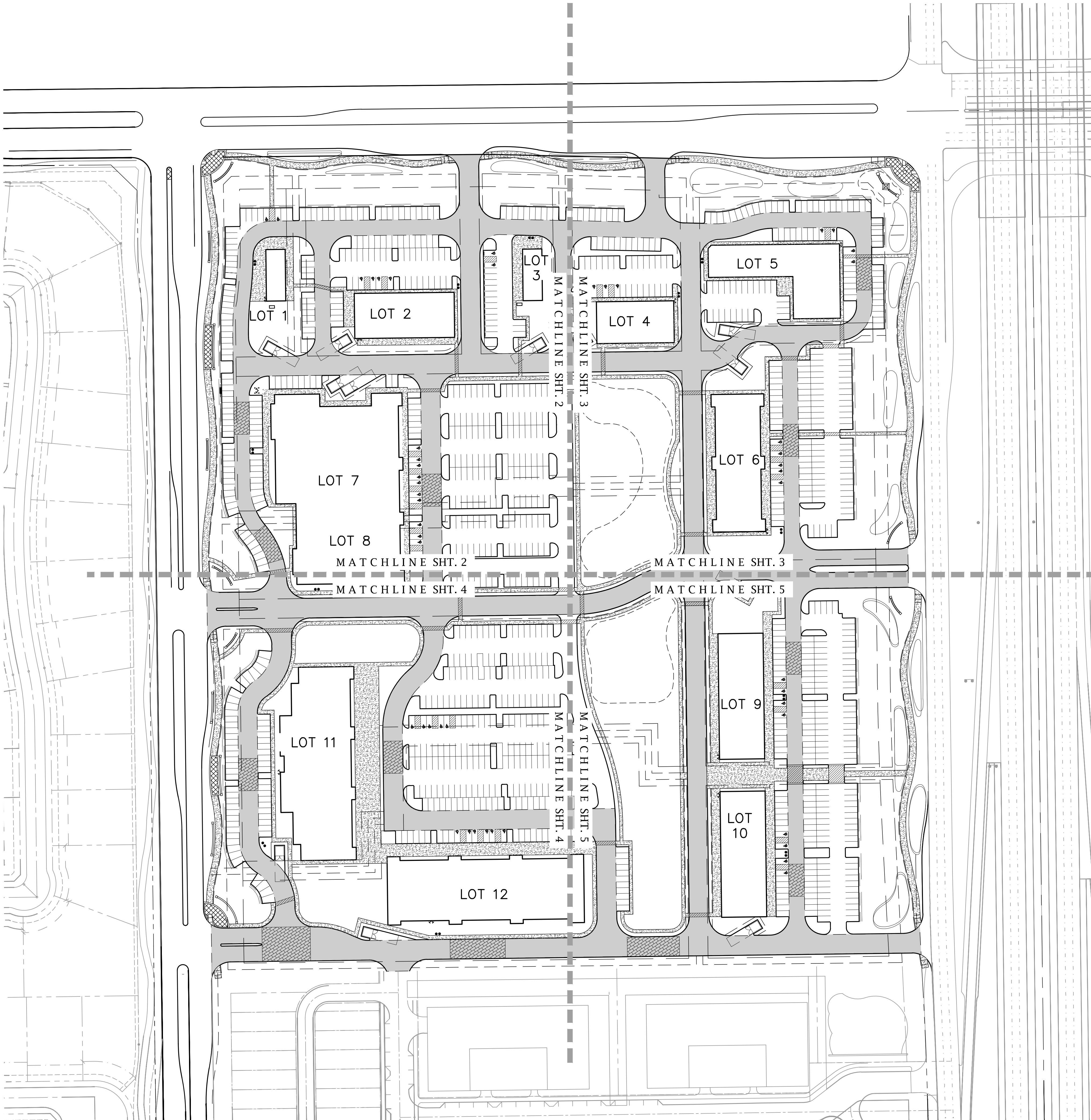


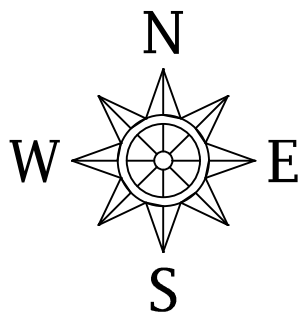
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LOCATION MAP
1" = 2000'



0 40 80 160
1 inch = 80 ft.

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

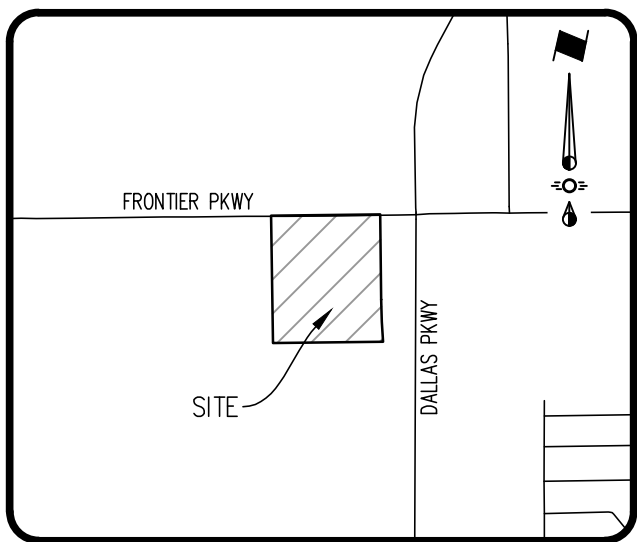
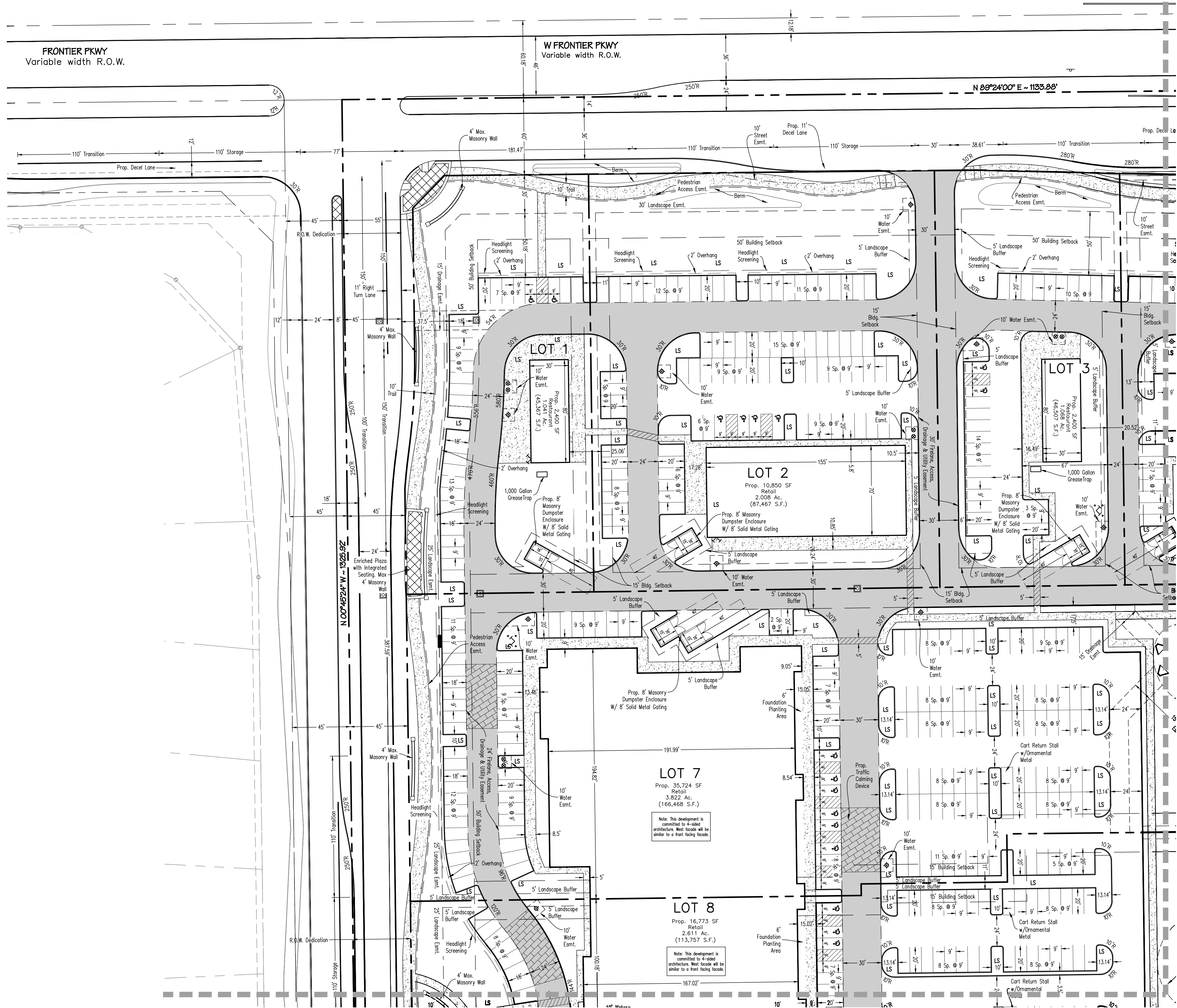
Proposed Enhanced Pavement (Traffic Calming)

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

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 Yarlagadda

Drawing: G:\2023_09\23-242 Frontier Gateway\CAD\Preliminary_Site_Plan.dwg, Saved By: Yeabo25, Save Time: 6/9/2026 10:58:00 AM, Plotted By: yeabo25, Plot Date: 6/9/2026 12:09 PM



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

MATCHLINE SHT. 3

MATCHLINE SHT. 4

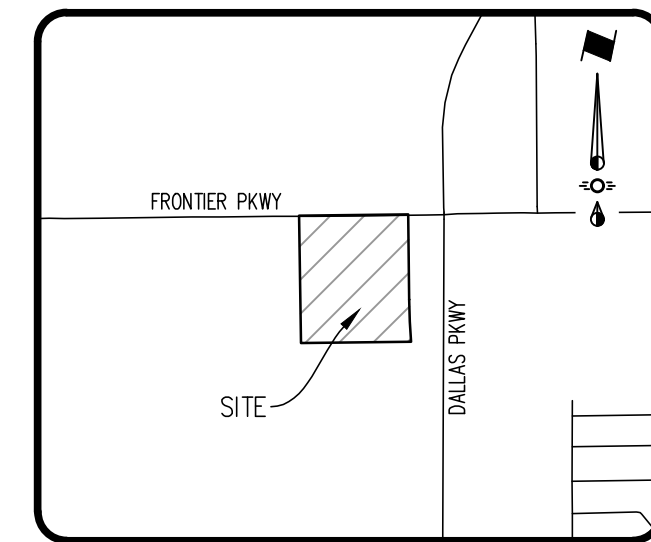
Sheet 2 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY

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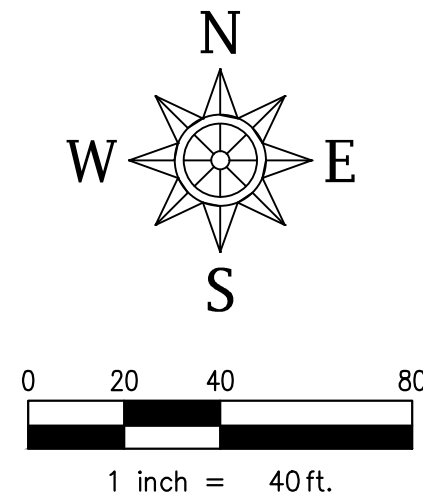
ENGINEER / SURVEYOR / APPLICANT
Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

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

MATCHLINE SHT. 2



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

MATCHLINE SHT. 5

LOT 11

Prop. 29,968 SF
2-Story
Retail & Office
5,000 Ac.
(217,814 S.F.)

Note: This development is
committed to 4-sided
architecture. West facade will be
similar to a front facing facade.

LOT 12

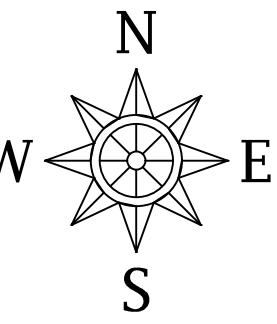
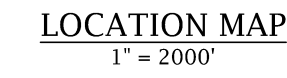
Prop. 29,630 SF
2-Story
Retail & Office
4,928 Ac.
(214,674 S.F.)

Sheet 4 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
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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 April 2026

ENGINEER / SURVEYOR / APPLICANT
Spilars 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 Yarlagadda

MATCHLINE SHT. 4


$$1 \text{ inch} = 40 \text{ ft.}$$

	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

<u>ENGINEER / SURVEYOR / APPLICANT</u>	<u>OWNER/DEVELOPER</u>
Sparsi Engineering, Inc. 01 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Yarlagadda

Drawn by: C:\2023_08\521-242 Frontier Gateway\CAD\Preliminary_Site_Plan.dwg Saved by: Yeabo25 Save Time: 6/9/2026 10:58:00 AM Plotted by: yeabo25 Plot Date: 6/9/2026 12:09 PM

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/Rest	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	2.041	2.727	3.822	2.611	2.422	2.320	5.000	4.928
Lot Area (SF)	45,367	87,467	46,507	62,768	88,889	118,793	166,468	113,757	105,497	101,058	217,814	214,674
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	29,968	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	40,118	40,830
											1st Floor: 29,968	1st Floor: 29,630
											2nd Floor: 10,150	2nd Floor: 11,200
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%	16.8%	13.2%	21.5%	14.7%	12.9%	13.5%	13.8%	13.8%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.168:1	0.132:1	0.215:1	0.147:1	0.129:1	0.135:1	0.184:1	0.19:1
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	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF	1Sp./250 SF	1Sp./250 SF	1Sp./250 SF
						1Sp./100 SF			1Sp./100 SF	1Sp./100 SF	1Sp./350 SF	1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	75% Retail	55% Retail	100% Retail	100% Retail	55% Retail	65% Retail	100% Retail (1st)	100% Retail (1st)
					25% Restaurant	45% Restaurant			45% Restaurant	35% Restaurant	100% Office (2nd)	100% Office (2nd)
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	82 Sp.	105 Sp.	143 Sp.	67 Sp.	91 Sp.	83 Sp.	149 Sp.	151 Sp.
Total Provided Parking	30 Sp.	89 Sp.	27 Sp.	56 Sp.	85 Sp.	105 Sp.	155 Sp.	68 Sp.	92 Sp.	83 Sp.	149 Sp.	151 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	6 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Provided Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,305	11,173	11,317	26,706	29,400	29,036	22,471	20,855	57,669	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

Sheet 6 of 6
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