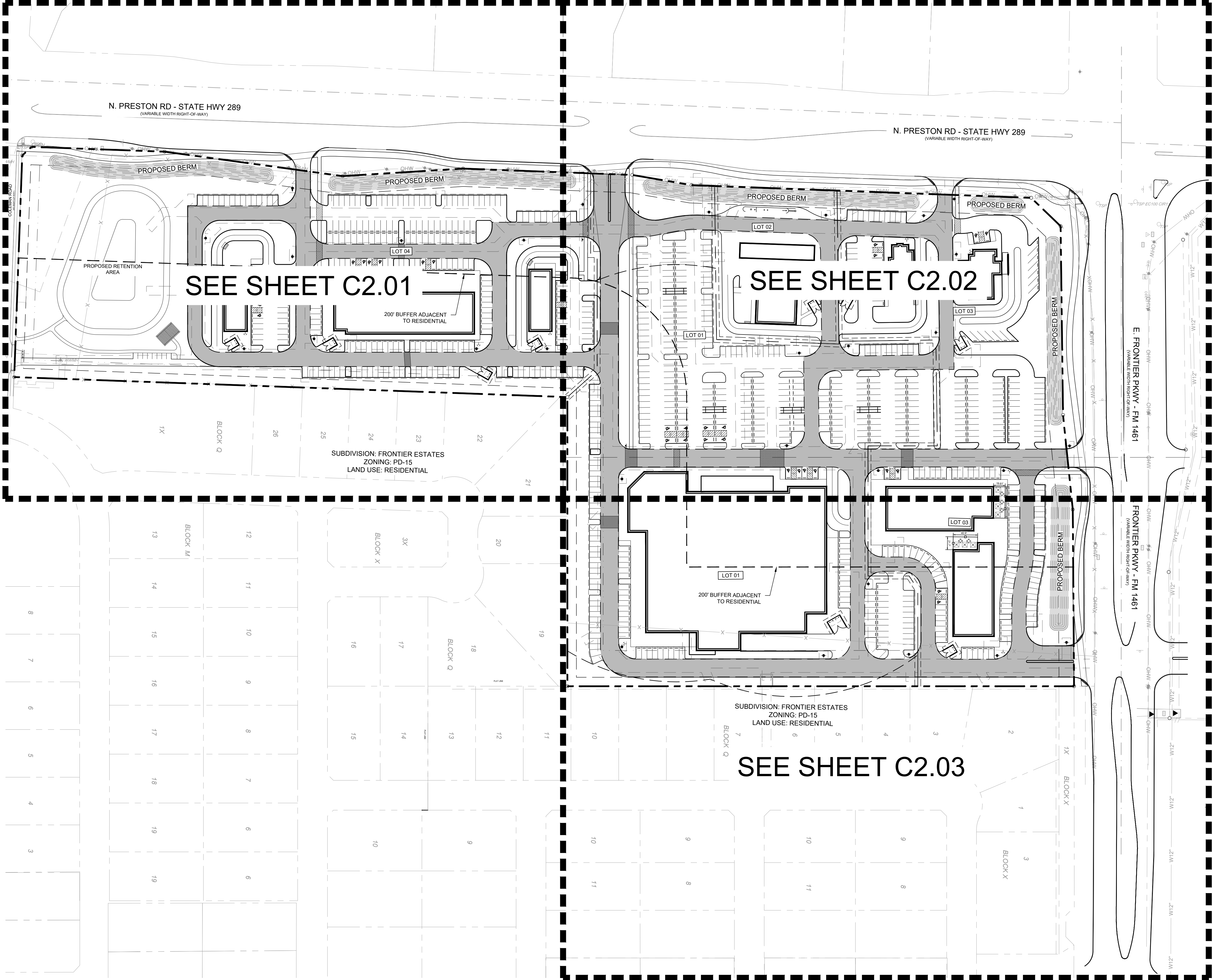
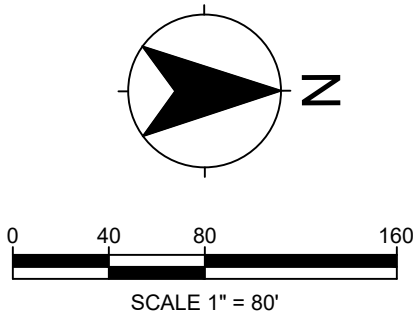




SEE SHEET C2.01

SEE SHEET C2.02

SEE SHEET C2.03



VICINITY MAP

| PRELIMINARY SITE PLAN LEGEND |                                                           |
|------------------------------|-----------------------------------------------------------|
|                              | BARRIER FREE RAMP                                         |
|                              | BARRIER FREE RAMP                                         |
|                              | BARRIER FREE RAMP                                         |
|                              | ACCESSIBLE PARKING                                        |
|                              | SIGN                                                      |
|                              | PROPOSED FIRE HYDRANT                                     |
|                              | EXISTING FIRE HYDRANT                                     |
|                              | FDC                                                       |
|                              | PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT |

PRELIMINARY SITE PLAN NOTES

- ALL DEVELOPMENT STANDARDS 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 IN 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 AND ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN HAS NOT BEEN 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 IS 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.
- ALL CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
- DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
- DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN IN HEIGHT(TYP).
- RESTAURANT WITH DRIVE-THROUGH'S (REQUIRED SUP).
- ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANSARD, HIPPED, OR OTHERWISE SLOPED ROOF. ALL SLOPED ROOFS SHALL HAVE A SIX IN 12-INCH MINIMUM SLOPE.
- ALL RETAIL/COMMERCIAL BUILDINGS WITH FACADES GREATER THAN 200 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES THAT ARE AT LEAST SIX FEET DEEP. PROJECTIONS/RECESSES MUST BE AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE. NO UNINTERRUPTED LENGTH OF FACADE MAY EXCEED 100 FEET IN LENGTH.
- AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANTS/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1000 GALLON GREASE TRAP. MUST BE EXTERIOR, IN GROUND. MUST INCLUDE A SAMPLE WELL. DO NOT INSTALL IN PARKING STALLS OR FIRE LANES. SHOW SIZE AND LOCATION, PER HEALTH DEPARTMENT.

OWNER  
REMINGTON PRESTON, LLC  
331 OAK LAWN AVE STE. 250  
DALLAS, TX 75219  
PHONE: (214) 387-7780

ENGINEER  
KFM ENGINEERING  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75219  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

SURVEYOR  
CHISHOLM TRAIL LAND SURVEYING  
PHONE: (940) 206-3577  
MICHAEL@CT-LANDSURVEYING.COM  
TX FIRM #: 10194767

PROJECT #: DEVAPP-23-0183

PRELIMINARY SITE PLAN

PRESTON AND FRONTIER

BLOCK A, LOT 1-4

ABS A0172 COLLIN COUNTY SCHOOL  
LAND SURVEY TRACT 2

23.991 ACRES

TOWN OF PROSPER, TEXAS, COLLIN COUNTY

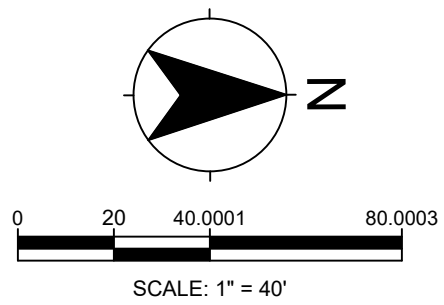
July 25, 2025

SHEET C2.00



P&Z Conditional Approval

Subject to Town Staff's recommendations including clarification that the convenience store with gas pumps being associated with the grocery store means one may not be constructed without the other.



| PRELIMINARY SITE PLAN LEGEND |                                                           |
|------------------------------|-----------------------------------------------------------|
|                              | BARRIER FREE RAMP                                         |
|                              | BARRIER FREE RAMP                                         |
|                              | BARRIER FREE RAMP                                         |
|                              | ACCESSIBLE PARKING                                        |
|                              | SIGN                                                      |
|                              | PROPOSED FIRE HYDRANT                                     |
|                              | EXISTING FIRE HYDRANT                                     |
|                              | FDC                                                       |
|                              | PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT |

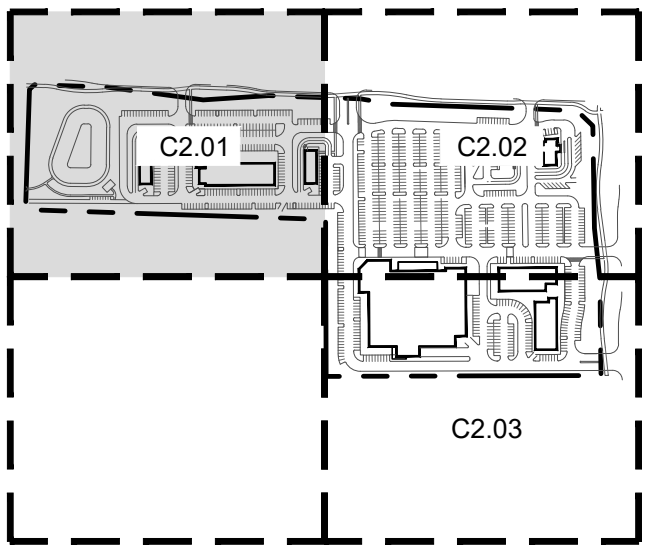


VICINITY MAP  
N.T.S.

PRELIMINARY SITE PLAN NOTES

- ALL DEVELOPMENT STANDARDS 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 IN 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 AND ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN HAS NOT BEEN 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 IS 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.
- ALL CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
- DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
- DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN IN HEIGHT(TYP).
- RESTAURANT WITH DRIVE-THROUGHS (REQUIRED SUP).
- ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANSARD, HIPPED, OR OTHERWISE SLOPED ROOF. ALL SLOPED ROOFS SHALL HAVE A SIX IN 12-INCH MINIMUM SLOPE.
- ALL RETAIL/COMMERCIAL BUILDINGS WITH FACADES GREATER THAN 200 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES THAT ARE AT LEAST SIX FEET DEEP. PROJECTIONS/RECESSES MUST BE AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE. NO UNINTERRUPTED LENGTH OF FACADE MAY EXCEED 100 FEET IN LENGTH.
- AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANTS/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1000 GALLON GREASE TRAP. MUST BE EXTERIOR, IN GROUND. MUST INCLUDE A SAMPLE WELL. DO NOT INSTALL IN PARKING STALLS OR FIRE LANES. SHOW SIZE AND LOCATION. PER HEALTH DEPARTMENT.

| SITE DATA TABLE LOT 4            |                                            |                                       |                  |  |
|----------------------------------|--------------------------------------------|---------------------------------------|------------------|--|
| ZONING                           | PD-15-R                                    | PRESTON AND FRONTIER SOUTHEAST CORNER |                  |  |
| PROPOSED USE                     | RESTAURANT W/DRIVE THRU, RETAIL/RESTAURANT |                                       |                  |  |
| LOT AREA                         | 8.32 AC                                    |                                       |                  |  |
| LOT AREA                         | 362,221.90 SF                              |                                       |                  |  |
| BUILDING AREA                    | 24,966 SF                                  |                                       |                  |  |
| BUILDING HEIGHT                  | 30 FT                                      |                                       |                  |  |
| NUMBER OF STORIES                | 1                                          |                                       |                  |  |
| LOT COVERAGE                     | 6.3 PERCENT                                |                                       |                  |  |
| FLOOR AREA RATIO                 | 0.07:1                                     |                                       |                  |  |
| OPEN SPACE REQUIRED              | 25,356 SF                                  |                                       |                  |  |
| OPEN SPACE PROVIDED              | 27,779 SF                                  |                                       |                  |  |
| PARKING LOT LANDSCAPING REQUIRED | 3,015 SF                                   |                                       |                  |  |
| PARKING LOT LANDSCAPING PROVIDED | 6,967 SF                                   |                                       |                  |  |
| IMPERVIOUS AREA                  | 277,436 SF                                 |                                       |                  |  |
| UNIT TYPE                        | BUILDING AREA (SF)                         | PARKING REQUIRED                      | PARKING PROVIDED |  |
| BUILDING 1 DRIVE THRU            | 4,004                                      | 41 (1 SPACE PER 100 SF)               | 42               |  |
| BUILDING 2 RESTAURANT            | 8,479                                      | 85 (1 SPACE PER 100 SF)               | 174              |  |
| BUILDING 2 RETAIL                | 8,479                                      | 34 (1 SPACE PER 250 SF)               |                  |  |
| BUILDING 3 DRIVE THRU            | 4,004                                      | 41 (1 SPACE PER 100 SF)               | 40               |  |
| HANDICAP PARKING                 | N/A                                        | 9                                     | 10               |  |
| TOTAL                            | N/A                                        | 201                                   | 256              |  |



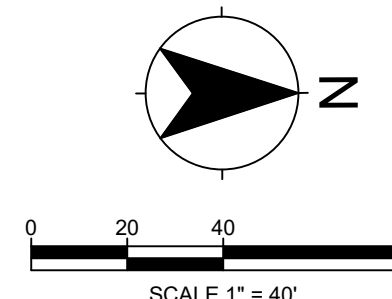
KEYMAP  
N.T.S.

PROJECT #: DEVAPP-23-0183  
**PRELIMINARY SITE PLAN**  
**PRESTON AND FRONTIER**  
BLOCK A, LOT 1-4  
ABS A0172 COLLIN COUNTY SCHOOL  
LAND SURVEY TRACT 2  
23.991 ACRES  
TOWN OF PROSPER, TEXAS, COLLIN COUNTY  
July 25, 2025  
**SHEET C2.01**

SUBDIVISION: FRONTIER ESTATES  
ZONING: PD-15  
LAND USE: RESIDENTIAL



- BARRIER FREE RAMP  
BARRIER FREE RAMP  
BARRIER FREE RAMP  
ACCESSIBLE PARKING  
SIGN  
PROPOSED FIRE HYDRANT  
EXISTING FIRE HYDRANT  
FDC  
PROPOSED FIRE LANE, ACCESS,  
DRAINAGE AND UTILITY  
EASEMENT



| SITE DATA TABLE LOT 2               |                              |                                                         |                          |                  |
|-------------------------------------|------------------------------|---------------------------------------------------------|--------------------------|------------------|
| ZONING<br>PROPOSED USE              | PD-15 R<br>CONVENIENCE STORE | PRESTON AND FRONTIER SOUTHEAST CORNER<br>WITH GAS PUMPS | [ASSOCIATED WITH LOT 1]  |                  |
| LOT AREA                            | 1.21                         | AC                                                      |                          |                  |
| LOT AREA                            | 52,862                       | SF                                                      |                          |                  |
| CONVENIENCE STORE                   | 3,128                        | SF                                                      |                          |                  |
| FUEL CANOPY                         | 3,125                        | SF                                                      |                          |                  |
| TOTAL BUILDING AREA                 | 6,253                        | SF                                                      |                          |                  |
| BUILDING HEIGHT                     | 30                           | FT                                                      |                          |                  |
| NUMBER OF STORIES                   | 1                            |                                                         |                          |                  |
| LOT COVERAGE                        | 12.3                         | PERCENT                                                 |                          |                  |
| FLOOR AREA RATIO                    | 0.12-1                       |                                                         |                          |                  |
| OPEN SPACE REQUIRED                 | 3,700                        | SF                                                      |                          |                  |
| OPEN SPACE PROVIDED                 | 3,728                        | PERCENT                                                 |                          |                  |
|                                     | 7                            | PERCENT                                                 |                          |                  |
| PARKING LOT/LANDSCAPING<br>REQUIRED | 195                          | SF                                                      |                          |                  |
| PARKING LOT/LANDSCAPING<br>PROVIDED | 345                          | SF                                                      |                          |                  |
| IMPERVIOUS AREA                     | 48,789                       | SF                                                      |                          |                  |
|                                     | 92.3                         | PERCENT                                                 |                          |                  |
| UNIT TYPE                           |                              | BUILDING AREA (SF)                                      | PARKING REQUIRED         | PARKING PROVIDED |
| FUEL                                |                              | 3,128                                                   | 13 (15 SPACE PER 250 SF) | 12               |
| HANDICAP PARKING                    |                              | N/A                                                     | 1                        | 1                |
| TOTAL PARKING                       |                              |                                                         | 13                       | 13               |

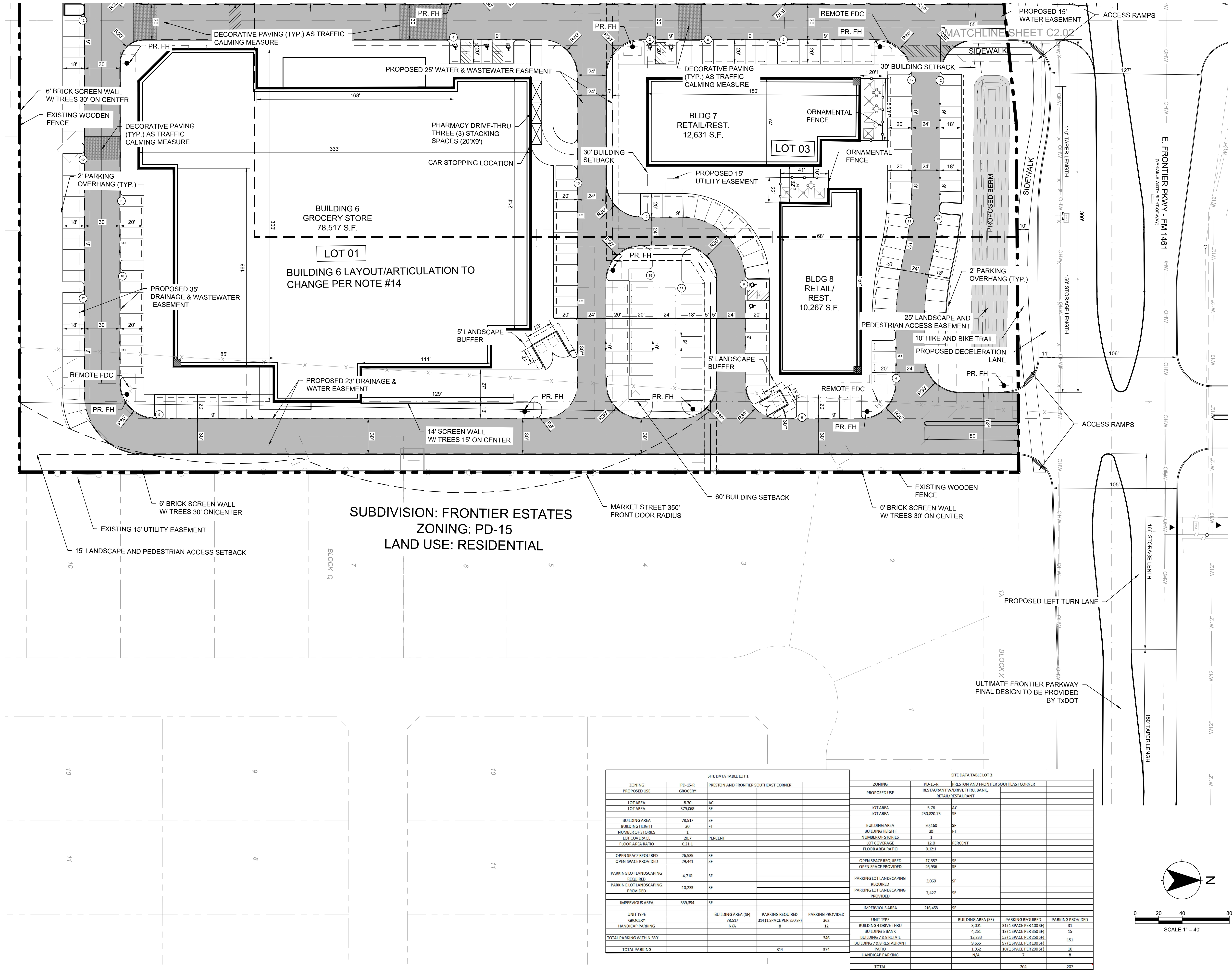
| SITE DATA TABLE LOT 3               |                                                              |                                       |                          |                  |
|-------------------------------------|--------------------------------------------------------------|---------------------------------------|--------------------------|------------------|
| ZONING<br>PROPOSED USE              | PD-15 R<br>RESTAURANT/DRIVE THRU, BANK,<br>RETAIL/RESTAURANT | PRESTON AND FRONTIER SOUTHEAST CORNER |                          |                  |
| LOT AREA                            | 5.76                                                         | AC                                    |                          |                  |
| LOT AREA                            | 250,820.75                                                   | SF                                    |                          |                  |
| BUILDING AREA                       | 30,160                                                       | SF                                    |                          |                  |
| BUILDING HEIGHT                     | 30                                                           | FT                                    |                          |                  |
| NUMBER OF STORIES                   | 1                                                            |                                       |                          |                  |
| LOT COVERAGE                        | 22.0                                                         | PERCENT                               |                          |                  |
| FLOOR AREA RATIO                    | 0.12-1                                                       |                                       |                          |                  |
| OPEN SPACE REQUIRED                 | 17,557                                                       | SF                                    |                          |                  |
| OPEN SPACE PROVIDED                 | 26,936                                                       |                                       |                          |                  |
| PARKING LOT/LANDSCAPING<br>REQUIRED | 3,060                                                        |                                       |                          |                  |
| PARKING LOT/LANDSCAPING<br>PROVIDED | 7,427                                                        | SF                                    |                          |                  |
| IMPERVIOUS AREA                     | 216,458                                                      | SF                                    |                          |                  |
| UNIT TYPE                           |                                                              | BUILDING AREA (SF)                    | PARKING REQUIRED         | PARKING PROVIDED |
| BUILDING 4 DRIVE THRU               |                                                              | 3,005                                 | 31 (15 SPACE PER 100 SF) | 31               |
| BUILDING 5 BANK                     |                                                              | 4,261                                 | 13 (15 SPACE PER 350 SF) | 15               |
| BUILDING 6 7 & 8 RETAIL             |                                                              | 13,233                                | 53 (15 SPACE PER 350 SF) | 151              |
| BUILDING 9 7 & 8 RESTAURANT         |                                                              | 9,665                                 | 97 (15 SPACE PER 100 SF) | 10               |
| PATIO                               |                                                              | 1,962                                 | 10 (15 SPACE PER 200 SF) | 0                |
| HANDICAP PARKING                    |                                                              | N/A                                   | 7                        | 8                |
| TOTAL                               |                                                              |                                       | 204                      | 207              |

PROJECT #: DEVAPP-23-0183

## **PRELIMINARY SITE PLAN**

### **PRESTON AND FRONTIER**

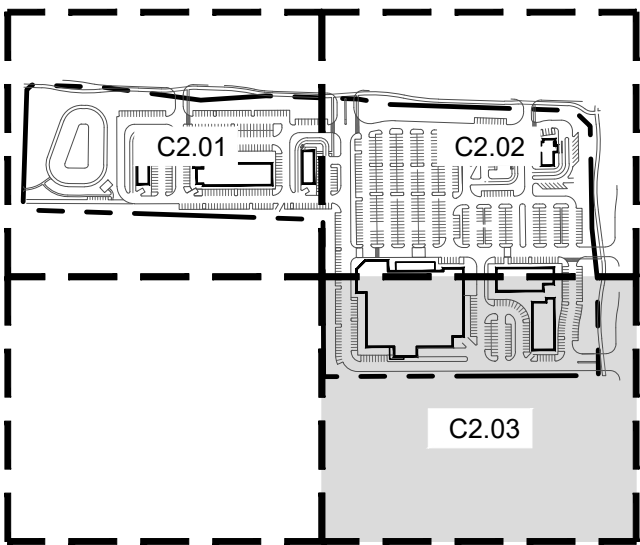
BLOCK A, LOT 1-4  
ABS A0172 COLLIN COUNTY SCHOOL  
LAND SURVEY TRACT 2  
23.991 ACRES  
TOWN OF PROSPER, TEXAS, COLLIN COUNTY  
July 25, 2025  
SHEET C2.02



VICINITY MAP  
NTS

PRELIMINARY SITE PLAN NOTES

- 1. ALL DEVELOPMENT STANDARDS 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.
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- 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 AND ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN HAS NOT BEEN 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 IS 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 CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
- 10. DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
- 11. DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN IN HEIGHT(TYP).
- 12. RESTAURANT WITH DRIVE-THROUGHS (REQUIRED SUP).
- 13. ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANSARD, HIPPED, OR OTHERWISE SLOPED ROOF. ALL SLOPED ROOFS SHALL HAVE A SIX IN 12-INCH MINIMUM SLOPE.
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- 15. AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANTS/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1000 GALLON GREASE TRAP. MUST BE EXTERIOR, IN GROUND. MUST INCLUDE A SAMPLE WELL. DO NOT INSTALL IN PARKING STALLS OR FIRE LANES. SHOW SIZE AND LOCATION. PER HEALTH DEPARTMENT.



KEYMAP  
N.T.S.

PRELIMINARY SITE PLAN LEGEND

- BARRIER FREE RAMP
- BARRIER FREE RAMP
- BARRIER FREE RAMP
- ACCESSIBLE PARKING
- SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC
- PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT

PROJECT #: DEVAPP-23-0183  
**PRELIMINARY SITE PLAN**  
**PRESTON AND FRONTIER**  
BLOCK A, LOT 1-4  
ABS A0172 COLLIN COUNTY SCHOOL  
LAND SURVEY TRACT 2  
23.991 ACRES  
TOWN OF PROSPER, TEXAS, COLLIN COUNTY  
July 25, 2025  
SHEET C2.03

| SITE DATA TABLE LOT 1            |         |                                       |                          |                  |
|----------------------------------|---------|---------------------------------------|--------------------------|------------------|
| ZONING                           | PD-15-R | PRESTON AND FRONTIER SOUTHEAST CORNER |                          |                  |
| PROPOSED USE                     | GROCERY |                                       |                          |                  |
| LOT AREA                         | 8.70    | AC                                    |                          |                  |
| LOT AREA                         | 379,068 | SF                                    |                          |                  |
| BUILDING AREA                    | 78,517  | SF                                    |                          |                  |
| BUILDING HEIGHT                  | 30      | FT                                    |                          |                  |
| NUMBER OF STORIES                | 1       |                                       |                          |                  |
| LOT COVERAGE                     | 20.7    | PERCENT                               |                          |                  |
| FLOOR AREA RATIO                 | 0.231   |                                       |                          |                  |
| OPEN SPACE REQUIRED              | 26,535  | SF                                    |                          |                  |
| OPEN SPACE PROVIDED              | 29,441  | SF                                    |                          |                  |
| PARKING LOT LANDSCAPING REQUIRED | 4,730   | SF                                    |                          |                  |
| PARKING LOT LANDSCAPING PROVIDED | 10,233  | SF                                    |                          |                  |
| IMPERVIOUS AREA                  | 339,394 | SF                                    |                          |                  |
| UNIT TYPE                        |         | BUILDING AREA (SF)                    | PARKING REQUIRED         | PARKING PROVIDED |
| GROCERY                          |         | 78,517                                | 334 (1 SPACE PER 250 SF) | 362              |
| HANDICAP PARKING                 |         | N/A                                   | 8                        | 12               |
| TOTAL PARKING WITHIN 350'        |         |                                       |                          | 346              |
| TOTAL PARKING                    |         |                                       | 334                      | 374              |

| SITE DATA TABLE LOT 3            |                                                   |                                       |                         |                  |
|----------------------------------|---------------------------------------------------|---------------------------------------|-------------------------|------------------|
| ZONING                           | PD-15-R                                           | PRESTON AND FRONTIER SOUTHEAST CORNER |                         |                  |
| PROPOSED USE                     | RESTAURANT W/ DRIVE THRU, BANK, RETAIL/RESTAURANT |                                       |                         |                  |
| LOT AREA                         | 5.76                                              | AC                                    |                         |                  |
| LOT AREA                         | 250,800.75                                        | SF                                    |                         |                  |
| BUILDING AREA                    | 30,160                                            | SF                                    |                         |                  |
| BUILDING HEIGHT                  | 30                                                | FT                                    |                         |                  |
| NUMBER OF STORIES                | 1                                                 |                                       |                         |                  |
| LOT COVERAGE                     | 12.0                                              | PERCENT                               |                         |                  |
| FLOOR AREA RATIO                 | 0.121                                             |                                       |                         |                  |
| OPEN SPACE REQUIRED              | 17,557                                            | SF                                    |                         |                  |
| OPEN SPACE PROVIDED              | 26,996                                            | SF                                    |                         |                  |
| PARKING LOT LANDSCAPING REQUIRED | 3,060                                             | SF                                    |                         |                  |
| PARKING LOT LANDSCAPING PROVIDED | 7,427                                             | SF                                    |                         |                  |
| IMPERVIOUS AREA                  | 216,458                                           | SF                                    |                         |                  |
| UNIT TYPE                        |                                                   | BUILDING AREA (SF)                    | PARKING REQUIRED        | PARKING PROVIDED |
| BUILDING 4 DRIVE THRU            |                                                   | 3,001                                 | 31 (1 SPACE PER 100 SF) | 31               |
| BUILDING 5 BANK                  |                                                   | 4,261                                 | 13 (1 SPACE PER 350 SF) | 15               |
| BUILDING 7 & 8 RETAIL            |                                                   | 13,233                                | 53 (1 SPACE PER 250 SF) | 151              |
| BUILDING 7 & 8 RESTAURANT        |                                                   | 8,665                                 | 37 (1 SPACE PER 100 SF) | 37               |
| PATIO                            |                                                   | 1,962                                 | 10 (1 SPACE PER 200 SF) | 10               |
| HANDICAP PARKING                 |                                                   | N/A                                   | 7                       | 8                |
| TOTAL                            |                                                   |                                       | 204                     | 207              |

