

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

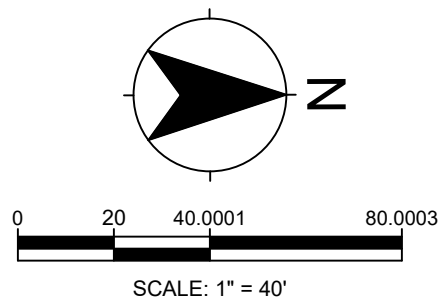
- ALL DEVELOPMENT STANDARDS FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
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- 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).
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- 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 75019
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



PRELIMINARY SITE PLAN LEGEND	
	BARRIER FREE RAMP
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	ACCESSIBLE PARKING
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	PROPOSED FIRE HYDRANT
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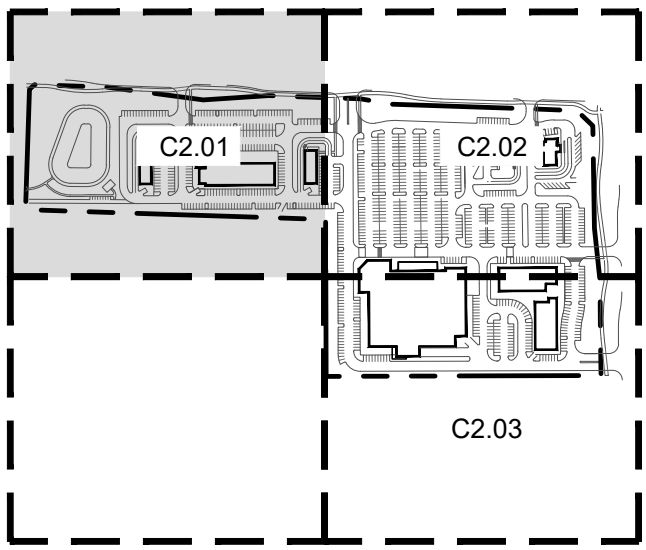


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SITE DATA TABLE LOT 4				
ZONING	PD-15-R	PRESTON AND FRONTIER SOUTHEAST CORNER		
PROPOSED USE	RESTAURANT W/DRIVE THRU, RETAIL/RESTAURANT			
LOT AREA	8.32 AC			
LOT AREA	362,221.90 SF			
BUILDING AREA	24,966 SF			
BUILDING HEIGHT	30 FT			
NUMBER OF 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 3 RETAIL	8,479	34 (1 SPACE PER 250 SF)	40	
BUILDING 3 DRIVE THRU	4,004	41 (1 SPACE PER 100 SF)	10	
HANDICAP PARKING	N/A			
TOTAL		201	256	



KEYMAP
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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

MATCHLINE SHEET C2.02

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N. PRESTON RD - STATE HWY 289
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING HYDRANT

VARIABLE WIDTH WATERLINE AND
WASTEWATER EASEMENT

SIDEWALK

ACCESS RAMPS

SIDEWALK

ACCESS RAMPS

30' BUILDING SETBACK

SIDEWALK

PROPOSED DECELERATION LANE

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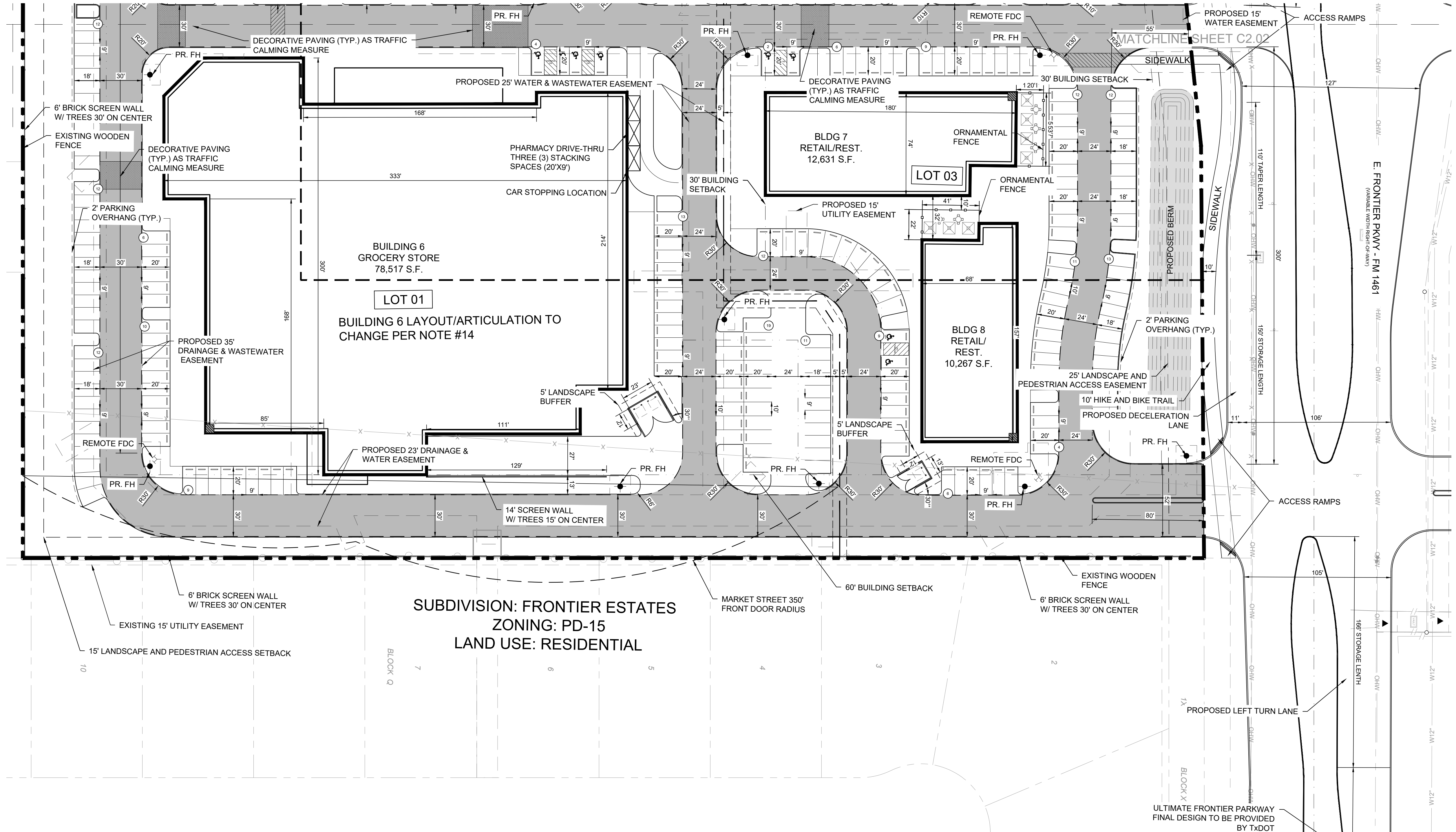
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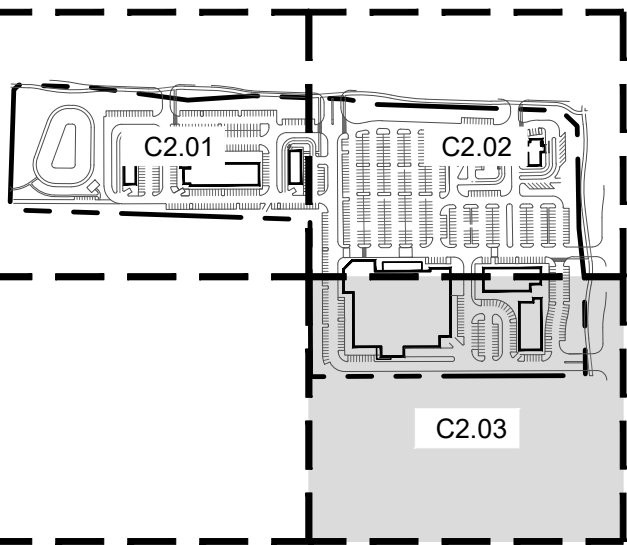


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NTS

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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		3,061	31 (1 SPACE PER 100 SF)	31
BUILDING 5 BANK		4,261	13 (1 SPACE PER 350 SF)	13
BUILDING 7 & 8 RETAIL		13,233	53 (1 SPACE PER 250 SF)	53
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

