

LEGEND

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

- NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - ALL DEVELOPMENT STANDARDS SHALL 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 BUILDINGS CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 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.
 - 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.
 - 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.
 - BUILDINGS TO REQUIRE FOUNDATION PLANTINGS. ONE LARGE TREE, THREE INCH CALIPER SHALL BE REQUIRED FOR EVERY 10,000 SQUARE FEET OF GROSS BUILDING AREA. REQUIRED FOUNDATION PLANTING DESIGN TO BE MET WITH SITE PLAN AND LANDSCAPE PLAN.
 - IF ACCESS IS ONLY PROVIDED FROM GODWIN PARKWAY, GODWIN PARKWAY SHALL CONNECT ON EAST SIDE TO BE CONSIDERED TWO POINTS OF ACCESS. IF ACCESS IS ONLY PROVIDED FROM FIRST STREET, A SECOND POINT OF ACCESS TO DNT FRONTAGE WILL BE REQUIRED.

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 28, 2025

Owner: Godwin Investments LTD
 1201 Elm St Suite 1700
 Dallas, Texas 75270
 Contact: Donald Godwin
 Phone: (214) 939-4412

Developer: Crow Holdings
 3819 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

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review and proper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley-Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2590 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

Not for construction or permit purposes.

Kimley-Horn

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

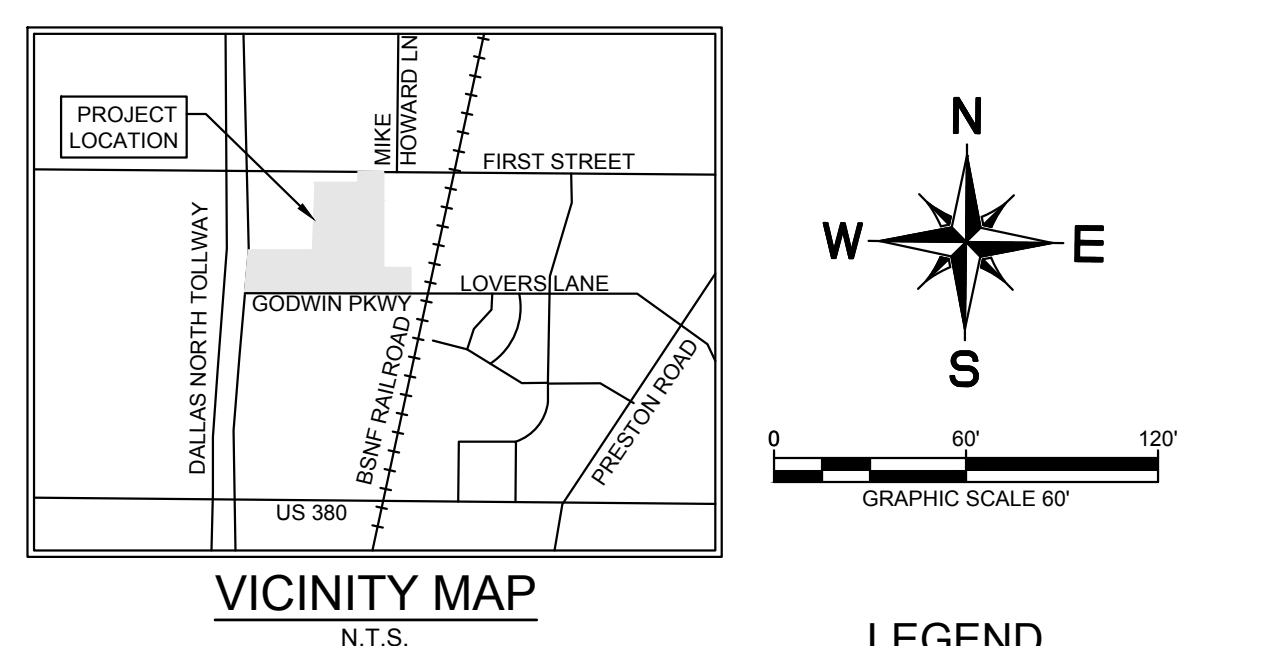
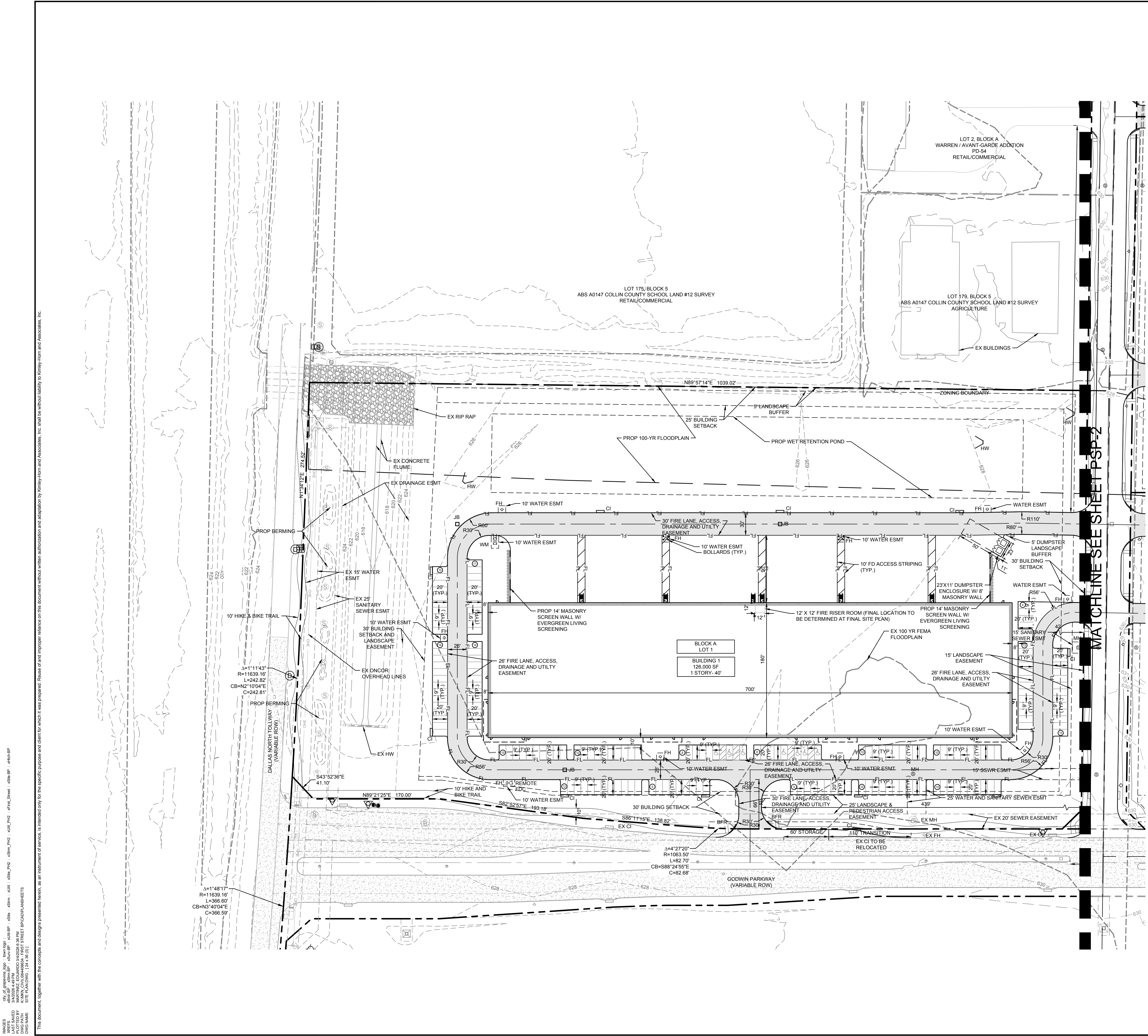
KHA PROJECT	068109098	DATE	SEPTEMBER 2024	SCALE	AS SHOWN	DESIGNED BY	RAK	DRAWN BY	MSW	CHECKED BY	JCR
-------------	-----------	------	----------------	-------	----------	-------------	-----	----------	-----	------------	-----

FIRST STREET BUSINESS PARK

PROSPER, TEXAS

OVERALL PRELIMINARY SITE PLAN

SHEET NUMBER PSP-0



LEGEND

FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	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]	WYE INLET
[Symbol]	JUNCTION BOX
[Symbol]	MANHOLE
[Symbol]	HEADWALL
PROP.	PROPOSED
EX	EXISTING

NOTE
 BUILDINGS WITH FACADE GREATER THAN 200 FT TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

**SITE DATA SUMMARY TABLE
 BLOCK A, LOT 1**

ZONING/PROPOSED USE	COMMERCIAL CORRIDOR WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	603,189 SF; 13.85 AC
BUILDING AREA (gross square footage)	BUILDING 1: OFFICE: 31,500 SF WAREHOUSE: 88,200 SF TOTAL: 126,000 SF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	21%
FLOOR AREA RATIO (for non-residential zoning)	21:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 90 SPACES WAREHOUSE: 95 SPACES TOTAL: 185 SPACES
TOTAL PARKING PROVIDED	185 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	2,775 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,318 SQ. FT.
IMPERVIOUS SURFACE	277,293 SQ. FT.
USABLE OPEN SPACE REQUIRED	42,222 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	49,097 SQ. FT. (8%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS 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 28, 2025**

Owner: Godwin Investments LTD
 1201 Elm St Suite 1700
 Dallas, Texas 75270
 Contact: Donald Godwin
 Phone: (214) 939-4412

Developer: Crow Holdings
 3819 Maple Avenue
 Dallas, Texas 75219
 Contact: Will Mundingar
 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

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2590 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: RACHEL A. KORUS
 P.E. No. 132465 Exp. 09/19/2025

NO.	REVISIONS	DATE	BY

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

FIRST STREET BUSINESS PARK

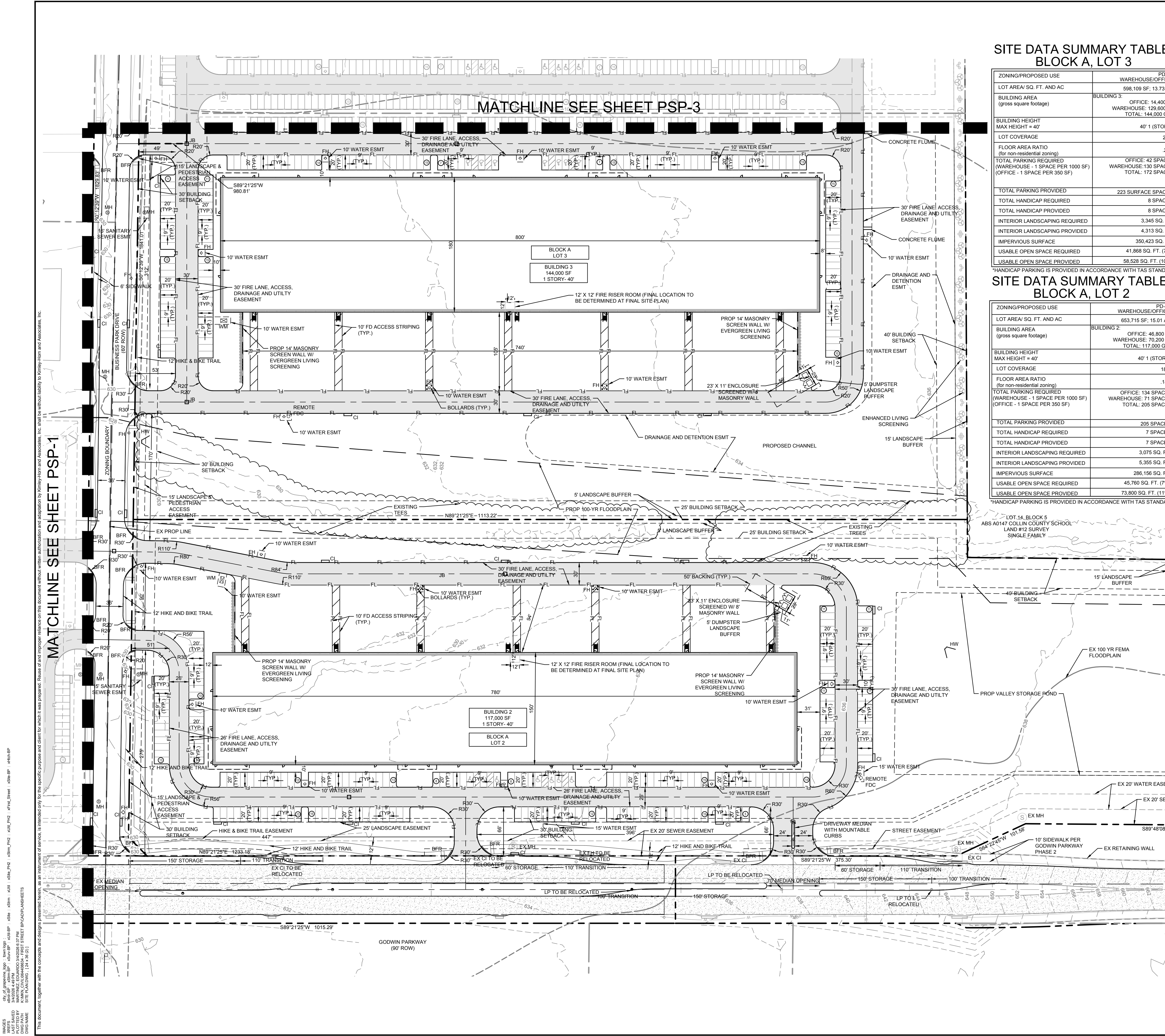
PRELIMINARY SITE PLAN

PROSPER, TEXAS

SHEET NUMBER
PSP-1

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and permission by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: 09/19/2024
 LAST SAID: 09/19/2024
 DRAWN BY: MSW
 CHECKED BY: JCR
 PROJECT: FIRST STREET BUSINESS PARK
 SHEET: PSP-1

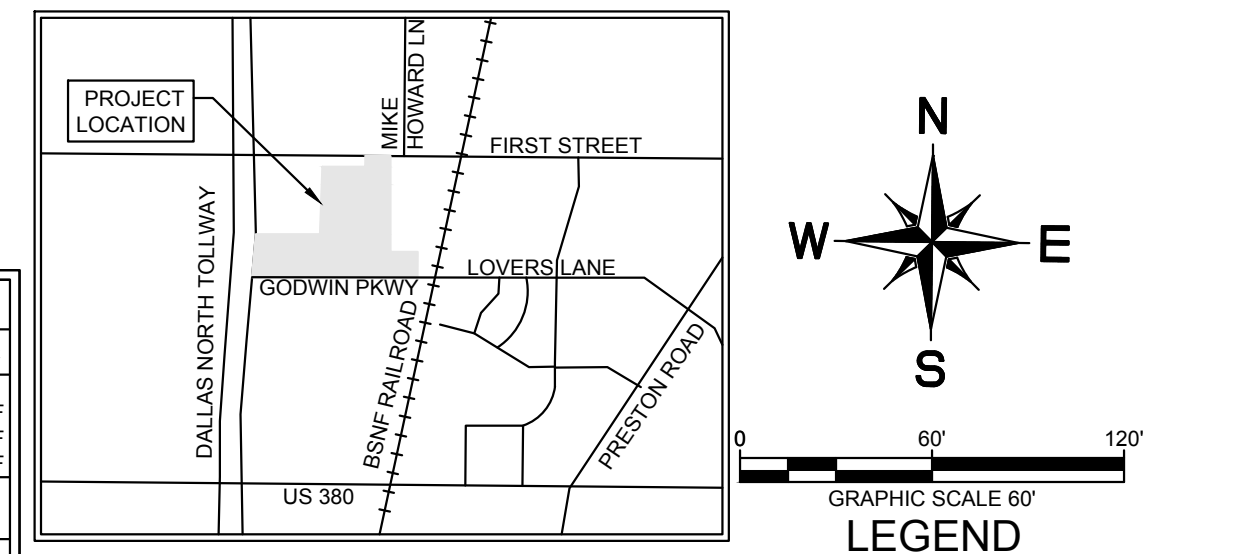


**SITE DATA SUMMARY TABLE
BLOCK A, LOT 3**

ZONING/PROPOSED USE	PD-42 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%)

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

ZONING/PROPOSED USE	PD-42 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%)



VICINITY MAP
N.T.S.

LEGEND

- FL PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- 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
- HW HEADWALL
- PROP. PROPOSED
- EX EXISTING

NOTE
BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2550 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
10% REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DACHSEL, A. KORUS
P.E. No. 132468 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 SITE PLAN
SHEET NUMBER
PSP-2

**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 28, 2025**

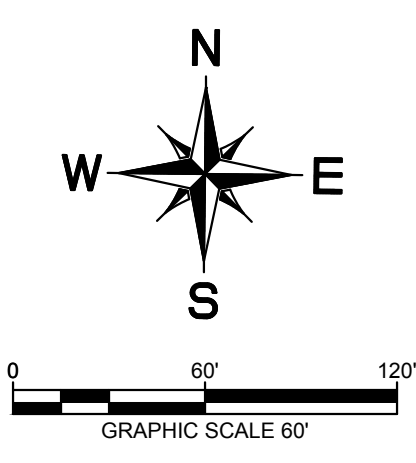
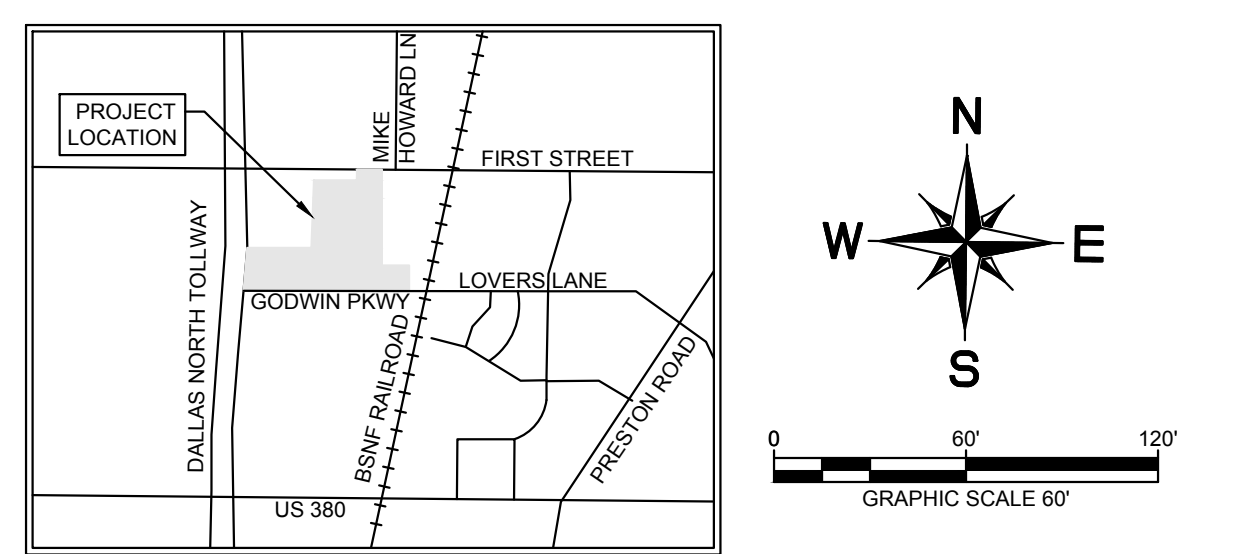
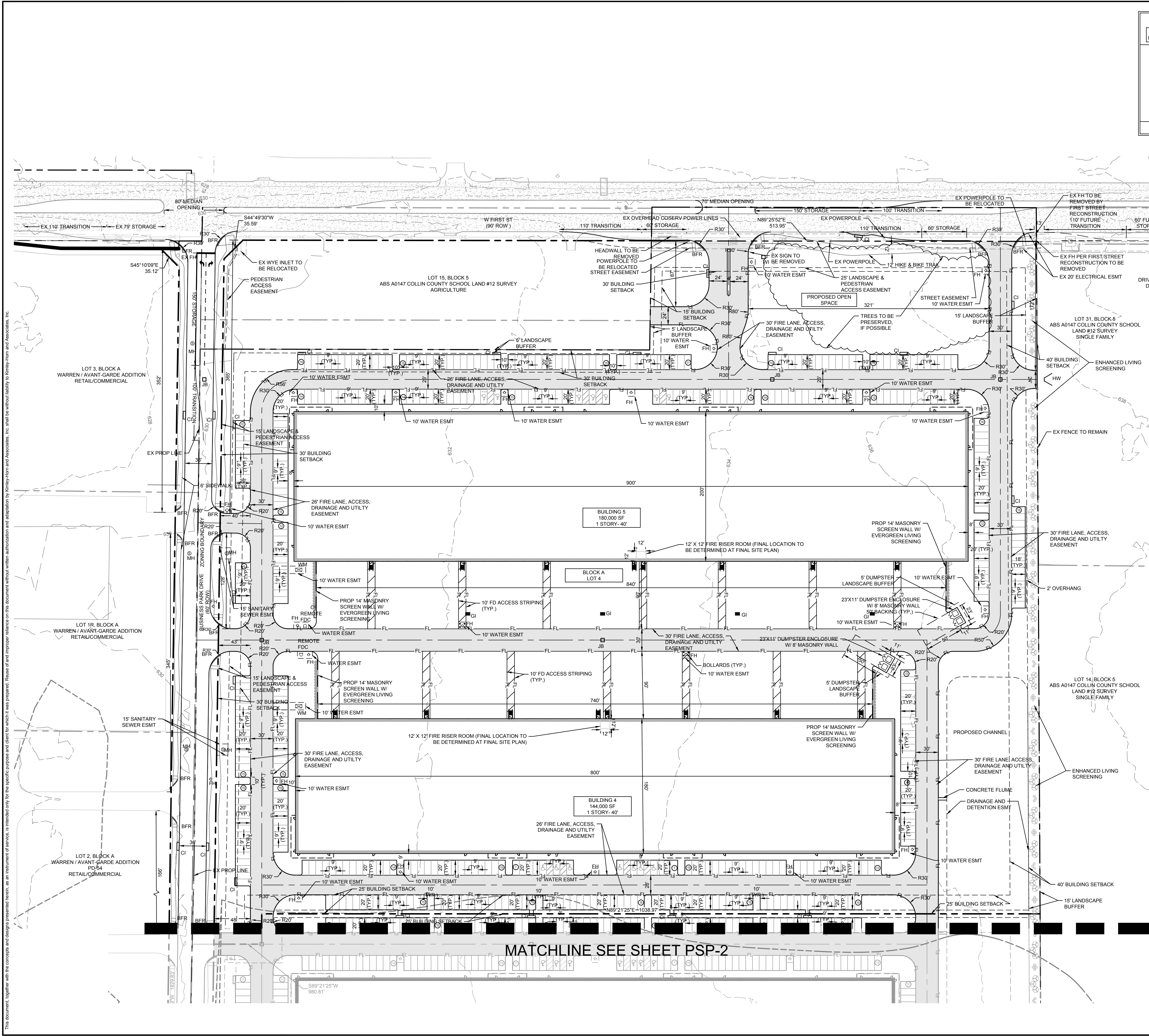
Owner:
Godwin Investments LTD
1201 Elm St Suite 1700
Dallas, Texas 75270
Contact: Donald Godwin
Phone: (214) 939-4412

Developer:
Crow Holdings
3819 Maple Avenue
McKinney, Texas 75069
Contact: Will Mundingar
Phone: (214) 766-1024

Engineer:
Kimley-Horn and Associates, Inc.
3819 Maple Avenue
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469) 301-2594

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT FOR ANY OTHER PURPOSE OR CLIENT WITHOUT THE WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

THESE DIMENSIONS AND NOTES ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND AS-BUILT DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE ORIGINAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY DISCREPANCIES OR CONFLICTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR FEES INCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND AS-BUILT DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE ORIGINAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY DISCREPANCIES OR CONFLICTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR FEES INCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS OF WORK.



LEGEND

FL	PROPOSED FIRE LANE
FL	EXISTING FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	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
HW	HEADWALL
PROP.	PROPOSED
EX	EXISTING

NOTE
 BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

**SITE DATA SUMMARY TABLE
 BLOCK A, LOT 4**

ZONING/PROPOSED USE	OFFICE/WAREHOUSE
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	475 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	88,370 SQ. FT. (10%)

*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 28, 2025**

Owner: Godwin Investments LTD
 1201 Elm St Suite 1700
 Dallas, Texas 75270
 Contact: Donald 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

260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2590 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

Kimley-Horn

KHA PROJECT 068-09098	DATE SEPTEMBER 2024	SCALE AS SHOWN	DESIGNED BY RAK	DRAWN BY MSW	CHECKED BY JCR
--------------------------	------------------------	-------------------	--------------------	-----------------	-------------------

FIRST STREET BUSINESS PARK

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-3