

C. OPEN SPACE

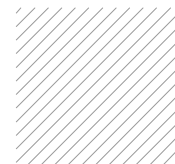
- REQUIRED**
1. A final open space plan shall be submitted with the final site plan application for all nonresidential uses, 7% of the net lot area is required to be provided as open space. The open space may consist of any element that is not one of the following:
    - i. Vehicular paving.
    - ii. Required parking lot landscape islands.
    - iii. Building footprint.
    - iv. Utility yards.
    - v. Required landscape setbacks.
    - vi. Sidewalks, unless the sidewalk is designated as an outdoor dining area on the approved site plan.
    - vii. Detention ponds. Detention ponds that are located between the building and street and contain a constant water level, are landscaped, or otherwise treated as an amenity for the development, as determined by the Director of Director of Services or his/her designee, may be calculated toward the required open space.

Net Lot Area: 121,384 SF  
Open Space Required: 121,384 SF x 7% = 8,496.88 SF

- PROVIDED**
1. Open Space Provided: 9% = 11,198 SF



Open Space - 11,198 SF



Landscape Space - 21,162 SF



Interior Landscape - 1,677 SF

**OPEN SPACE REQUIRED AND PROVIDED TABLE:**

**REQUIRED:** 121,384 SF SITE X 7% = 8,496 SF

**PROVIDED:**

A.	4,406 SF
B.	2,566 SF
C.	859 SF
D.	424 SF
E.	2,095 SF
F.	848 SF

**TOTAL:** 11,198  
**PERCENTAGE:** 9%

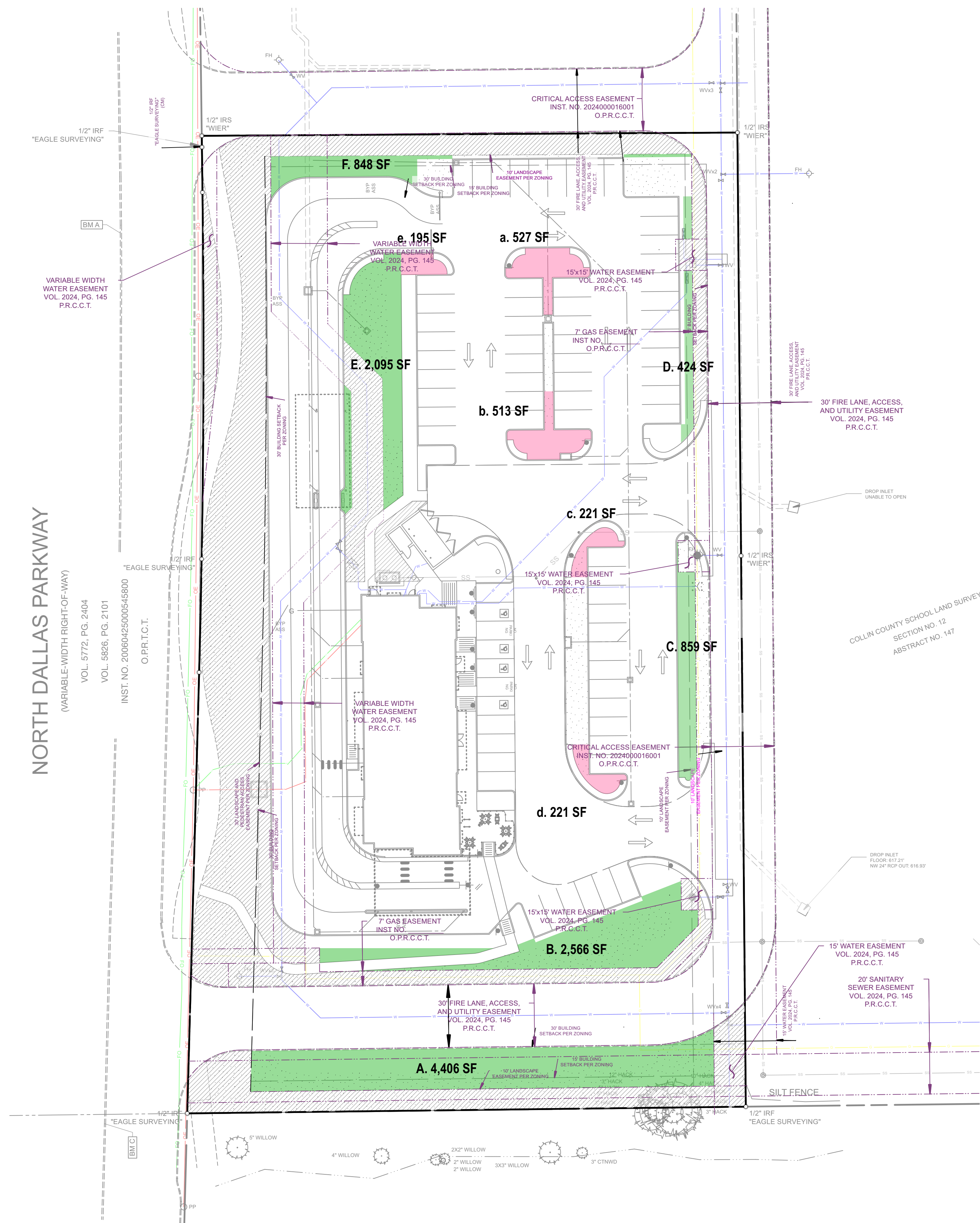
**INTERIOR LANDSCAPING:**

**REQUIRED:** 15 SF of landscaping for each parking space  
72 parking spaces x 15 = 1,080 SF

**PROVIDED:**

a.	527 SF
b.	513 SF
c.	221 SF
d.	221 SF
e.	195 SF

**TOTAL:** 1,677



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OPEN SPACE PLAN  
DEVAPP-25-0051

**FRONTIER RETAIL CENTER  
REVISED  
BLOCK A, LOT 1**

AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
2.787 GROSS ACRES OF  
LAND LOCATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY,  
SECTION NO. 12, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
Date of Preparation: July 8, 2025



Know what's below.  
Call before you dig.