

MARK TORRES
 3/16/2026 12:59 PM
 PLOTTED BY:
 PLOT DATE:
 LOCATION: Z:\PROJECTS\PROJECTS\2025-071 VICTORY FRONTIER SOUTH RETAIL 1 & 2\CADD\SHEETS\SP-2 OPEN SPACE PLAN.DWG
 LAST SAVED: 2/27/2026 9:35 AM

LOT 3 BLOCK A
 VICTORY AT FRONTIER LLC
 DOC. NO. 2016122001589950
 D.R.C.C.T.
 LAND USE UNDEVELOPED

LOT 1
 (VACANT)

PROSPER UNITED METHODIST CHURCH
 ZONING SINGLE FAMILY
 EX. LAND USE CHURCH
 INSTRUMENT NO. 2019062600744210
 O.P.R.C.C.T.

| LOT | LANDSCAPING | | OPEN SPACE | | |
|-------|--------------------------------|-------|--------------------------------|--------|------|
| | REQ. (15 SF PER PARKING SPACE) | PROV. | REQ. (7% NET SITE AREA), SQ FT | PROV. | |
| LOT 1 | 1,380 | 3,629 | 4873 | 4,957 | 7.4% |
| LOT 2 | 2,580 | 7,604 | 13509 | 74,555 | 39% |

LOT 1, BLOCK A
 VICTORY AT FRONTIER LLC
 VOL. 2018, PG. 699, P.R.C.C.T.
 EXISTING DEVELOPMENT
 ZONING PD-10
 LAND USE: RETAIL - RESTAURANT

LOT 1
 PROPOSED BUILDING
 LAND USE: RETAIL / RESTAURANT
 13,000 SF
 FFE=710.50

LOT 2
 PROPOSED BUILDING
 LAND USE: RETAIL / RESTAURANT
 28,280 SF
 FFE=709.70

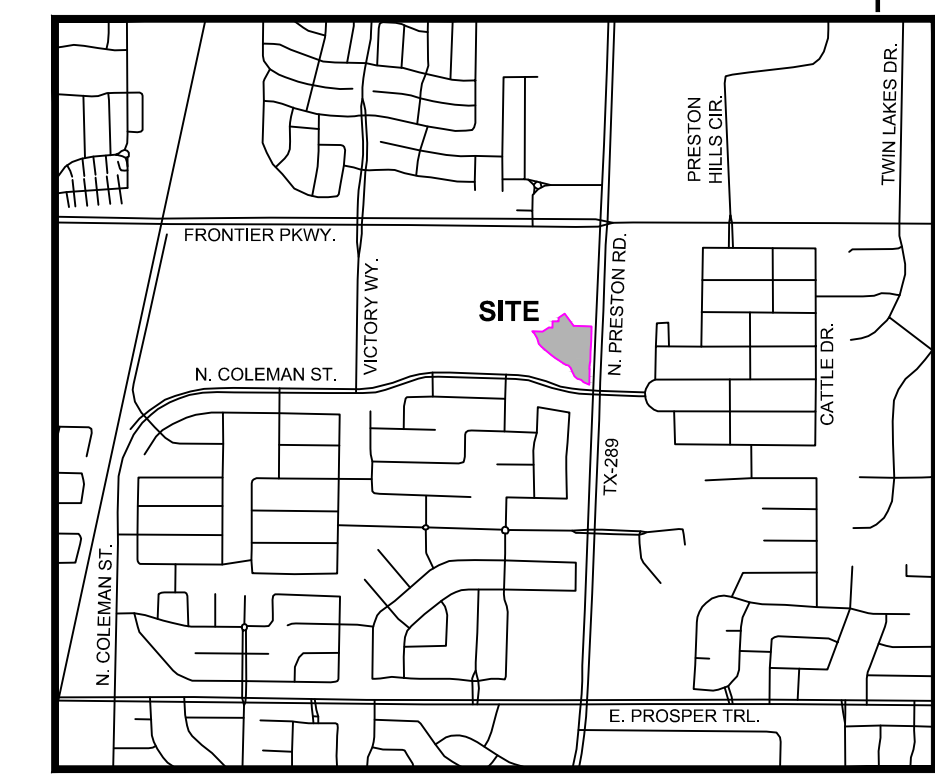
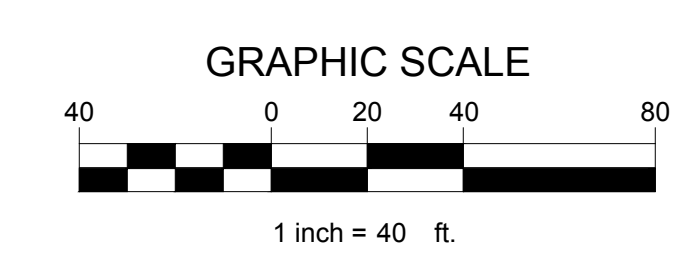
N. PRESTON RD
 (STATE HIGHWAY 289)

PROP. 30' LANDSCAPE & PEDESTRIAN EASEMENT

PROP. 30' LANDSCAPE & PEDESTRIAN EASEMENT



- SITE PLAN NOTES:
- 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 Building 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.



| LEGEND | |
|------------------|--------------------|
| [Green Box] | OPEN SPACE |
| [Grey Box] | LANDSCAPE BUFFERS |
| [Red Dotted Box] | INTERIOR LANDSCAPE |

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

- Site Benchmarks:
- AN "X" CUT SET ON A CURB INLET WHICH BEARS S13°47'E. 84.93' FROM THE NORTHEAST PROPERTY CORNER. ELEVATION = 708.16'
 - AN "X" CUT SET WHICH BEARS S02°38'W. 458.75' FROM THE NORTHWEST PROPERTY CORNER. ELEVATION = 704.14'
 - AN "X" CUT SET ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N49°13'E. 177.47' FROM THE NORTHERMOST CORNER OF A CORNER CLIP. ELEVATION = 720.04'
- Town Benchmark:
- TOWN OF PROSPER STATION NO. 5. BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH EDGE OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'

| | | |
|--|-------------------------|---------------------|
| SITE PLAN VICTORY AT FRONTIER SOUTH BLOCK A, LOTS 1 AND 2 DEVAPP-25-0107 | | |
| OWNER: VICTORY AT FRONTIER SOUTH, LP 2911 TURTLE CREEK BLVD., SUITE 700 DALLAS, TX 75219 PH: 469.707.9555 | | |
| CONTACT NAME: TONY RAMJI | | |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 3231 HARWOOD ROAD BEDFORD, TX 76021 PH: 817.281.0572 | | |
| CONTACT NAME: DREW DONOSKY | | |
| SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 | | |
| CONTACT NAME: MATTHEW RAABE | | |
| LEGAL DESCRIPTION: TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS ZONING: PLANNED DEVELOPMENT - PD-116 (O) | | |
| CITY: PROSPER | STATE: TEXAS | |
| COUNTY: COLLIN | SURVEY: SPENCER RICE | ABSTRACT NO. 787 |

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

3231 HARWOOD ROAD
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
 DREW DONOSKY
 125651
 LICENSED PROFESSIONAL ENGINEER
 3/16/2026

FRONTIER SOUTH I
 N. PRESTON ROAD,
 TOWN OF PROSPER, TX

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

OPEN SPACE PLAN

DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 3/16/2026

SHEET
SP-1

File No. 2025-071