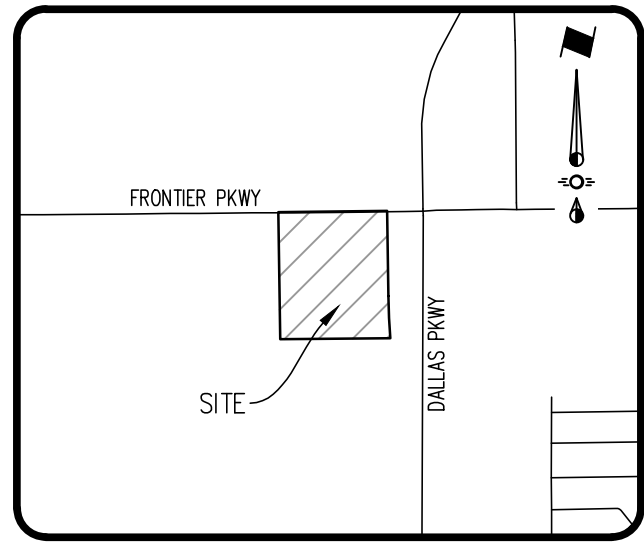
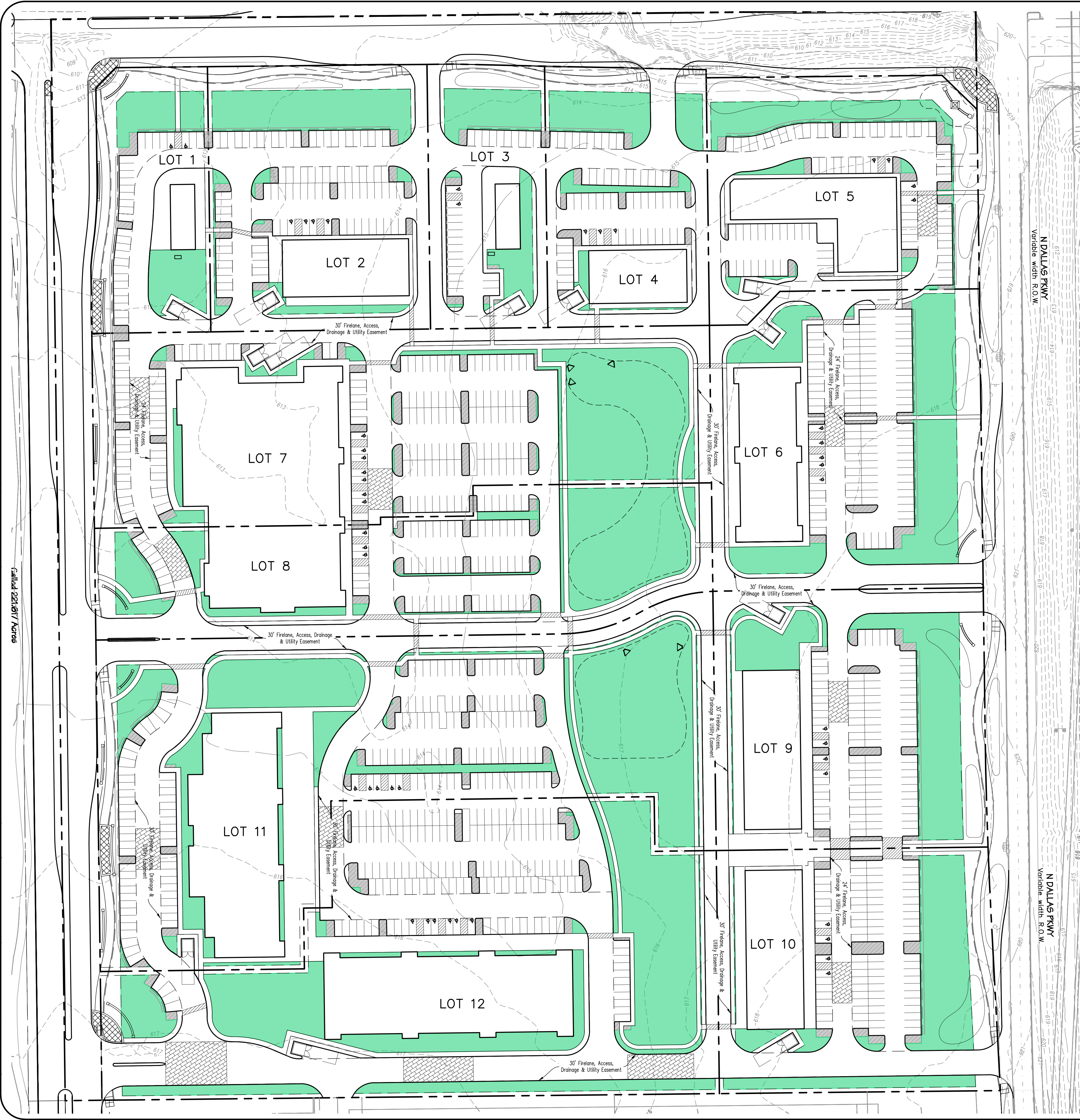
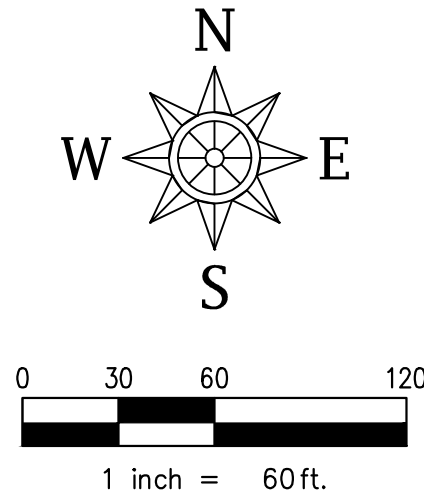


Drawing: C:\2023_08\23-242 Frontier Gateway\CAD\Open Space Plan.dwg Saved By: Jsc025 Date: 6/9/2026 12:12 PM
Plotted By: Jsc025 Plot Date: 6/9/2026 12:12 PM
Called 221.617 Acres



LOCATION MAP
1" = 2000'



Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Lot Area (SF)	45,367	87,467	46,507	62,268	88,889	118,759	106,408	113,752	105,497	101,098	232,814	214,674
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	5,176	6,123	3,255	4,894	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,805	11,179	11,317	26,706	29,036	29,471	23,471	20,855	57,469	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

LEGEND

-  INTERIOR LANDSCAPE AREA PROVIDED
-  OPEN SPACE PROVIDED

OPEN SPACE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared February 2026

ENGINEER / SURVEYOR / APPLICANT	OWNER/DEVELOPER
Spiors Engineering, Inc.	Urban Heights
501 W President George Bush Hwy, Suite 200	4577 Firewheel Dr
Richardson, TX 75080	Plano, TX 75024
Telephone: (972) 422-0077	Telephone: (248) 390-3400
TBPE No. F-2121	Contact: Ravi Yariagadda
Contact: David Bond	