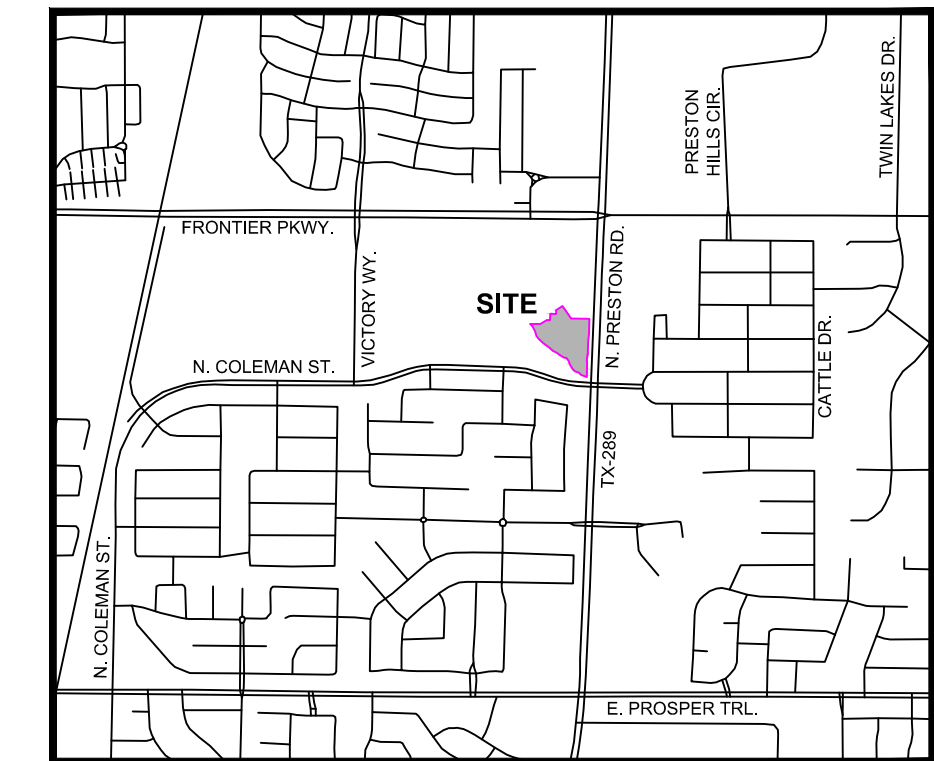
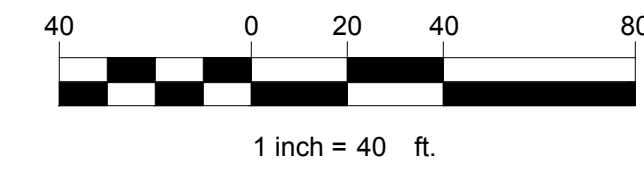


**FLOODPLAIN INFORMATION**

According to FIRM Map No. 48095C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or total damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE DATA SUMMARY																						
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		PARKING		HANDICAP SP. REQ. PROV.	INTERIOR LANDSCAPE REQUIRED SF	INTERIOR LANDSCAPE PROVIDED SF	OPEN SPACE REQ (% OF SITE)	OPEN SPACE PROVIDED	TOTAL IMPERVIOUS (SQ. FT.)	TOTAL PERVIOUS (SQ. FT.)					
							REQ.	PROV.	REQ. RATIO	REQ. PROV.												
1	FD-166 (C)	RETAIL/RESTAURANT	1.60	69,616	RESTAURANT=6500 RETAIL=9000 PATIO=600 TOTAL=13,000	33'-6" 1-STORY	50%MAX	18.7%	RESTAURANT=1 SP/100 SF RETAIL=1 SP/250 SF PATIO=1 SP/200 SF	92	92	4	4	1380	3069	4873	4567	7%	54,999	79%	14,618	21%
2	FD-166 (C)	RETAIL/RESTAURANT	4.43	192,990	RESTAURANT=7400 RETAIL=21,900 PATIO=1000 TOTAL=30,300	36'-0" 2-STORY	50%MAX	15.7%	RESTAURANT=1 SP/100 SF RETAIL=1 SP/250 SF PATIO=1 SP/200 SF	167	172	6	6	2580	7989	13509	74555	39%	94,901	49%	98,088	51%

**GRAPHIC SCALE**



**VICINITY MAP**  
N.T.S.

**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.

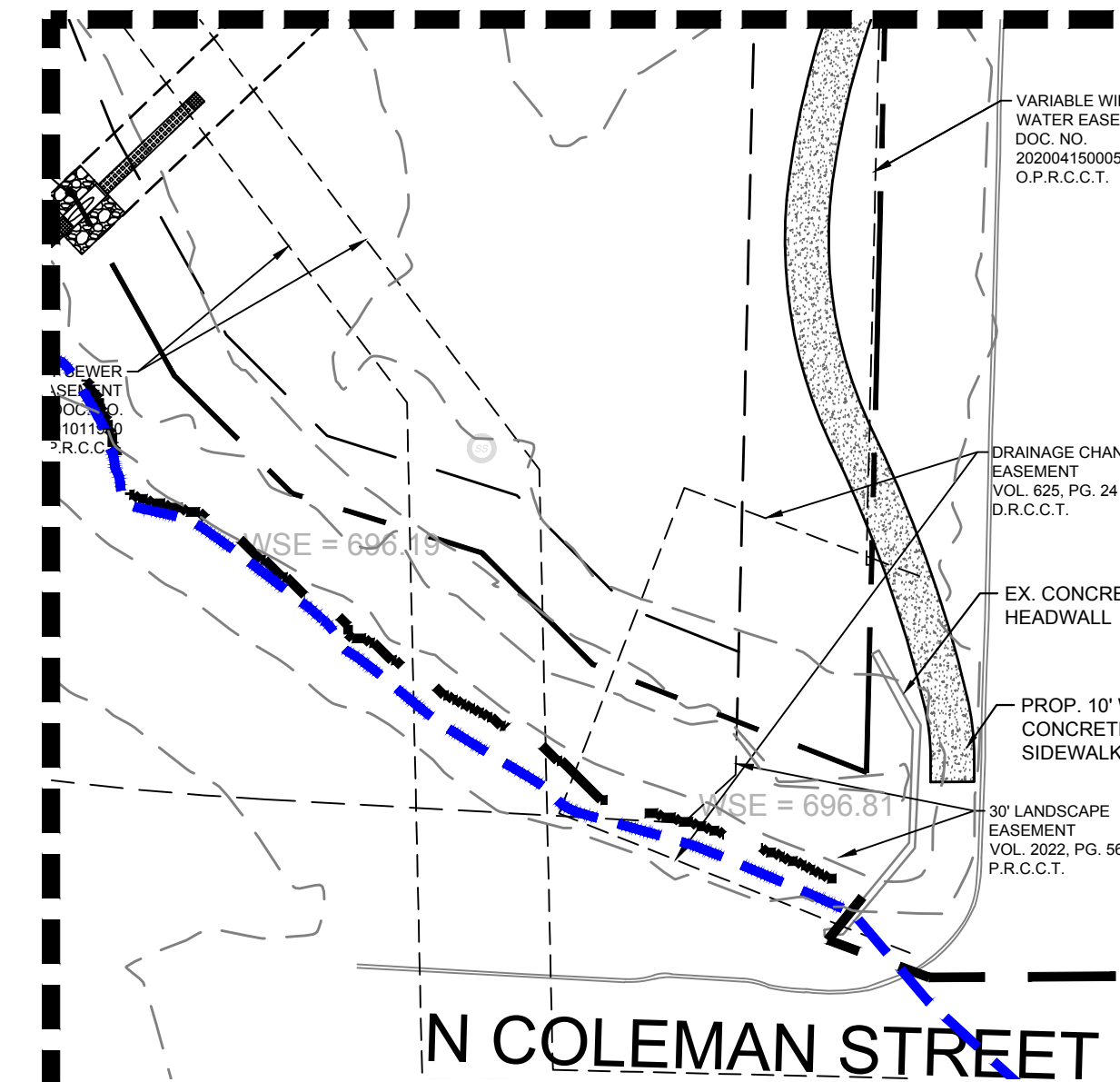
**WATER METER SCHEDULE**

ID	TYP.	SIZE	NO.	SAN. SEWER
1	DOM.	2"	2	6"
2	IRR.	1.5"	2	N/A

**NOTES:**

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

**MATCH LINE**



**GREASE TRAP NOTE:**

FUTURE GREASE TRAPS SHALL FOLLOW TOWN OF PROSPER ORDINANCE WITH NO WAIVERS, NO SHARED GREASE TRAPS, NO SUBSTANDARD SIZED UNITS, NO LOCATING THEM IN UNAPPROVED OR UNALLOWED AREAS SUCH AS PARKING AREAS OR FIRE LANES. RESTAURANT TENANTS WILL NOT BE PERMITTED IF TOWN REQUIREMENTS ARE NOT MET.

**RAILING NOTE:**

ALL WALLS AND PATIOS SHALL HAVE FENCING 42 INCH IN HEIGHT AND MADE OF BLACK METAL TUBULAR RAILING, ADA COMPLIANT.

L.S. = LANDSCAPE AREA  
O.S. = OPEN SPACE AREA  
PROP. = PROPOSED  
EX. = EXISTING  
TYP. = TYPICAL

**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 S52°38'W, 458.75' FROM THE NORTHWEST PROPERTY CORNER ELEVATION = 704.14
- AN "X" CUT ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N46°13'E, 177.47' FROM THE NORTHERMOST CORNER OF A CORNER CLIP ELEVATION = 730.04

**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 +225' WEST OF THE INTERSECTION 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	ABSTRACT NO. 787
COUNTY: COLLIN	SURVEY: SPENCER RICE	FILE NO. 2025-071

**SITE PLAN**

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

**SHEET**  
SP-1

File No. 2025-071

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
3231 HARWOOD ROAD  
BEDFORD, TEXAS 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENGINEERING.COM

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

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

MARK TORRES  
3/16/2026 11:22 PM  
2:\PROJECTS\PROJECTS\2025-071 VICTORY FRONTIER SOUTH RETAIL 1 & 2\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 3/16/2026 12:20 PM