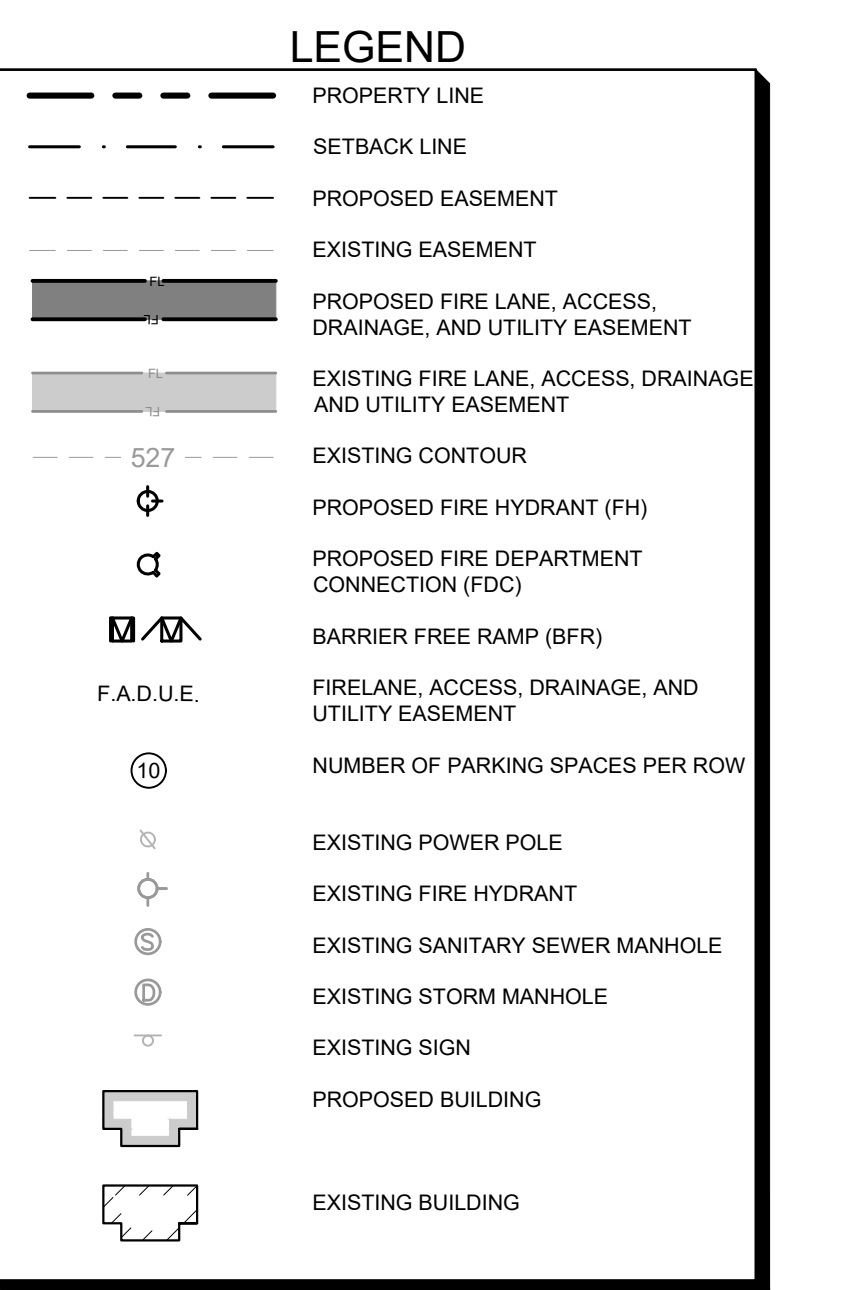
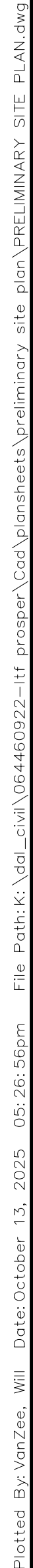




- | TOWN OF PROSPER SITE PLAN NOTES | |
|---------------------------------|--|
| 1. | ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS |
| 2. | LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER |
| 3. | ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER |
| 4. | HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE |
| 5. | ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL |
| 6. | IMPACT FEES WILL BE CHARGED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT WILL RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS |
| 7. | THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS. IF 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 FINAL SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A FINAL 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 REMAINING PORTION OF THE PROPERTY SHALL REMAIN IN THE REMAINING PROPERTY SHALL BE NULL AND VOID. |
| 8. | OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER THE OPEN SPACE REQUIREMENTS. THE APPLICANT SHALL PAY FOR THE REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND. |

SITE DATA TABLE NOTES

1. LOT AREAS FOR LOT 1 AND 4 ARE PER THE FINAL PLAN
2. LOT AREA FOR LOT 5 AND 7 ARE BASED ON THE FINAL CONFIGURATION
3. PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST APPROVED SITE PLAN FOR LOT 1 AND 4
3. PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST SITE PLAN FOR LOT 1 AND 4
4. PARKING CALCULATIONS ARE BASED ON THE BEST TENANT INFORMATION
5. 12 PARKING SPACES ON LOT 3 WILL BE DEDICATED PARKING FOR LOT 6 PER PARKING AGREEMENT

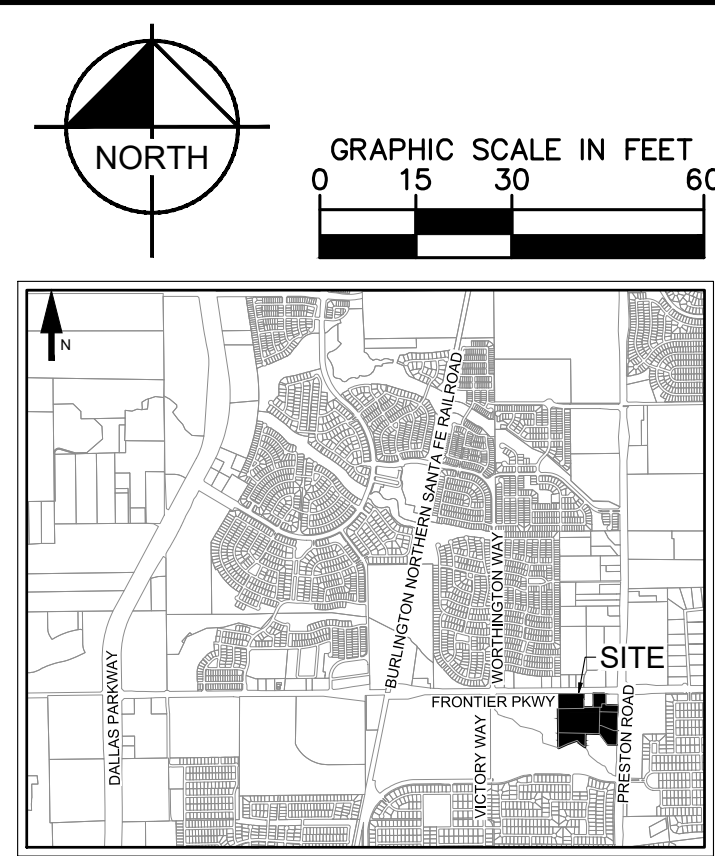
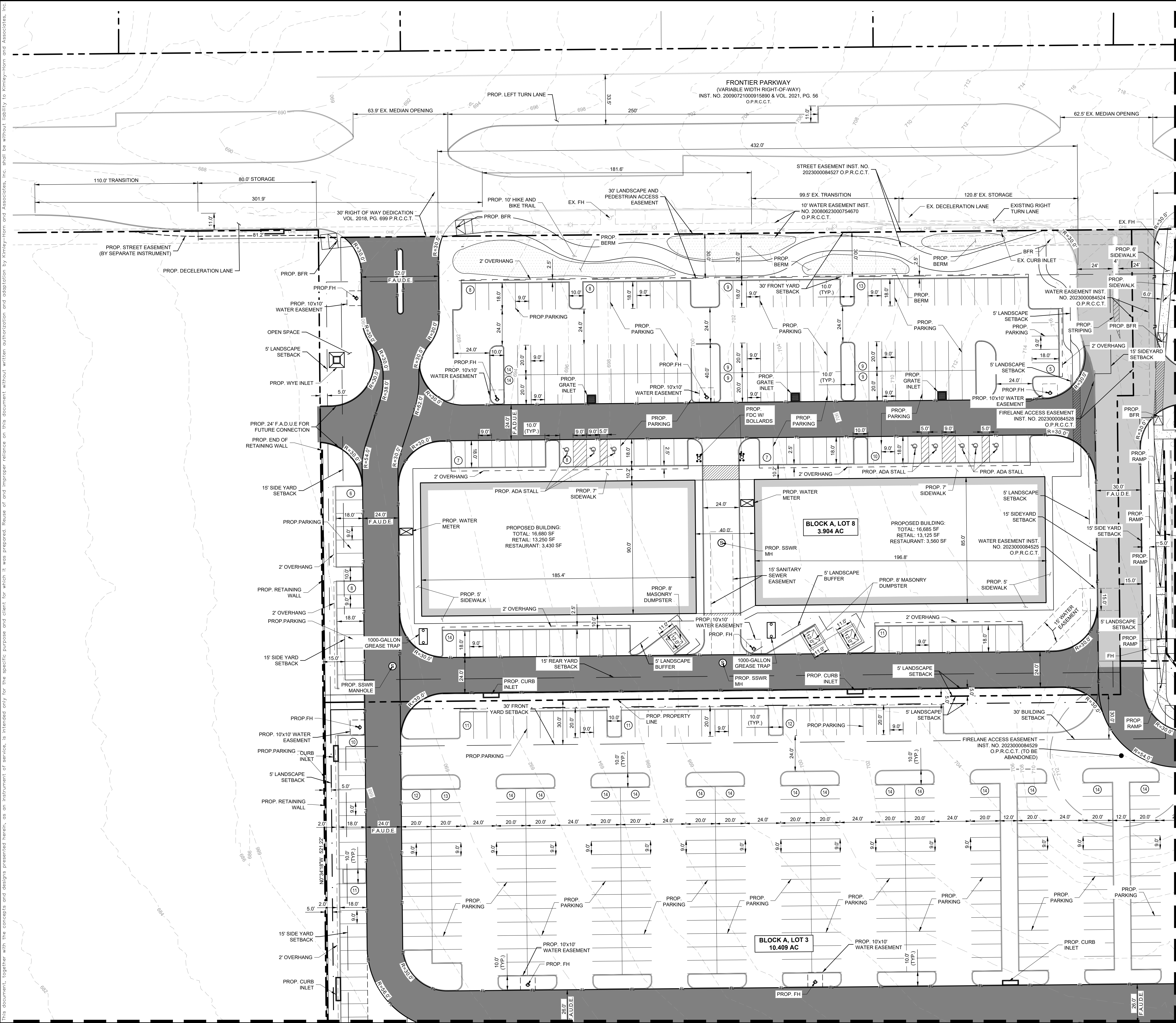
REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:
VICTORY AT FRONTIER LLC & ROC - A-FELLA LLC, LUCKY 7 RETAIL LLC, FRONTIER PARKWAY PROPERTIES LLC
2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
610 S SHERMAN ST STE 108 RICHARDSON, TX 75081
301 W WISCONSIN AVE # 305 MILWAUKEE, WI 53051-2220
CONTACT: TONY RAMI
PH. (972) 707-9555
CONTACT: JAMES KLEINFELDT
PH. (414) 881-8855

DEVELOPER:
LIFE TIME
2099 CORPORATE PLACE
CHANHANSEEN, MN 55317
PH. (952) 401-2405
CONTACT: NATALIE NYE

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

Plotted By: VanZee, Will. Date: October 13, 2025. 05:27:03pm. File Path: K:\Vol-01\064460922-11r prosper\064460922-preliminary site plan\PRELIMINARY SITE PLAN.dwg
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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	EXISTING FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	PROPOSED BUILDING
	EXISTING BUILDING

MATCHLINE: SEE SHEET C-103

- TOWN OF PROSPER SITE PLAN NOTES**
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. 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.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. 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.
 7. 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.
 8. 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.

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
 3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
 4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 5. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-61 TO 6-60.
 6. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS FOR REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
 7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS AND RECESSES, FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

TOWN OF PROSPER CASE NO. DEVAPP-25-0014
REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:
VICTORY AT FRONTIER LLC & ROC-A-FELLA LLC, LUCKY 7 RETAIL LLC, FRONTIER PARKWAY PROPERTIES LLC
2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
610 S SHERMAN ST STE 108 RICHARDSON, TX 75081
301 W WISCONSIN AVE # 305 MILWAUKEE, WI 53203-2220
CONTACT: TONY RAMJI
PH. (972) 707-9855
CONTACT: JAMES KLEINFELDT
PH. (414) 881-8855
DEVELOPER:
LIFE TIME
2099 CORPORATE PLACE
CHANHASSEN, MN 55317
PH. (952) 401-2405
CONTACT: NATALIE NYE
ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.
Kimley-Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 10/14/2025

KHA PROJECT
064460922
DATE
OCTOBER 2025
SCALE
AS SHOWN
DESIGNED BY
PRS
DRAWN BY
PRS
CHECKED BY
NMH

LIFETIME
HEALTHY WAY OF LIFE

TEXAS

PRELIMINARY SITE
PLAN

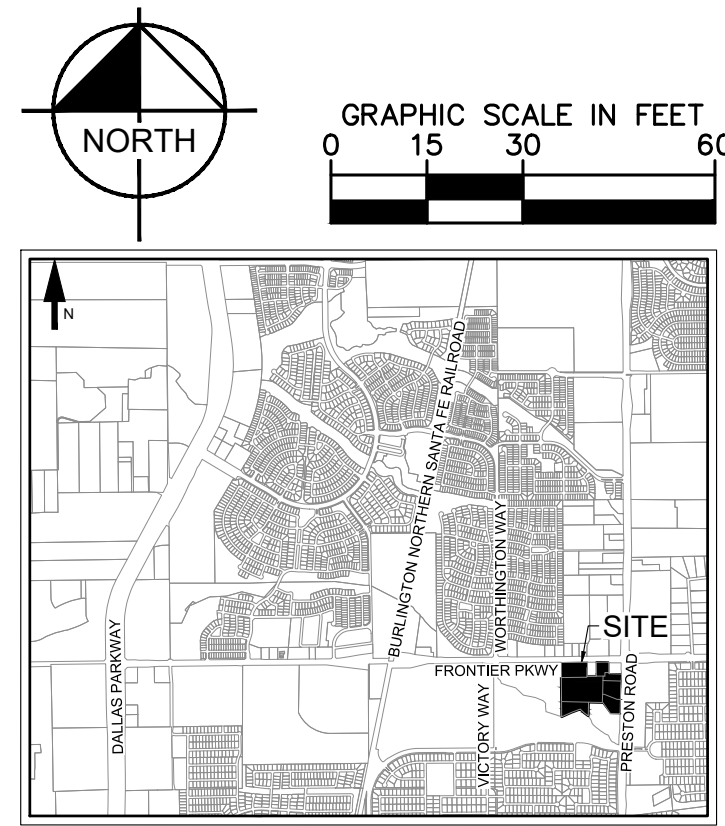
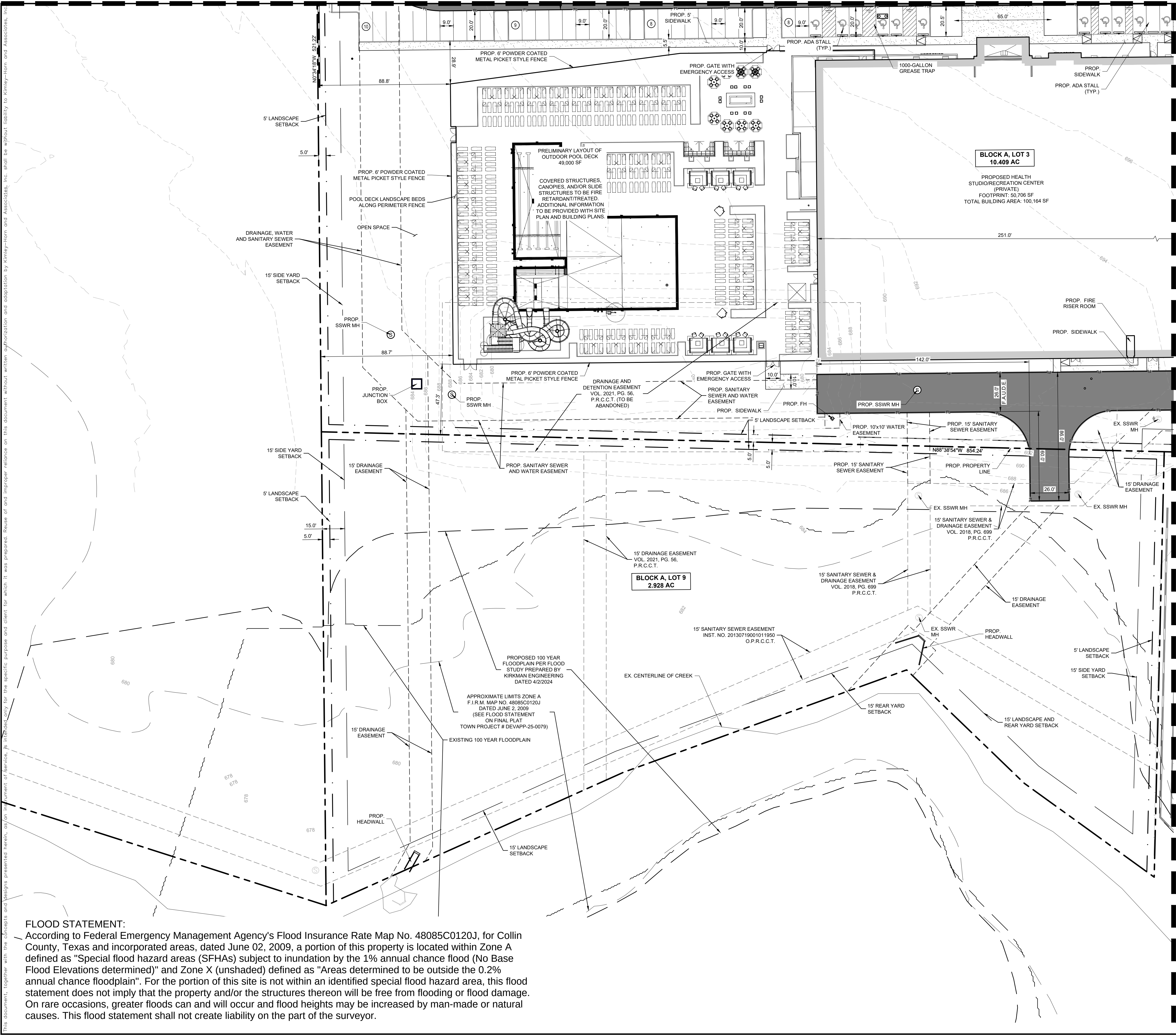
SHEET NUMBER
C-101

PROSPER

DATE

REVISIONS

BY



	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
	EXISTING COURTOUR
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	PROPOSED BUILDING
	EXISTING BUILDING

TOWN OF PROSPER SITE PLAN NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN ENGINEER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT, AND ALL REQUIREMENTS OF THE CURRENT, ADAPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE AND ZONING ORDINANCE. IMPACT FEES WILL BE DETERMINED, 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.
7. 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 THE PRELIMINARY SITE PLAN SHALL BE REVIEWED BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS APPROVED 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 A PROJECT, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TOWN, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED OPENING LOT, AND DRIVEWAYS. OPEN SPACE SHALL INCLUDE OPEN SPACE REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
5. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE II, BUILD WATER CODE § 6-5.1 TO 6-8.1.
6. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER EFFICIENCY DESIGN SET FORTH IN THE IRRIGATION DESIGN SECTION 176B, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN
7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE AND REQUIREMENTS FOR DESIGN AND RECESSES. LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

TOWN OF PROSPER CASE NO. DEVAPP-25-0014

REVISED PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 6, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED OCTOBER 14, 2025

OWNER:

VICTORY AT FRONTIER LLC & A-FELLA LLC, LUCKY 7 RETAIL LLC, FRONTIER PARKWAY PROPERTIES LLC 201 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120 610 S SHERMAN ST STE 108 RICHARDSON, TX 75081 5 W WISCONSIN AVE # 305 MILL WAUKEE, WI 53023-2220 CONTACT: TONY RAMJI PH. (472) 770-8555 CONTACT: JAMES KLEINFELDT PH. (414) 881-8555 <u>DEVELOPER:</u> LIFE TIME 2099 CORPORATE PLACE CHANHASSEN, MN 55317 PH. (952) 401-2405 CONTACT: NATALIE NYE	<u>ENGINEER / SURVEYOR / APPLICANT:</u> KIMLEY-HORN & ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PH. (972) 770-1300 CONTACT: NEDA HOSSEINY, P.E.
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ENGINEER / SURVEYOR / APPLICANT
KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 PH (972) 770-1300
 CONTACT: NEDA HOSSEINY, P.E.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0120J, for Collin County, Texas and incorporated areas, dated June 02, 2009, a portion of this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance 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 flood 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.

