



6/17/2025



- | | |
|---|---|
|  | 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) |
| 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 |

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADIi ARE 2" UNLESS DIMENSIONED OTHERWISE.
 3. PAYMENT SECTIONS SHOWING 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 EXISTING FINISHED GRADE.
 5. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-51 TO 6-80.
 6. APPLICANT SHALL COMPLY WITH THE CALIFORNIA WATER RESOURCES DEVELOPMENT ACT, ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, CHAPTER 7.05, CITY OF ALLEN, TEXAS; AND THE DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
 7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS, OVERHANGS, FINISH, LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

- ## 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 THE REQUIREMENTS OF THE CURRENT, ADAPTED BUILDING CODE.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. ALL TREE FEES SHALL BE PAID TO THE TOWN OF PROSPER 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 ANNUAL FINISH-OUT SHALL BE SUBJECT TO AN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF ONE YEAR. IF THE SITE PLAN IS NOT SUBMITTED FOR FINAL APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH THE 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 SUBMITTED FOR FINAL APPROVAL, 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 PORTION OF THE PROPERTY SHALL BE VOID.
 8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT AND DRIVEWAY, DRIVEWAYS, SIDEWALKS, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

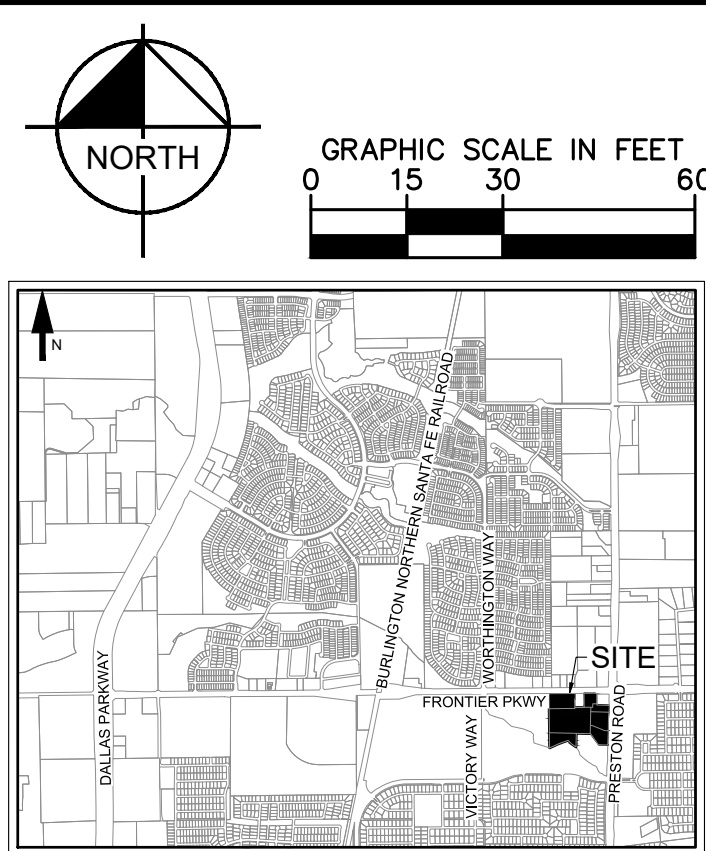
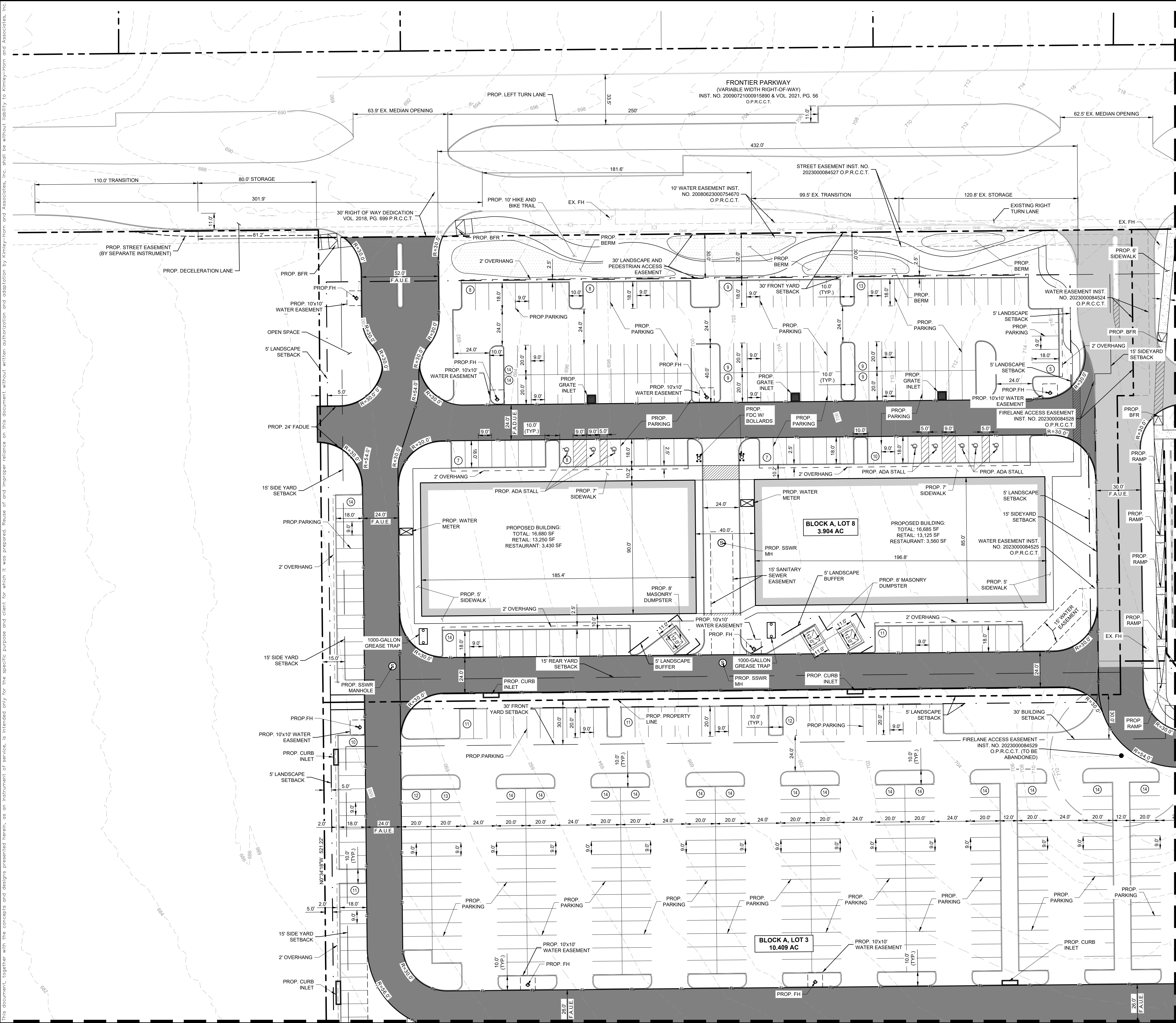
SITE DATA SUMMARY TABLE																					
LOT	ZONING	USE	LOT SIZE		BUILDING FOOTPRINT (GROSS SQ. FT.)	BUILDING AREA (GROSS SQ. FT.)	MAX BLDG HEIGHT (FT. - # ST.)	LOT COVERAGE (%)	FLOOR AREA RATIO X.XX:1	PARKING					PARKING LOT LANDSCAPING		OPEN SPACE		LANDSCAPE AREA		TOTAL IMPERVIOUS (SQ FT)
			SQ. FT.	ACRES						REQUIRED RATIO	REQ. (INCL. ADA)	PROV. (INCL. ADA)	REQ. ADA	PROV. ADA	REQ. (15 SF PER PARKING SPACE)	PROVIDED (SF)	REQ. (SF) (7% OF SITE AREA)	PROV. (SF)	REQ. (SF) (10% OF SITE AREA)	PROV. (SF)	
1	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	108,322	2.487	TOTAL: 18,245 RETAIL: 9,421 RESTAURANT: 4,724 MEDICAL OFFICE: 3,500 PATIO: 600	18,245	26' - 1 STORY	16.8%	0.17	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE) 1 SPACE / 200 SF (PATIO)	TOTAL: 103 RETAIL: 38 RESTAURANT: 48 MEDICAL OFFICE: 14 PATIO: 3	120	5	6	1,920	3,460	7,540	7,620	10,832	9,791	90,911
3	PD-10	HEALTH STUDIO/ RECREATION CENTER (PRIVATE)	453,426	10.409	52,900	105,800	51' - 2 STORY	11.7%	0.23	1 SPACE/ 200 SF (HEALTH STUDIO)	529	581	12	12	8,715	23,405	31,740	56,942	45,343	49,360	345,935
4	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	128,390	2.947	TOTAL: 20,020 RETAIL: 1,730 RESTAURANT: 9,100 MEDICAL OFFICE: 7,690 PATIO: 1,500	20,020	26' - 1 STORY	15.6%	0.16	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE) 1 SPACE / 200 SF (PATIO)	TOTAL: 137 RETAIL: 7 RESTAURANT: 91 MEDICAL OFFICE: 31 PATIO: 8	151	6	6	2,310	6,850	8,990	9,375	12,839	39,855	79,160
5	PD-10	PARKING	62,000	1.423	0	0	0	0.0%	0.00	N/A	0	44	2	2	660	1,865	4,340	5,651	6,200	6,620	39,506
7	PD-10	EX. RETAIL / RESTAURANT / MEDICAL OFFICE	64,725	1.486	TOTAL: 11,718 RETAIL: 3,258 RESTAURANT: 6,860 MEDICAL OFFICE: 1,600	11,718	26' - 1 STORY	18.1%	0.18	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT) 1 SPACE / 250 SF (MEDICAL OFFICE)	TOTAL: 90 RETAIL: 14 RESTAURANT: 69 MEDICAL OFFICE: 7	80	4	4	1,200	2,056	4,531	4,869	6,473	15,514	49,144
8	PD-10	RETAIL / RESTAURANT	170,061	3.904	TOTAL: 33,365 RETAIL: 26,375 RESTAURANT: 6,990	33,365	26' - 1 STORY	19.6%	0.20	1 SPACE / 250 SF (RETAIL) 1 SPACE / 100 SF (RESTAURANT)	TOTAL: 177 RETAIL: 106 RESTAURANT: 71	179	6	8	2,685	4,187	11,904	12,541	17,006	21,102	141,724
9	PD-10	OPEN SPACE (FLOODPLAIN)	127,532	2.928	NA	NA	NA	0.0%	0.00	N/A	0	0	0	0	0	0	8,927	24,460	12,753	101,075	0

- ## SITE DATA TABLE NOTES
1. LOT AREAS FOR LOT 1 AND 4 ARE PER THE FINAL PLAT
 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 D22-00983 FOR LOT 1 AND 4
 4. PARKING CALCULATIONS ARE BASED ON THE LATEST TENANT INFORMATION

PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED JUNE 05, 2025

OWNER: VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL LLC 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219 PH. (972) 707-9555 CONTACT: TONY RAMJLI	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 HOSEINYE, P.E.
DEVELOPER: LHIT, TIME 2099 CORPORATE PLACE CHANNHANSEN, MISS 55317 PH. (952) 401-2405 CONTACT: NATALIE NYE	

Plotted By: Schwartz, Payton Date: June 05, 2025 02:57:34pm File Path: K:\DAL_Civil\064460922-1T Prosper\Code\PlanSheets\ Preliminary Site Plan\ Preliminary Site Plan.dwg
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	EXISTING EASEMENT
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	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
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	PROPOSED BUILDING
	EXISTING BUILDING

MATCHLINE: SEE SHEET C-103

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TOWN OF PROSPER CASE NO. DEVAPP-25-0014

PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED JUNE 05, 2025

OWNER:
VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL LLC
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH. (972) 707-9555
CONTACT: TONY RAMJI

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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Kimley-Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 06/05/2025

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

PRELIMINARY SITE
PLAN

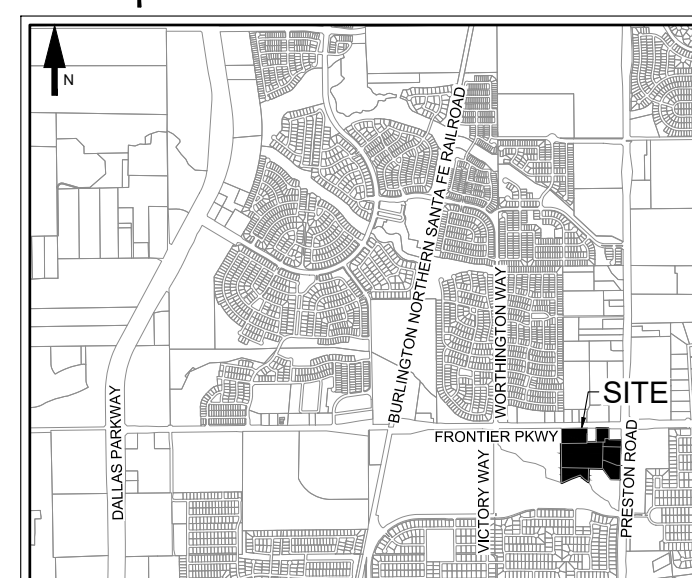
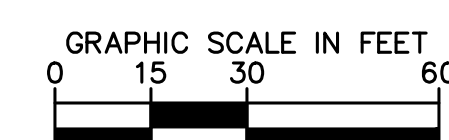
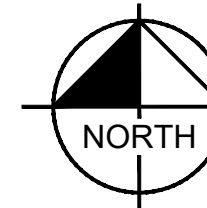
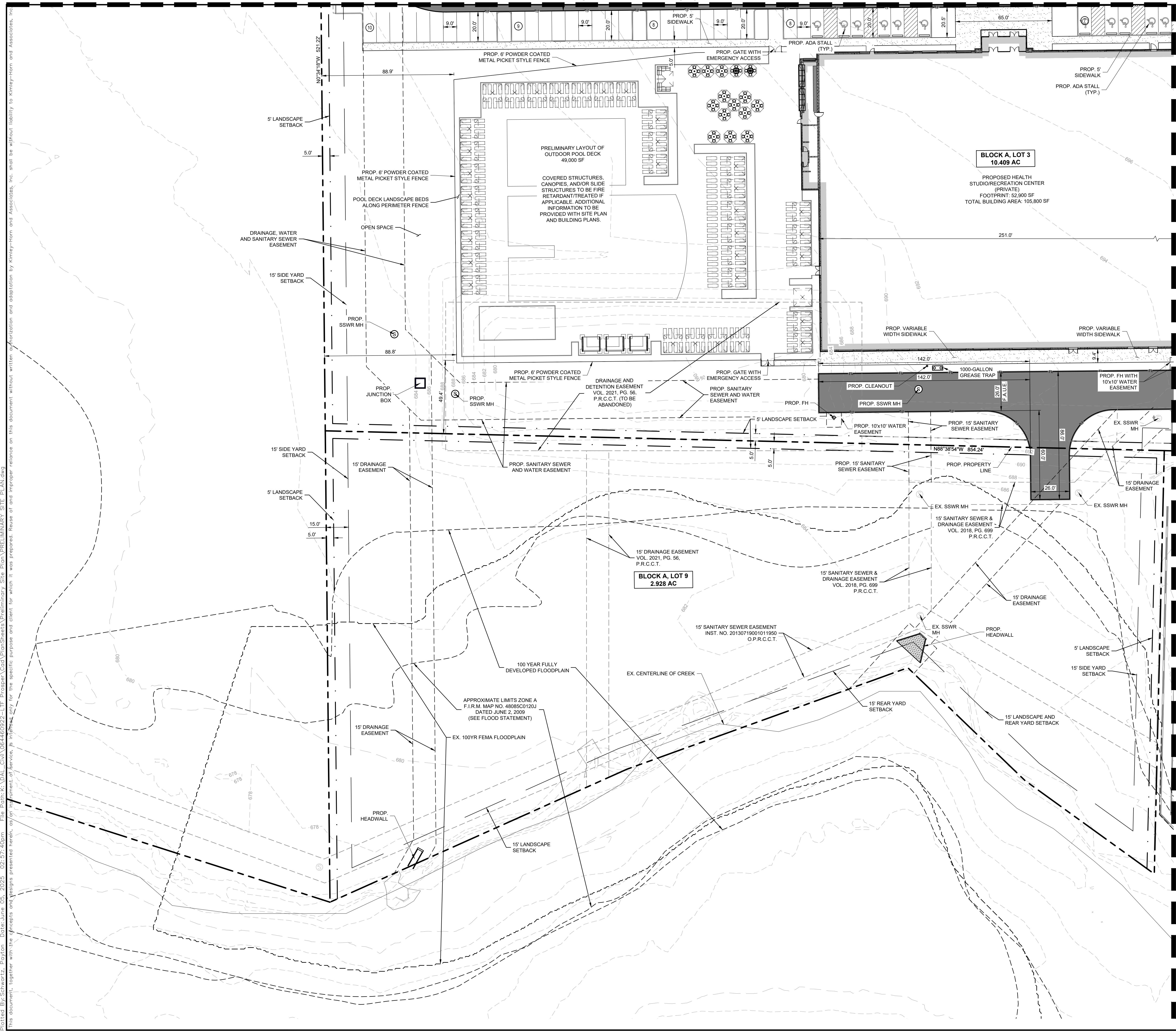
TEXAS

PROSPER

SHEET NUMBER
C-101

BY
DATE
REVISIONS

MATCH LINE: SEE SHEET C-101



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
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- PROPOSED EASEMENT
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TOWN OF PROSPER CASE NO. DEVAPP-25-0014

PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED JUNE 05, 2025

OWNER:
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CONTACT: TONY RAMJI

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

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Engineer NEDA M. HOSSEINY
P.E. No. 126707
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KHA PROJECT	064460922	DATE	JUNE 2025	SCALE	AS SHOWN	DESIGNED BY	PRS	DRAWN BY	PRS	CHECKED BY	NMH
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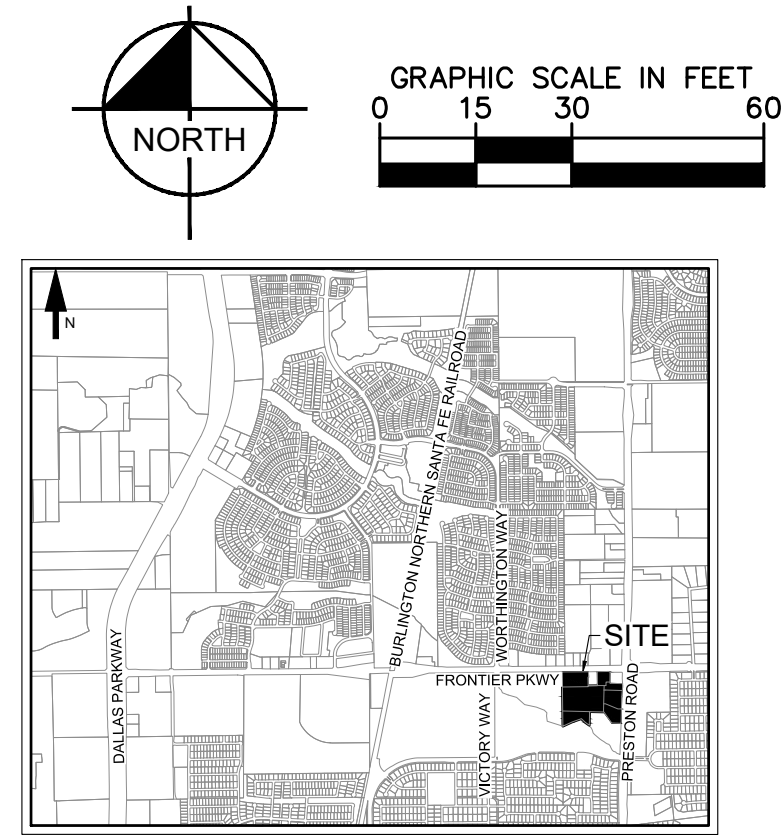
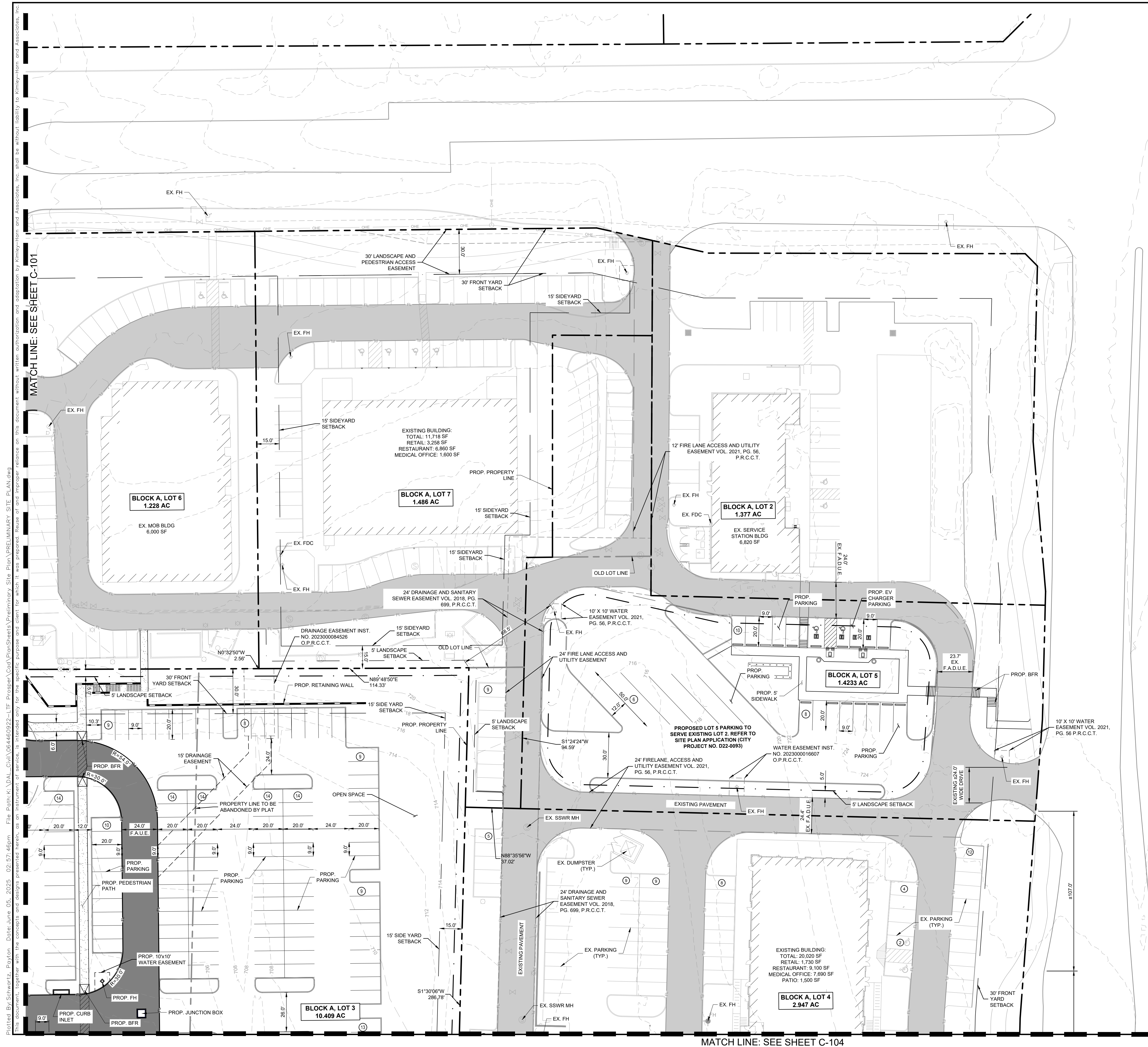
LIFETIME
HEALTHY WAY OF LIFE

**PRELIMINARY SITE
PLAN**

TEXAS

SHEET NUMBER
C-102

Plotted By: Schwartz, Payton Date: June 05, 2025 02:57:40pm File Path: K:\DAL\Civil\064460922-1T Prosper\Code\PlanSheets\ Preliminary Site Plan\ PRELIMINARY SITE PLAN.dwg
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 5. ALL SIGNAGE IS SUBJECT TO BUILDING DEPARTMENT PRELIMINARY APPROVAL.
 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, IMPACT FEES WILL NOT BE APPLIED TO ANY LOT OR LOT AREA THAT 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 SHALL REAPPLY FOR THE FINAL 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 SHALL BE NULL AND VOID. THE APPLICANT SHALL REAPPLY FOR THE APPROVAL OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REAPPLICATION SHALL BE NULL AND VOID.
 8. OPEN SPACE REQUIREMENTS SHALL BE IN ACCORDANCE WITH 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.

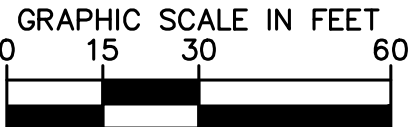
- ### NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
 3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
 4. CONDUCTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 5. APPLICANT SHALL COMPLY WITH THE TEXAS WATER CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE; SECT 6-51 TO 6-80.
 6. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A., CHAPTER 161, SUBCHAPTER C, ARTICLES 161.001 THROUGH 161.011, AS ENACTED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 705.6, CHAPTER 705, OF THE CITY OF ALLEN, TEXAS, AND THE DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
 7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE AND REQUIREMENTS FOR PROJECTIONS, ENCLOSURES, FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

TOWN OF PROSPER CASE NO. DEVAPP-25-0014

PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED JUNE 05, 2025

OWNER:
VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL LLC
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH (972) 707-9555
CONTACT: TONY RAMJI

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.

[illegible]

KHA PROJECT 064460922	DATE JUNE 2025	SCALE	AS SHOWN
		DESIGNED BY	PR
		DRAWN BY	PR
		CHECKED BY	NM

LIFETIME[®]
HEALTHY WAY OF LIFE

PRELIMINARY SITE PLAN	PROSPER TEXAS
SHEET NUMBER C-104	

	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)
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

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 AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED 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. ANY CHANGES TO THE EXISTING FEES, 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. 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 PLANNING & ZONING COMMISSION SHALL REVIEW THE PRELIMINARY 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 PORTION 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 FOR ALL LAND USES. OPEN SPACE SHALL INCLUDE BUT NOT BE LIMITED TO, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

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 ACTUAL SLOPE.
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. ARTIFICIAL SLOPE SHALL COMPLY WITH THE ZONING ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-51 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 BOARD OF AGRICULTURE, AND THE IRRIGATION DISTRICTS DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 705.6, AND THE CITY OF ALLEN WATER 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).

PRELIMINARY SITE PLAN
VICTORY AT FRONTIER
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A
N OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED JUNE 05, 2025

OWNER:
VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL LLC
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH. (972) 707-9555
CONTACT: TONY RAMJI

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

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 1000
DALLAS, TEXAS 75240
PH (972) 770-1330
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