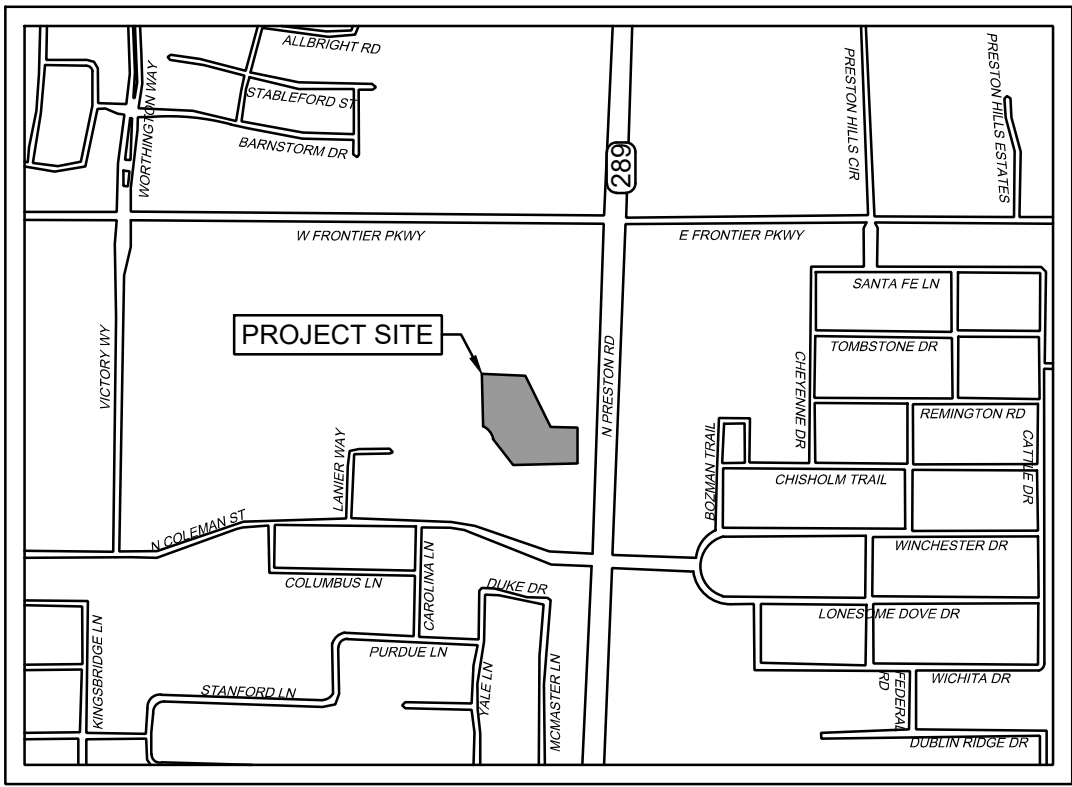


FILE PATH: K:\3041\VC2102 - Frontier South\Drawings\PS903 - Production\CD\0 PRELIMINARY SITE PLAN

DESIGNED BY: JOHN GARDNER  
CHECKED BY: JOHN GARDNER  
DATE: 2/21/2023

- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be always maintained for the property.
- Speed bumps/pumps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot-wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Landscape around the Fire Hydrant shall be no higher than 12 inches at the mature height. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hoses is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies." Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of Parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 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.
- All fences and retaining walls shall be shown on the Preliminary Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- Landscape easements must be exclusive of any other type of easement, as applicable.
- 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.
- The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.

PARKING DATA TABLE				
EXISTING ZONING	LOT 1	LOT 2	LOT 3	LOT 4
PROPOSED ZONING	OFFICE	OFFICE	OFFICE	OFFICE
	PD	PD	PD	PD
LOT AREA (SF) (ACRES)	119,078 SF / 2.73 ACRES	65,935 SF / 1.51 ACRES	91,828 SF / 2.11 ACRES	74,052 SF / 1.70 ACRES
TOTAL BUILDING AREA (SF)	7,700 SF 818 SF PATIO RETAIL: 6160 SF RESTAURANT: 1540 SF	9,945 SF RETAIL/MEDICAL: 4176.9 SF RESTAURANT: 5768.1 SF	36,750 SF PROFESSIONAL OFFICE: 36,750 SF	42,000 SF PROFESSIONAL OFFICE: 42,000 SF
BUILDING HEIGHT	20'-0" (1 STORY)	20'-0" (1 STORY)	60'-0" (3 STORY)	60'-0" (3 STORY)
LOT COVERAGE	7,700 / 119,078 SF (6%)	9,945 / 65,935 SF (15%)	36,750 / 91,828 SF (40%)	42,000 / 74,052 SF (57%)
MAXIMUM FAR (4:1)	18.66% / 0.1866:1	15.08% / 0.1508:1	26.69% / 0.2669:1	53.90% / 0.5390:1
PARKING REQUIREMENTS	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT)	1 PER 250 SF (RETAIL/MEDICAL OFFICE) 1 PER 100 SF (RESTAURANT)	1 PER 350 SF (PROFESSIONAL OFFICE) 1 PER 250 SF (MEDICAL OFFICE)	1 PER 350 SF (PROFESSIONAL OFFICE)
BUILDING DISTRIBUTION	RETAIL: 72% RESTAURANT: 28%	RETAIL/MEDICAL OFFICE: 42% RESTAURANT: 58%	PROFESSIONAL OFFICE: 100% MEDICAL OFFICE: 0%	PROFESSIONAL OFFICE: 100%
TOTAL PARKING SPACES REQUIRED	49	75	105	120
TOTAL PARKING SPACES PROVIDED	49	75	111	126
REQUIRED ADA PARKING	2	3	4	5
PROVIDED ADA PARKING	2	3	4	5

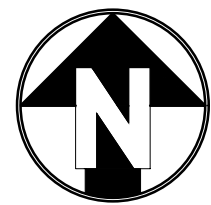
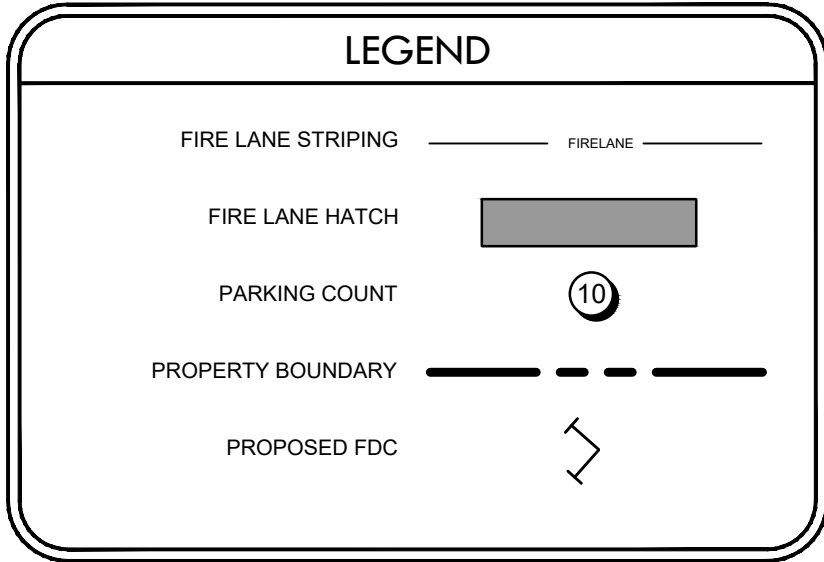


VICINITY MAP  
N.T.S



Know what's below.  
Call before you dig.

Jones Jerral W Eial  
Volume 5184 Page 212  
O.P.R.C.C.T.  
Land Use: Undeveloped



GRAPHIC SCALE

0 50 100 FEET  
SCALE: 1" = 50'

LAYOUT & DIMENSIONAL CONTROL NOTES:

- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
- DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
- CURB RADI: UNLESS NOTED OTHERWISE, ALL CURB RADI SHALL BE 3' AT FACE OF CURB.
- BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
- ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
- REFER TO SHEET(S) C.X.X - X.X FOR SITE DETAILS.

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SCREENING NOTE:

SCREENING SHALL BE PROVIDED WHERE RESIDENTIAL LOTS ADJUTS THE PROPOSED DEVELOPMENT PER THE ZONING REQUIREMENTS AS OUTLINED IN THE PLANNED DEVELOPMENT REGULATIONS.

DETENTION NOTE:

AN OFF-SITE REGIONAL DETENTION WILL BE DESIGNED TO ACCOMMODATE FOR THE INCREASE OF PROPOSED STORM DISCHARGE PRODUCED BY THIS DEVELOPMENT. DESIGN FOR THE OFF-SITE REGIONAL DETENTION WILL BE FINALIZED PRIOR TO SITE PLAN AND CIVIL DESIGN.

FLOOD PLAIN NOTE:

FEMA FLOODPLAIN RECLAMATION WILL BE DESIGNED DURING THE CIVIL PERMIT PROCESS.

GENERAL NOTE:

7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.

PRELIMINARY SITE PLAN  
CASE NO. D22-0094

VICTORY AT FRONTIER SOUTH

6.25 ACRES  
LOTS 1-4  
VICTORY AT FRONTIER SOUTH, LP  
(INST. NO. 2018082400106580)  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARATION DATE: XXX/XXX/XXXX

OWNER/APPLICANT  
VICTORY REAL ESTATE GROUP  
2911 TURTLE CREEK BLVD #700  
DALLAS, TX 75219  
PH: 214-934-2566  
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT  
LONDON LANDSCAPES  
P.O. BOX 28  
COLLINSVILLE, TEXAS 76233  
PH: 972-800-0678  
EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET  
CONTACT: AMY LONDON, RLA

ENGINEER  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-488-4960  
CONTACT: JOHN GARDNER, PE

SURVEYOR  
BARTON CHAPA SURVEYING  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-864-1957  
CONTACT: JACK BARTON, RPLS

P R E L I M I N A R Y  
F O R R E V I E W O N L Y  
T H E S E D O C U M E N T S A R E F O R  
D E S I G N R E V I E W O N L Y A N D  
N O T I N T E N D E D F O R T H E P U R P O S E S  
O F C O N S T R U C T I O N , B I D D I N G  
O R P E R M I T . T H E Y W E R E P R E P A R E D  
B Y , O R U N D E R T H E S U P E R V I S I O N O F :

JOHN D. GARDNER  
P.E.# 138295  
DATE: February 21, 2023

VICTORY GROUP  
Victory Real Estate Group

2911 TURTLE CREEK BLVD  
SUITE 700, DALLAS, TX 75219  
972-707-9555

FRONTIER SOUTH

LOT 1, BLOCK 1  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

DESCRIPTION:

REV: DATE:



KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21021

ISSUE DATE: DATE

PRELIMINARY  
SITE PLAN

SHEET:

C3.0