

**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
- 527 --- 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**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
  - PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
  - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
  - APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-51 TO 6-60.
  - 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 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.
  - 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 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.

**SITE DATA SUMMARY TABLE**

LOT	ZONING	USE	LOT SIZE SQ. FT. ACRES	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)	
									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 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	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: 177 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**
- LOT AREAS FOR LOT 1 AND 4 ARE PER THE FINAL PLAN.
  - LOT AREA FOR LOT 5 AND 7 ARE BASED ON THE FINAL CONFIGURATION.
  - PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST APPROVED SITE PLAN FOR LOT 1 AND 4.
  - PARKING LOT LANDSCAPING, OPEN SPACE, AND IMPERVIOUS AREA IS BASED ON THE LATEST SITE PLAN D22-0093 FOR LOT 1 AND 4.
  - PARKING CALCULATIONS ARE BASED ON THE LATEST TENANT INFORMATION.

**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.

**Kimley-Horn**  
 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**  
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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

**LIFETIME**  
 HEALTHY WAY OF LIFE

**OVERALL PRELIMINARY SITE PLAN**

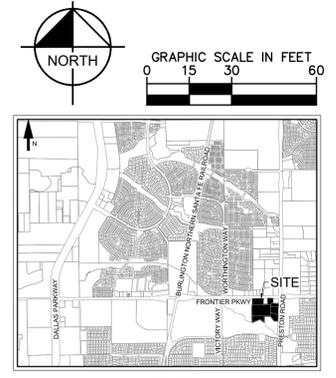
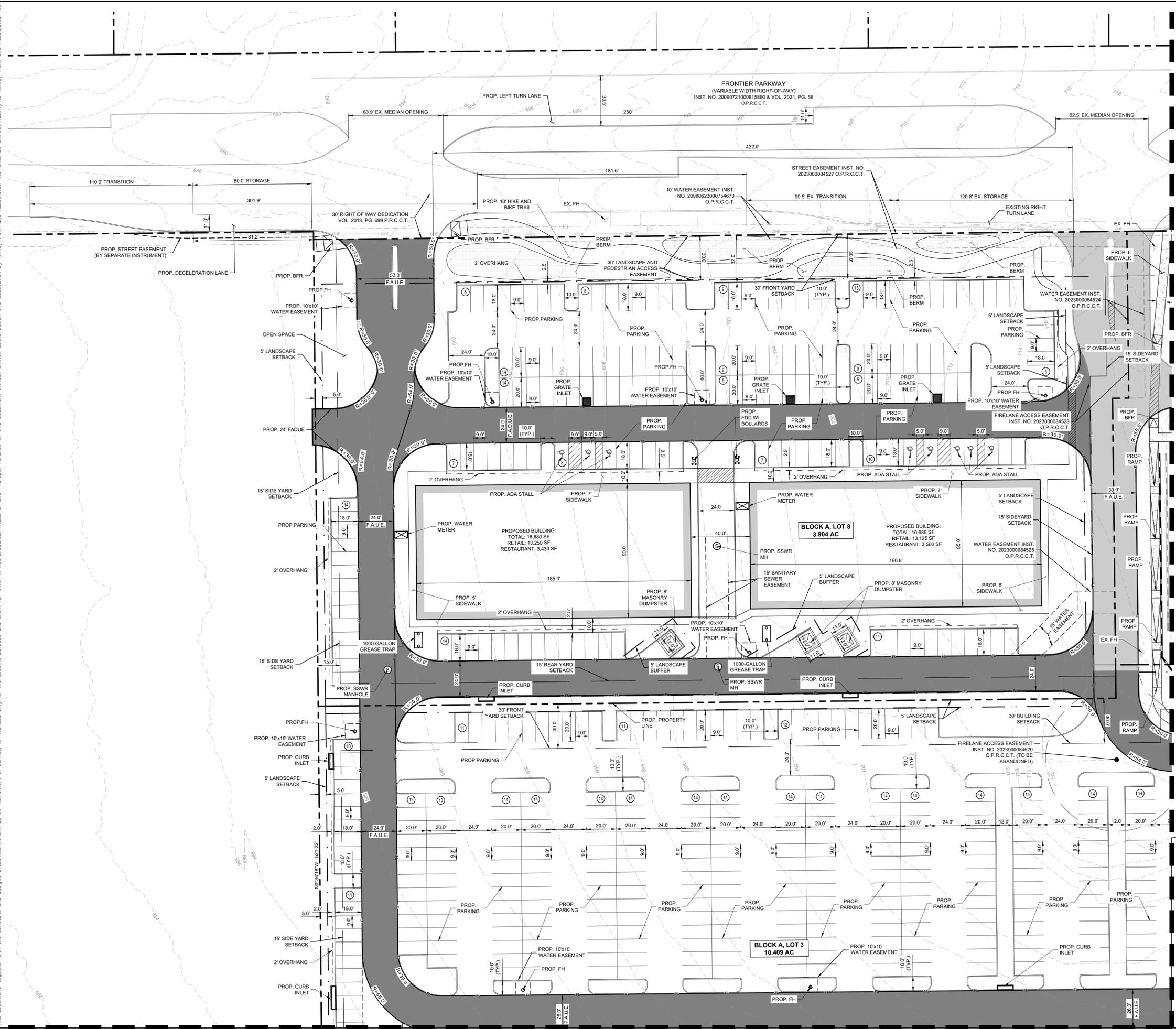
**TOWN OF PROSPER**

SHEET NUMBER **C-100**

DATE BY

REVISIONS

Plotted By: Schwartz, Payton Date: June 05, 2025 02:57:34pm File Path: \\DAL-Civil\064460922-1T Prosper\Code\PlanSheets\Preliminary Site Plan\PRELIMINARY SITE PLAN.dwg  
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MATCHLINE: SEE SHEET C-103

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**TOWN OF PROSPER CASE NO. DEVAPP-25-0014**

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**SUBMITTED JUNE 05, 2025**

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 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.

MATCHLINE: SEE SHEET C-102

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 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 INC.  
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REVISIONS

No.	DATE	BY

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

KHA PROJECT 064460922  
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 SCALE AS SHOWN  
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**LIFETIME**  
 HEALTHY WAY OF LIFE

**PRELIMINARY SITE PLAN**

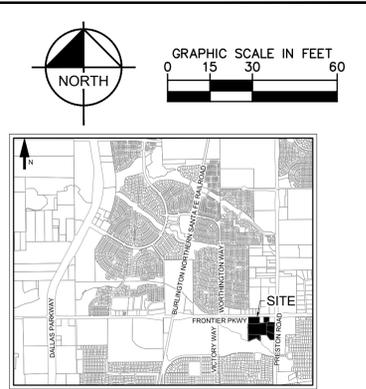
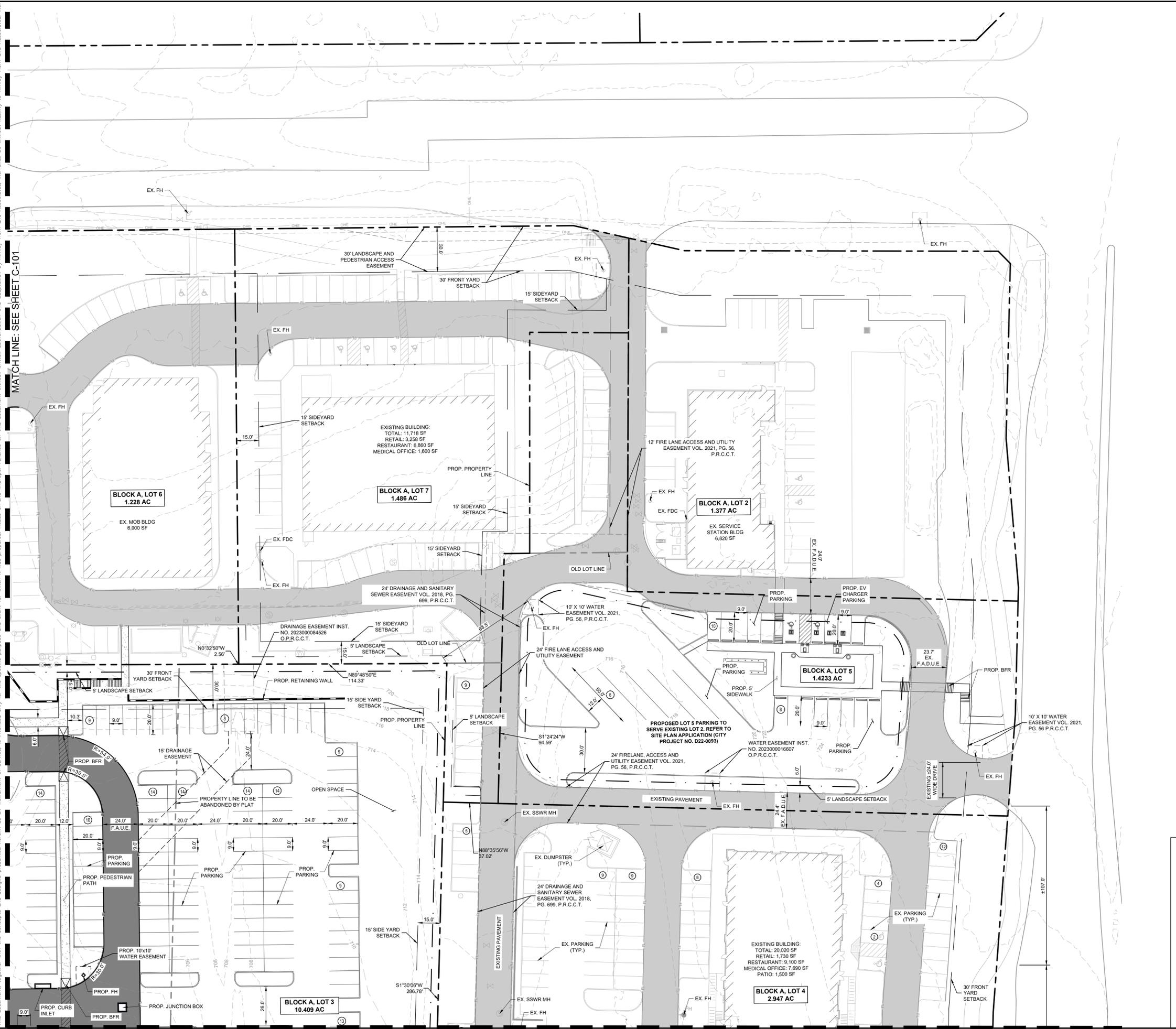
TEXAS

SHEET NUMBER  
**C-101**

PROSPER



Plotted By: Schwartz, Payton Date: June 05, 2025 02:57:46pm File Path: \\DAL-Civil\064460922-1F Prosper\Code\PlanSheets\Preliminary Site Plan\PRELIMINARY SITE PLAN.dwg  
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**SUBMITTED JUNE 05, 2025**

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 Engineer NEDA M. HOSSEINY  
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 Date 06/05/2025

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**LIFETIME**  
 HEALTHY WAY OF LIFE

TEXAS

**PRELIMINARY SITE PLAN**

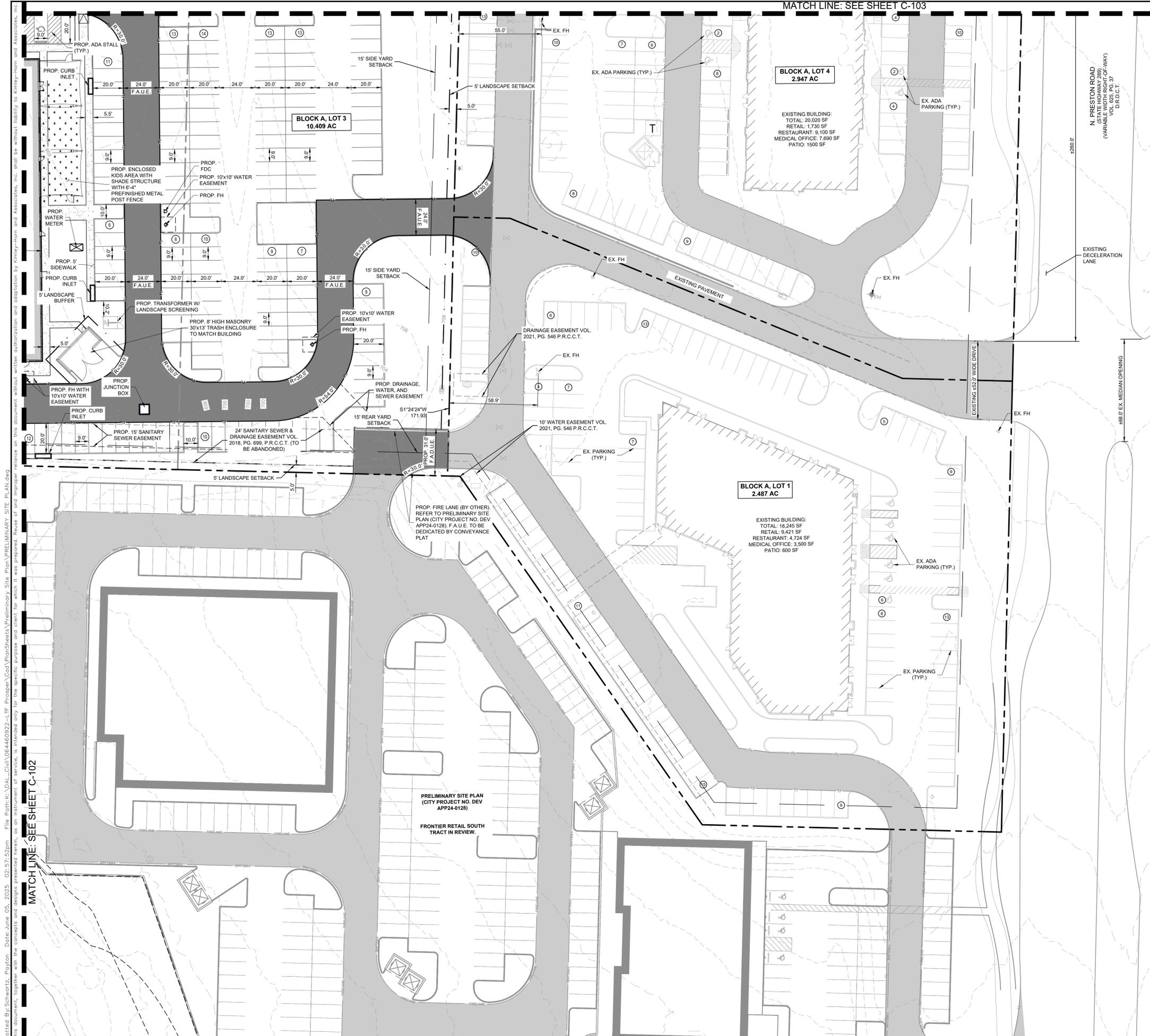
PROSPER

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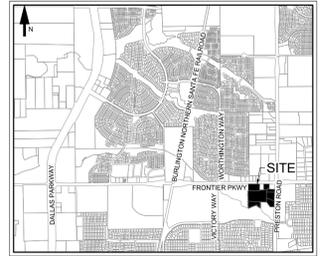
**C-103**

MATCH LINE: SEE SHEET C-101

MATCH LINE: SEE SHEET C-104



MATCH LINE: SEE SHEET C-103



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  - 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.

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
  - PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
  - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
  - APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-51 TO 6-60.
  - 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 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.
  - 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

**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.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 INC.  
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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 06/05/2025

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	PRS	DRAWN BY	PRS	CHECKED BY	NMH
06460922	JUNE 2025	AS SHOWN	AS SHOWN	DESIGNED BY	PRS	DRAWN BY	PRS	CHECKED BY	NMH



**PRELIMINARY SITE PLAN**

**TEXAS**

**PROSPER**

SHEET NUMBER  
**C-104**

Plotted By: Schwartz, Payton Date: June 05, 2025 02:57:52pm File Path: K:\DAL\_Civil\06460922-1F Prosper\GodPlanSheets\Preliminary Site Plan\PRELIMINARY SITE PLAN.dwg  
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MATCH LINE: SEE SHEET C-102