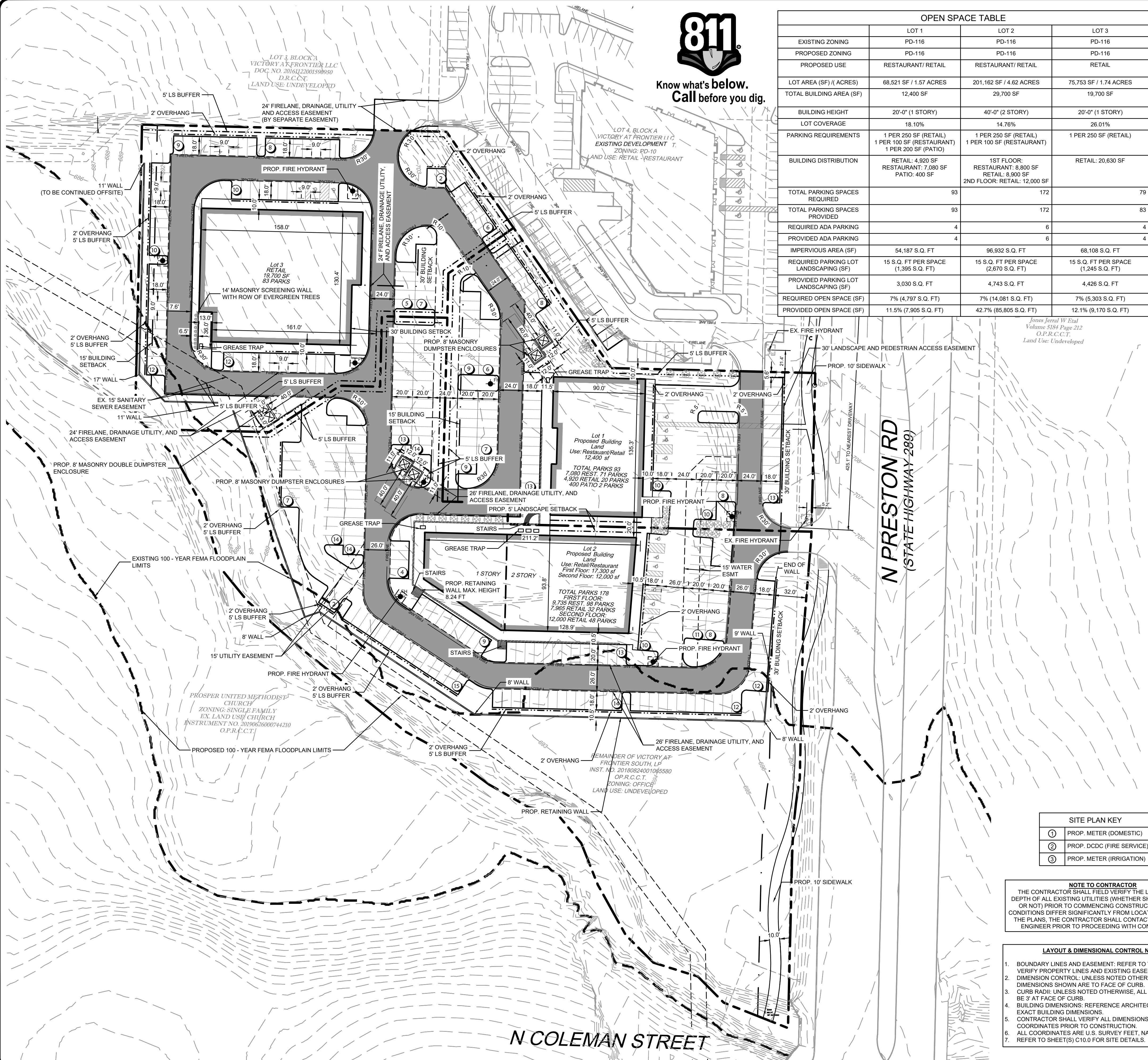


FILE PATH: K:\30401\CD\003_Frontier_South\Drawings\03 - Production\CD\03 SITE PLAN - Production\CD\03 SITE PLAN.dwg
PLOT DATE: 06/20/2025

DESIGNED: C. J. STEIN, AIA
CHECKED BY: JOHN GARDNER, PE
PLOT DATE: 06/20/2025



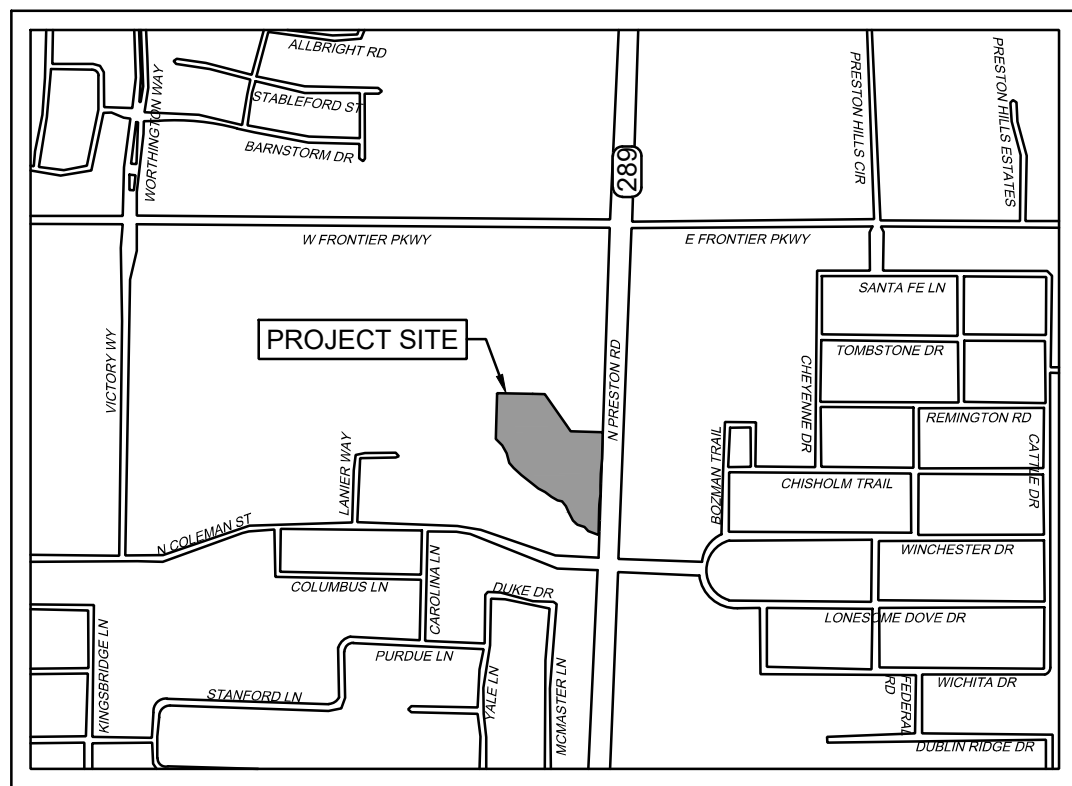
Know what's below.
Call before you dig.



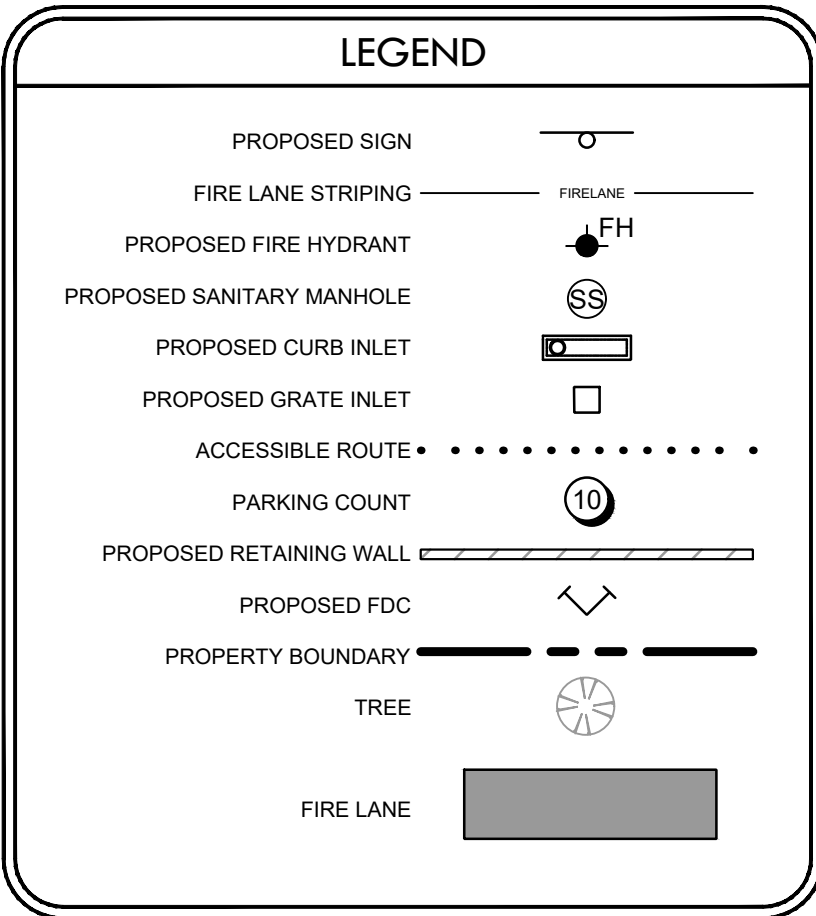
OPEN SPACE TABLE

	LOT 1	LOT 2	LOT 3
EXISTING ZONING	PD-116	PD-116	PD-116
PROPOSED ZONING	PD-116	PD-116	PD-116
PROPOSED USE	RESTAURANT/ RETAIL	RESTAURANT/ RETAIL	RETAIL
LOT AREA (SF) (ACRES)	68,521 SF / 1.57 ACRES	201,162 SF / 4.62 ACRES	75,753 SF / 1.74 ACRES
TOTAL BUILDING AREA (SF)	12,400 SF	29,700 SF	19,700 SF
BUILDING HEIGHT	20'-0" (1 STORY)	40'-0" (2 STORY)	20'-0" (1 STORY)
LOT COVERAGE	18.10%	14.76%	26.01%
PARKING REQUIREMENTS	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT) 1 PER 200 SF (PATIO)	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT)	1 PER 250 SF (RETAIL)
BUILDING DISTRIBUTION	RETAIL: 4,920 SF RESTAURANT: 7,080 SF PATIO: 400 SF	1ST FLOOR: RESTAURANT: 8,800 SF RETAIL: 8,900 SF 2ND FLOOR: RETAIL: 12,000 SF	RETAIL: 20,630 SF
TOTAL PARKING SPACES REQUIRED	93	172	79
TOTAL PARKING SPACES PROVIDED	93	172	83
REQUIRED ADA PARKING	4	6	4
PROVIDED ADA PARKING	4	6	4
IMPERVIOUS AREA (SF)	54,187 S.Q. FT	96,932 S.Q. FT	68,108 S.Q. FT
REQUIRED PARKING LOT LANDSCAPING (SF)	15 S.Q. FT PER SPACE (1,395 S.Q. FT)	15 S.Q. FT PER SPACE (2,670 S.Q. FT)	15 S.Q. FT PER SPACE (1,245 S.Q. FT)
PROVIDED PARKING LOT LANDSCAPING (SF)	3,030 S.Q. FT	4,743 S.Q. FT	4,426 S.Q. FT
REQUIRED OPEN SPACE (SF)	7% (4,797 S.Q. FT)	7% (14,081 S.Q. FT)	7% (5,303 S.Q. FT)
PROVIDED OPEN SPACE (SF)	11.5% (7,905 S.Q. FT)	42.7% (85,805 S.Q. FT)	12.1% (9,170 S.Q. FT)

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

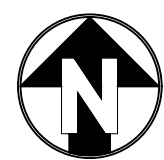


VICINITY MAP
N.T.S

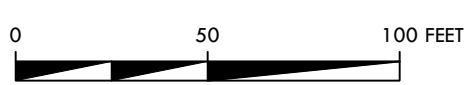


TOWN OF PROSPER NOTES:

- 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.
- LIVING SCREEN TO BE PROVIDED WHERE NEEDED, IN SPACES WHERE NATURAL SCREENING IS NOT SUFFICIENT.
- LIVING SCREEN PLANT TYPES: AMERICAN PILLAR ARBORVITAE OR CAROLINA CHERRY LAUREL TREES.
- AN EXHIBIT OF THE LIVING SCREEN WILL BE PROVIDED AT THE TIME OF THE SITE PLAN.



GRAPHIC SCALE



SCALE: 1" = 50'

SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

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.

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 RADIUS: UNLESS NOTED OTHERWISE, ALL CURB RADIUS 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) C10.0 FOR SITE DETAILS.

PRELIMINARY SITE PLAN
TOWN PROJECT DEVAPP-24-0128

FRONTIER SOUTH
BLOCK A, LOTS 1 - 3
7.930 ACRES

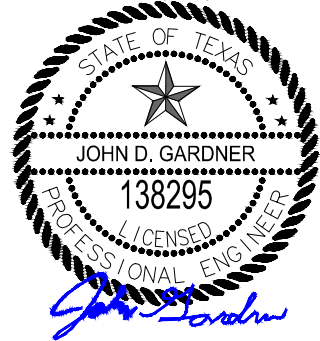
VICTORY AT FRONTIER SOUTH, LP
(INST. NO. 20180824001065580)
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
PREPARATION DATE: 11/11/2024

OWNER/APPLICANT
VICTORY AT FRONTIER SOUTH LP
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH: 214-934-2566
CONTACT: JESUS SANCHEZ

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

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
EMAIL: AMY.LONDON@LONDONLANDSCAPES.NET
CONTACT: AMY LONDON, RLASURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

DATE: 05/30/2025



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

FRONTIER SOUTH

BLOCK A, LOTS 1 - 3
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

DESCRIPTION:

REV: DATE:



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

JOB NUMBER: VIC21021

ISSUE DATE: DATE

SITE PLAN

SHEET:

C3.0