

LEGEND

PROPOSED FIRE HYDRANT FH

PROPOSED CURB INLET

ACCESSIBLE ROUTE

PARKING COUNT 10

PROPERTY BOUNDARY

PROPOSED PAVEMENT

KE SITE PLAN DATA TABLE	
EXISTING ZONING	PD-10
LOT AREA (SF) / (ACRES)	52,186 SF / 1.198 AC.
TOTAL BUILDING AREA (SF)	RESTAURANT: 6,050 SF
BUILDING HEIGHT	20'-0" (1 STORY)
MAXIMUM FAR (4:1)	9.28% / 0.0928:1

KE PARKING DATA TABLE	
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
BUILDING AREA / PATIO AREA	6,050 SF
RESTAURANT PARKING SPACES REQUIRED	(3,400SF) 34 SPACES
RETAIL PARKING SPACES REQUIRED	(2,650SF) 11 SPACES
TOTAL PARKING SPACES PROVIDED	45 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)
IMPERVIOUS AREA (SF)	42,956 SF
REQUIRED LANDSCAPING (10% OF LOT AREA)	5,218 SF
PROVIDED LANDSCAPING	8,069 SF

- LAYOUT & DIMENSIONAL CONTROL NOTES:**
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAN TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
 - DIMENSIONAL CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
 - CURB RADIUS: 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.

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.



GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

SITE PLAN
CASE NO. S22-0006
VICTORY AT FRONTIER LOT 5
1.198 ACRES
LOT 5, BLOCK A
VICTORY AT FRONTIER, LLC
(VOL. 2018, PAGE 699)
P.R.C.C.T.
TOWN OF PROSPER, COLLIN, TEXAS
PREPARATION DATE: 10/25/2021

OWNER/APPLICANT
VICTORY AT FRONTIER, LLC
6125 LUTHER LANE STE 583
DALLAS, TX 75225-6202
PH: 214-934-2566
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76233
CONTACT: AMY LONDON, RLA

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

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

P R E L I M I N A R Y
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: 6/8/2022

VICTORY GROUP
Victory Real Estate Group

6125 LUTHER LANE SUITE 583
DALLAS, TX 75225-6202
214-934-2566

**VICTORY AT
FRONTIER - LOT 5**
LOT 5, BLOCK A
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

REV.	DATE	DESCRIPTION



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

JOB NUMBER: VIC21019
ISSUE DATE: 05/09/2022

EXHIBIT B
SITE PLAN

SHEET:
C3.0

PLANNING: C:\SITE PLAN_VIC21019.dwg
DRAWN: C:\SITE PLAN_VIC21019.dwg
CHECKED: J. Park
DATE: 6/8/22

FACADE NOTES

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.

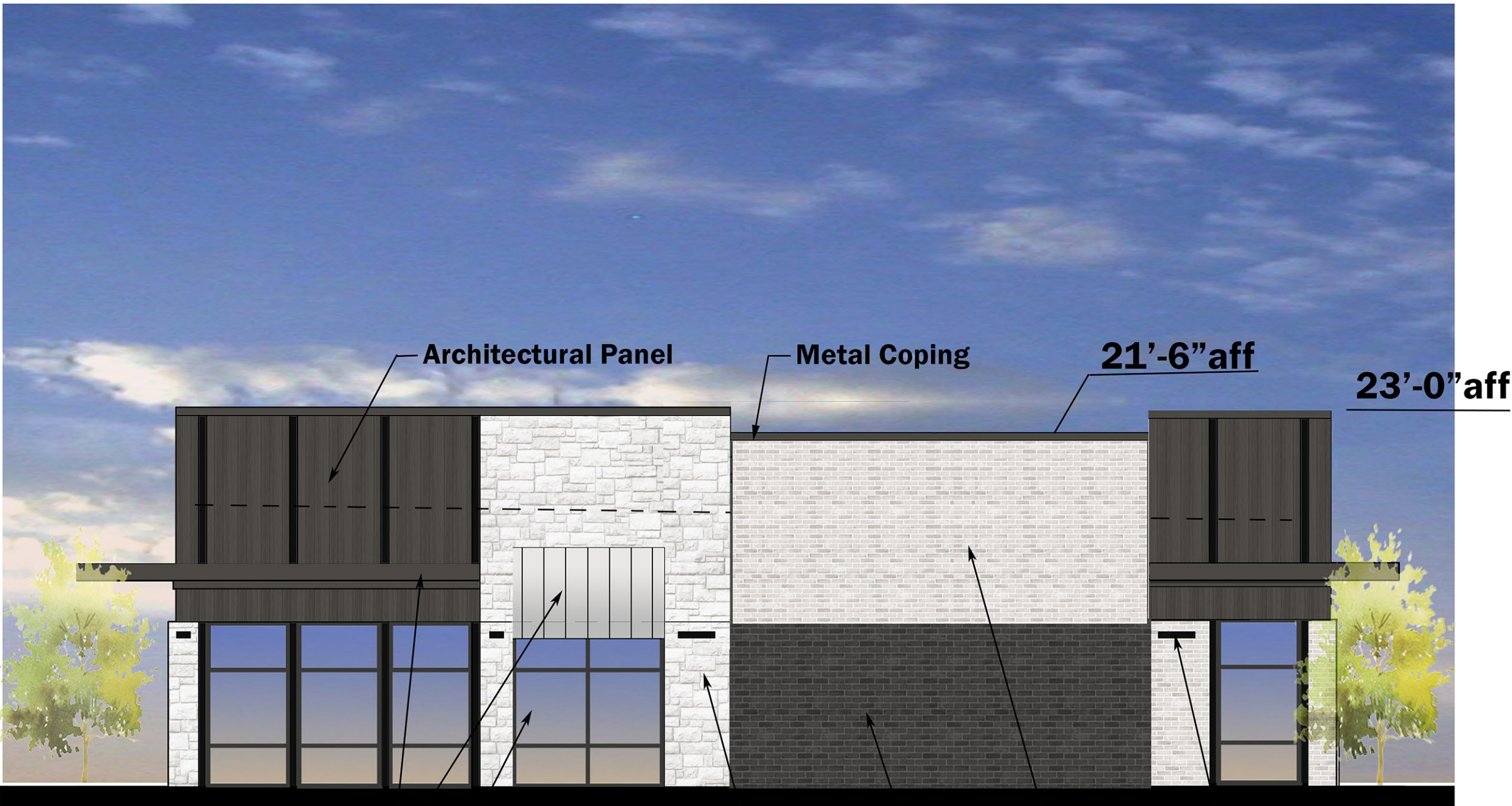
All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.

When permitted, exposed utility boxes and conduits shall be painted to match the building.

All signage areas and locations are subject to approval by the Building Inspections Division.

Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

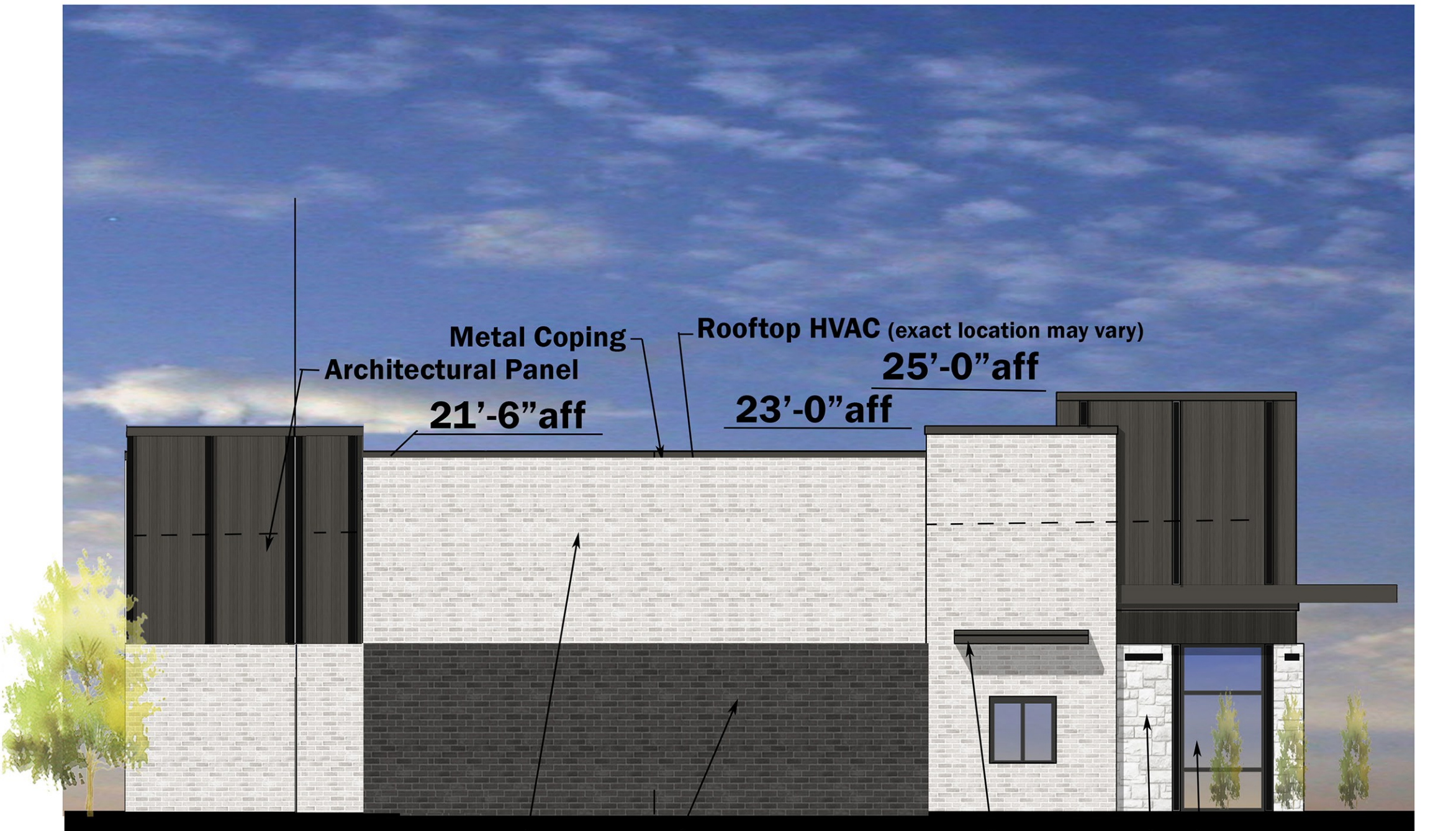
Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.



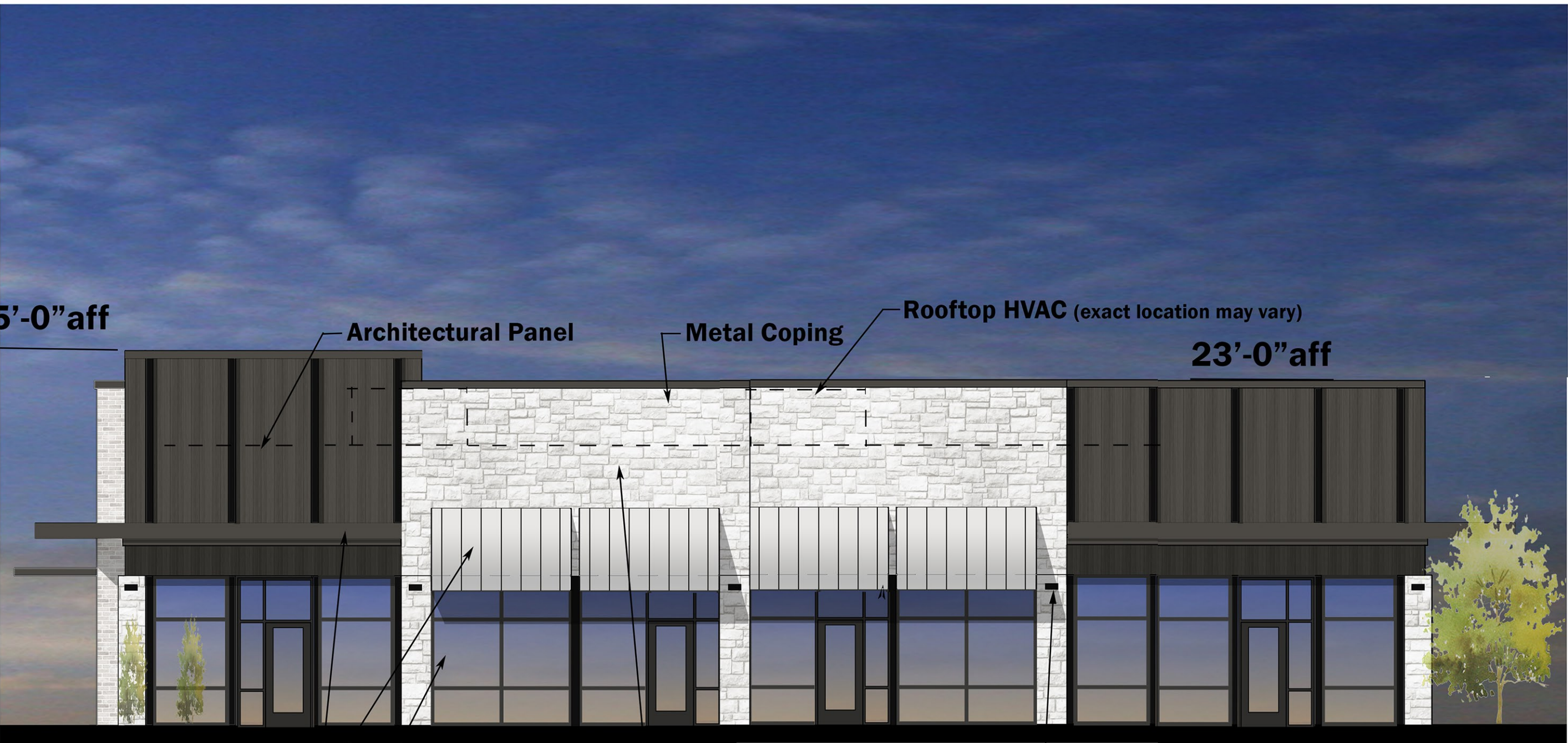
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NORTH	
TOTAL FACADE:	1,615 SF
DOORS/GLAZING:	323 SF
NET FACADE:	1,292 SF 100%
MASONRY (STONE):	256 SF 20%
MASONRY (BRICK):	641 SF 49%
TOTAL MASONRY:	69%
PANELS :	320 SF 25%
METAL AWNING:	75 SF 6%

WEST	
TOTAL FACADE:	1,854 SF
DOORS/GLAZING:	262 SF
NET FACADE:	1,592 SF 100%
MASONRY (BRICK):	824 SF 52%
TOTAL MASONRY:	52%
PANELS :	269 SF 17%
METAL AWNING:	66 SF 4%
STUCCO:	433 SF 27%

SOUTH	
TOTAL FACADE:	1,617 SF
DOORS/GLAZING:	76 SF
NET FACADE:	1,541 SF 100%
MASONRY (STONE):	51 SF 3%
MASONRY (BRICK):	1,147 SF 74%
TOTAL MASONRY:	77%
PANELS :	277 SF 19%
METAL AWNING:	66 SF 4%

EAST	
TOTAL FACADE:	2,062 SF
DOORS/GLAZING:	773 SF
NET FACADE:	1,289 SF 100%
MASONRY (STONE):	649 SF 50%
TOTAL MASONRY:	50%
PANELS :	448 SF 35%
METAL AWNING:	192 SF 15%

TOTAL FACADE:	7,148 SF
TOTAL DOORS/GLAZING:	1,434 SF

NET FACADE	5,714 SF	100%
TOTAL MASONRY:	3,568 SF	62%
TOTAL ARCHITECTURAL PANEL:	1,314 SF	23%
TOTAL AWNINGS:	399 SF	7%
TOTAL STUCCO:	433 SF	8%

SITE PLAN	
CASE NO.	
VICTORY AT FRONTIER LOT 5	
1.198 ACRES	
PART OF LOT 5 BLOCK A	
VICTORY AT FRONTIER, LLC	
(VOL. 2018, PAGE 699)	
P.R.R.C.T.	
TOWN OF PROSPER, COLLIN, TEXAS	
PREPARATION DATE: 09/27/2021	
OWNER/APPLICANT	LANDSCAPE ARCHITECT
VICTORY AT FRONTIER, LLC	LONDON LANDSCAPES
6125 LUTHER LANE STE 583	P.O. BOX 28
DALLAS, TX 75225-6202	COLLINSVILLE, TX 76233
PH: 214-954-2566	CONTACT: AMY LONDON, RLA
CONTACT: BOBBY MENDOZA	
ENGINEER	SURVEYOR
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034	COLLEVILLE, TX 76034
PH: 817-688-4680	PH: 817-884-1557
CONTACT: PATRICK FILSON, PE	CONTACT: JACK BARTON, RPLS



20023-01 tws 06/20/22

LOT 5 VICTORY at FRONTIER

Case Number: S22-0006