



## LEGEND

PROPOSED FIRE HYDRANT

0

ACCESSIBLE ROUTE • • • • • • • • • • • •

PROPOSED CURB INLET

PARKING COUNT

PROPERTY BOUNDARY -

PROPOSED PAVEMENT

10

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	
ಶ	RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF	
	BUILDING AREA / PATIO AREA	6,050 SF	
4	RESTAURANT PARKING SPACES REQUIRED	(3,400SF) 34 SPACES	
	RETAIL PARKING SPACES REQUIRED	(2,650SF) 11 SPACES	
	TOTAL PARKING SPACES PROVIDED	45 SPACES	
Δ.	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 PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII 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.

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**

SCALE: 1" = 20'

### SITE PLAN **CASE NO. S22-0006**

VICTORY AT FRONTIER LOT 5 1.198 ACRES

> VICTORY AT FRONTIER, LLC (VOL. 2018, PAGE 699) P.R.R.C.T. TOWN OF PROSPER, COLLIN, TEXAS PREPARATION DATE: 10/25/2021

> > LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28

COLLINSVILLE, TS 76233

PH: 817-864-1957

CONTACT: JACK BARTON, RPLS

LOT 5, BLOCK A

<u>OWNER/APPLICANT</u> VICTORY AT FRONTIER, LLC

6125 LUTHER LANE STE 583 DALLAS, TX 75225-6202 PH: 214-934-2566 CONTACT: BOBBY MENDOZA

PH: 817-488-4960

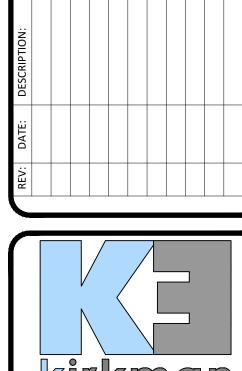
CONTACT: AMY LONDON, RLA <u>SURVEYOR</u> BARTON CHAPA SURVEYING KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034

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 Real Estate Group

6125 LUTHER LANE SUITE 583

DALLAS, TX 75225-6202 214-934-2566



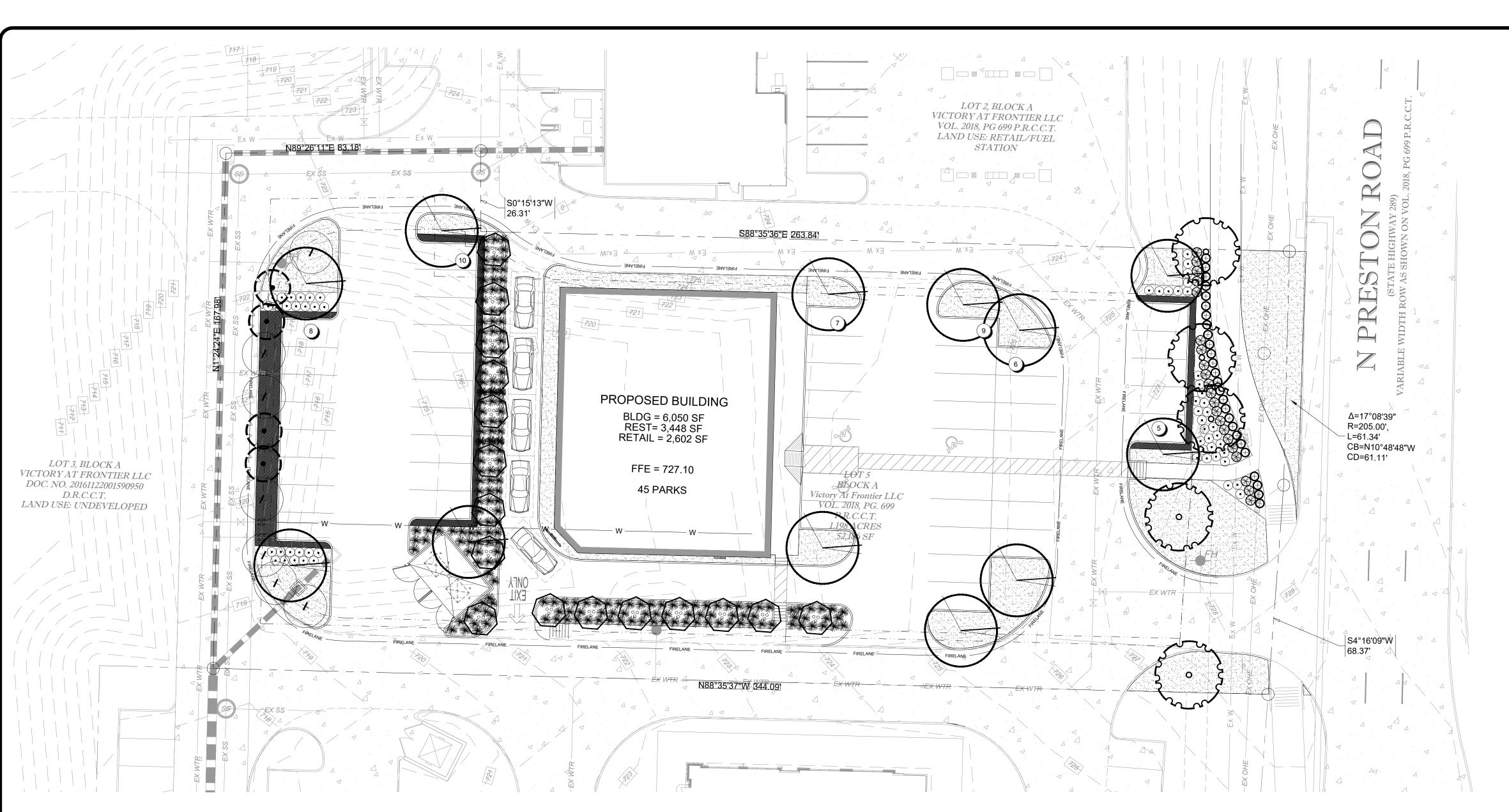
ENGINEERING KIRKMAN ENGINEERING, LLC

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

JOB NUMBER: VIC21019

ISSUE DATE: 05/09/2022

**EXHIBIT B SITE PLAN** 





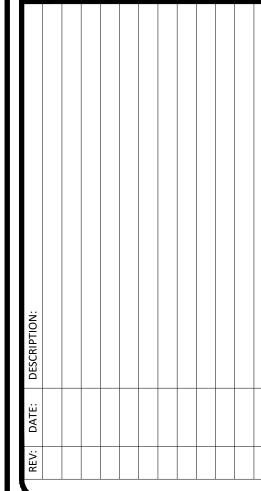
**GRAPHIC SCALE** 

(IN FEET) 1 INCH = 20 FEET



VICTORY GROUP Victory Real Estate Group

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





COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874 JOB NUMBER: VIC21019

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**EXHIBIT C** LANDSCAPE PLAN

## A MINIMUM 10% OF PLATTED AREA TO BE LANDSCAPED

PROVIDED: 8,069 SF

- PROVIDED: 5 TREES
- REQUIRED: A MINIMUM OF 15 SHRUBS WITH A MINIMUM SIZE OF FIVE (5) GALLONS EACH WILL BE PLANTED IN THE LANDSCAPE AREA FOR EVERY 30 LINEAR FEET OF FRONTAGE

## 5' LANDSCAPE BUFFER AROUND THE PERIMETERS OF THE PROPERTY

- REQUIRED: ONE SMALL TREE AND ONE FIVE-GALLON SHRUB SHALL BE PLANTED EVERY 15
- 167.98' x 15 = 12 TREES AND 12 SHRUBS

## INTERIOR PARKING LANDSCAPING (ALL REQUIRED AND PROVIDED)

• REQUIRED: 15 SQ. FT. OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN

- REQUIRED: LANDSCAPE ISLAND (160 SF & NO LESS THAN 9' WIDE AND AN EQUAL LENGTH TO THE ABUTTING PARKING SPACE) AT THE END OF EVERY PARKING ROW WITH A CANOPY TREE

- PROVIDED: YES

## LANDSCAPE CALCULATIONS

• REQUIRED LANDSCAPE AREA: 52,186 SF X 10% = 5,218 SF

3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread

3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen

3" Trunk Min. 30 Gal. Cont. Grown 1" Cal. Per Trunk, 4—5 Canes 8' Height, 5' Spread, Specimen

3" Cal. Min. Cont. Grown — 15 Gal. Full Crown, Min. 1" Canes, Min. 7' ht. Healthy, Plant as Shown

3" Cal. Min. Cont. Grown — 15 Gal. Full Crown, Min. 1" Canes, Min. 7' ht. Healthy, Plant as Shown

5 Gal. Minimum 24" — 36" Minimum height at plantin Spaced per plan, matching

5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

Solid sod Sand fill joints and provide uniform

coverage within 30 days of completi

5 Gal. Minimum 4' Height at Planting Spaced per plan, matching

KEY

**TREES** 

SHRUBS

58

GROUNDCOVER

Ulmus crassifolia

Quercus texana

CH Chilopsis linearis

CC Cercis canadensis

VIB Viburnum v. davidii 'White'

21 | NER | Abelia x grandiflora

26 NDL Nandina domestica 'Lemon Lime'

200 NAN Nandina domestica

959 SF DG Decomposed Granite

6,286 SF SOD Common Bermuda Grass

CL llex opaca

Cedar Elm

Texas Red Oak

Desert Willow

Foster Holly

Eastern Redbud

Viburnum

Glossy Abelia

Nandina

Bermuda Grass

Lemon Lime Nandina

## 30' LANDSCAPE BUFFER ALONG PRESTON ROAD MEASURED FROM THE PROPERTY LINE

- REQUIRED: 1 CANOPY TREE FOR EVERY 30 LINEAR FEET
- 129.71 LF / 30 = 5 TREES
- 129.71 LF / 30 = 5 X 15 SHRUBS = 75 SHRUBS PROVIDED: 75 SHRUBS

- LINEAR FEET.
- PROVIDED: 12 TREES AND 23 SHRUBS

THE PAVED BOUNDARIES OF THE PARKING LOT AREA.

- PROVIDED: YES

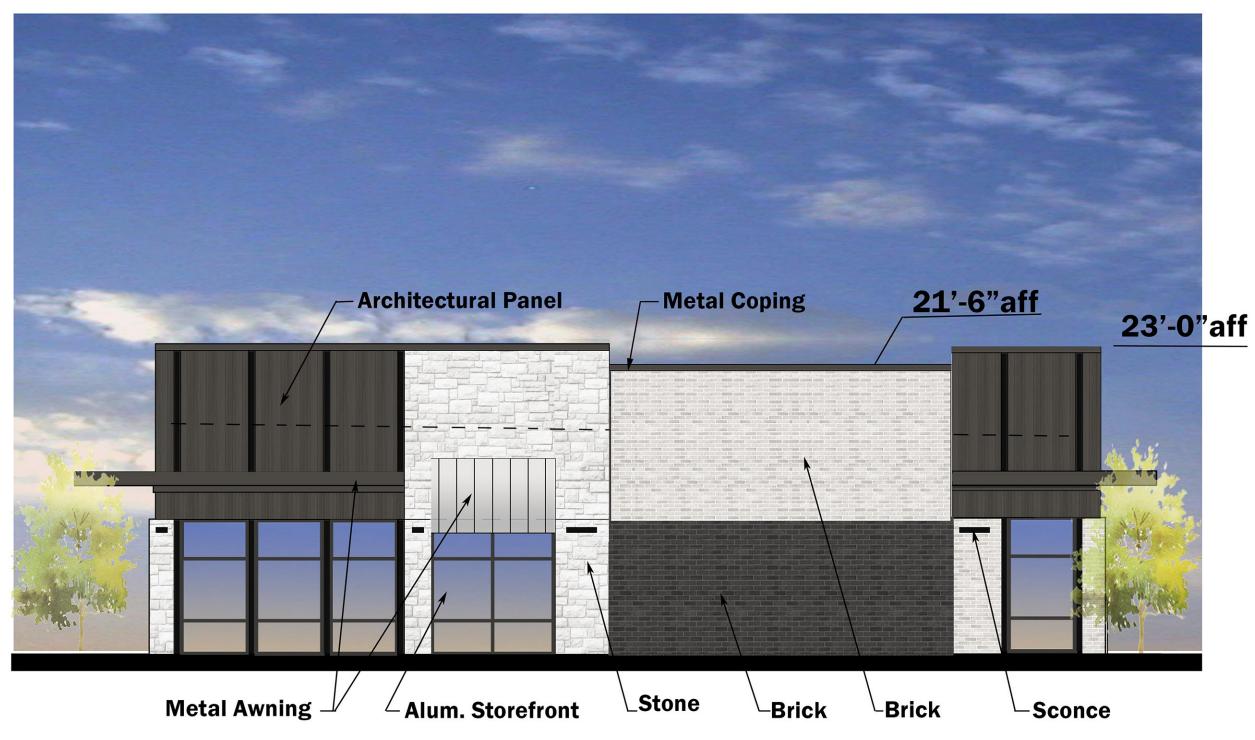
- REQUIRED: EVERY 15 PARKING SPACES MUST BE INTERRUPTED BY A LANDSCAPE ISLAND PROVIDED : YES

# REQUIRED: A CANOPY TREE WITHIN 150 FEET OF EVERY PARKING SPACE

# TOWN OF PROSPER NOTES TO CONTRACTOR

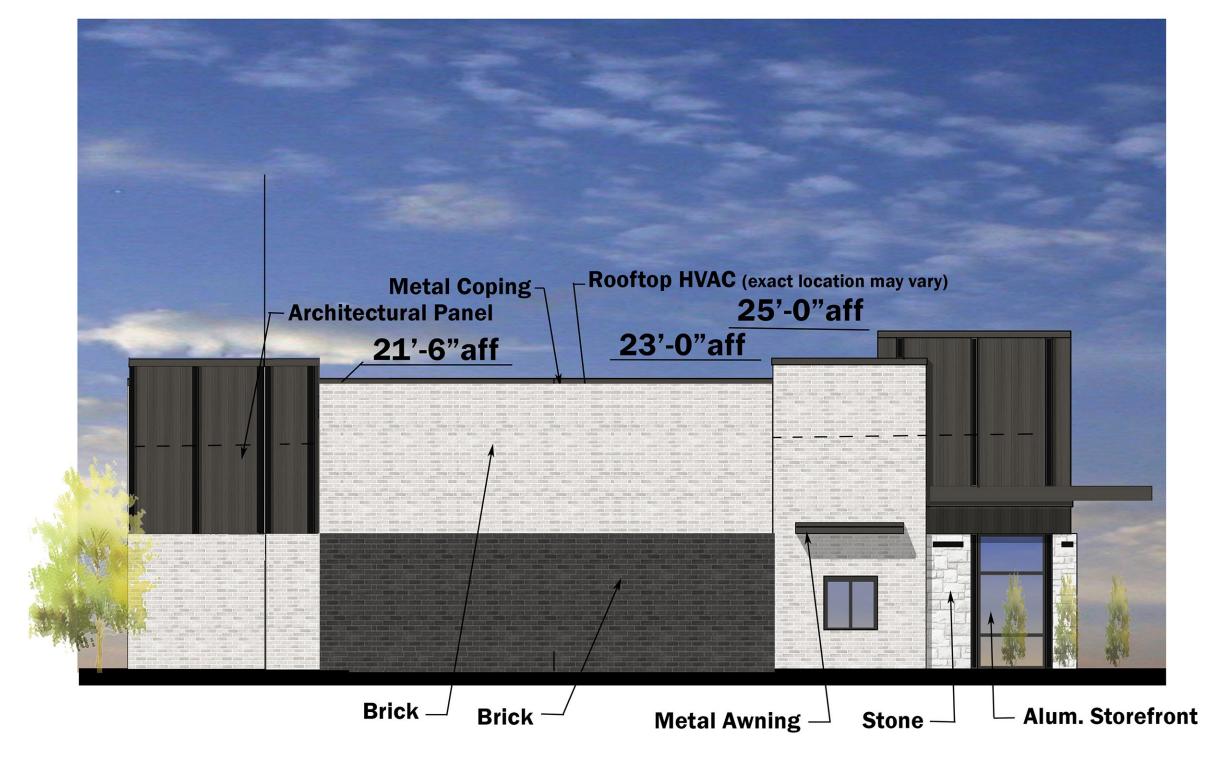
A NEW INSPECTION(S) WILL BE MADE FOR THE FOLLOWING:

- 1) TREE HEIGHT, WIDTH & CALIPER (AT DELIVERY) 2) SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY) (ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED
- BY PARKS AT INSPECTION)
- 3) INSPECTION OF TREE PIT SIDE WALLS & DEPTH 4) INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT



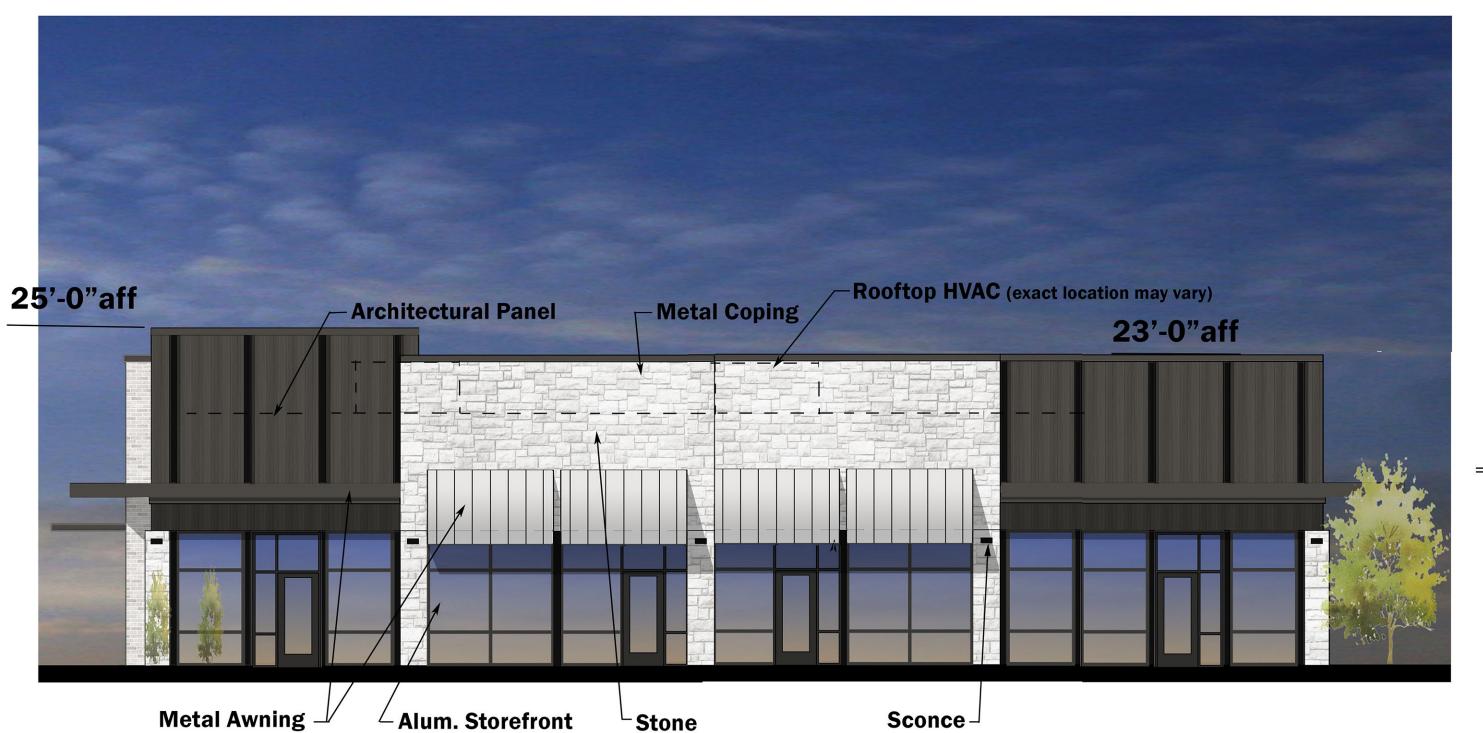
Rooftop HVAC (exact location may vary) - Metal Coping **Architectural Panel** 21'-6"aff 23'-0"aff **Brick**  $_{f Brick}$  - Downspout  $^{f J}$  $^{igseleft}$  Alum. Storefront Stucco

**WEST ELEVATION** 



**SOUTH ELEVATION** 

NORTH ELEVATION



**EAST ELEVATION** 



LOT 5 VICTORY at FRONTIER

### **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 screed 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** 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: 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): MASONRY (BRICK): 1,147 SF 74%

TOTAL MASONRY:

EAST	
TOTAL FACADE: DOORS/GLAZING:	The second second
NET EACADE	1 290 SE

METAL AWNING: 192 SF 15%

PANELS: 277 SF 19%

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

**NET FACADE** 5,714 SF 100% **TOTAL MASONRY: TOTAL ARCHITECTURAL PANEL: TOTAL AWNINGS: TOTAL STUCCO:** 433 SF

# **SITE PLAN** VICTORY AT FRONTIER LOT 5

1.198 ACRES PART OF LOT 5 BLOCK A VICTORY AT FRONTIER, LLC (VOL. 2018, PAGE 699)

TOWN OF PROSPER, COLLIN, TEXAS PREPARATION DATE: 09/27/2021

6125 LUTHER LANE STE 583 DALLAS, TX 75225-6202 PH: 214-934-2566 CONTACT: BOBBY MENDOZA

P.O. BOX 28 COLLINSVILLE, TS 76233 CONTACT: AMY LONDON, RLA

COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: PATRICK FILSON, PE

COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

Case Number: S22-0006