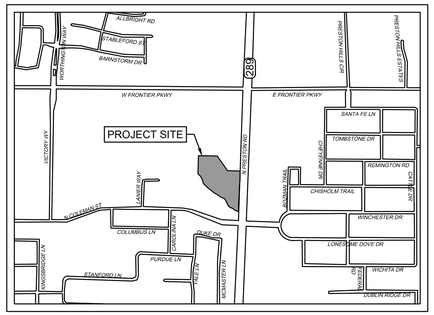
811 Know what's below. Call before you dig.

| 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)<br>1 PER 100 SF (RESTAURANT)<br>1 PER 200 SF (PATIO) | 1 PER 250 SF (RETAIL)<br>1 PER 100 SF (RESTAURANT) | 1 PER 250 SF (RETAIL) |
| BUILDING DISTRIBUTION | RETAIL: 4,920 SF<br>RESTAURANT: 7,080 SF<br>PATIO: 400 SF | 1ST FLOOR:<br>RESTAURANT: 8,800 SF<br>RETAIL: 8,900 SF<br>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) |




VICINITY MAP
N.T.S

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY
- TREE
- FIRE LANE

**TOWN OF PROSPER NOTES:**

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. 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.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. 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.
7. 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.
8. 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 *
9. LIVING SCREEN TO BE PROVIDED WHERE NEEDED, IN SPACES WHERE NATURAL SCREENING IS NOT SUFFICIENT.
10. LIVING SCREEN PLANT TYPES: AMERICAN PILLAR ARBORVITAE OR CAROLINA CHERRY LAUREL TREES.
11. AN EXHIBIT OF THE LIVING SCREEN WILL BE PROVIDED AT THE TIME OF THE SITE PLAN.

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

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
6/17/2025

GRAPHIC SCALE
0 50 100 FEET
SCALE: 1" = 50'

**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:**

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. 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
COLLEYVILLE, 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, RLA

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

DATE: 05/30/2025
STATE OF TEXAS
JOHN D. GARDNER
138295
LICENSED
PROFESSIONAL ENGINEER

VICTORY REAL ESTATE GROUP
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

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|

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

JOB NUMBER: VIC21021
ISSUE DATE: DATE

**SITE PLAN**

SHEET:
C3.0

FILE PATH: K:\Jobs\VIC2400_Frontier South\Drawings\03 - Production_Jobs\VIC2400_Frontier South\Drawings\03 - Production\C3.0 SITE PLAN_

FILENAME: C3.0 SITE PLAN_.dwg
PLOTTED BY: John Gardner
PLOTTED DATE: 5/30/25