SITE BENCHMARKS

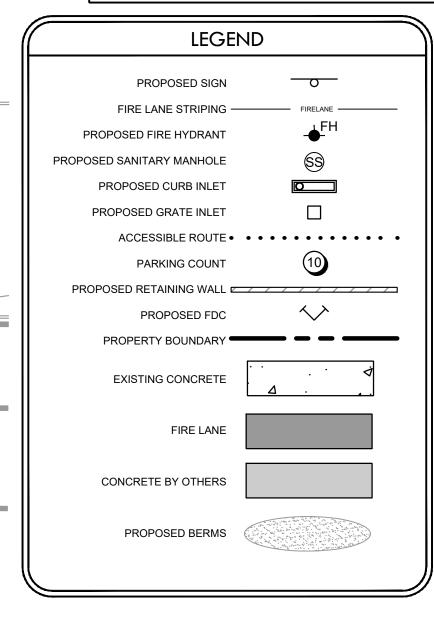
FRONTIER PKWY

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT FOUND ON THE TOP OF A CONCRETE CURB IN THE EAST LINE OF A CONCRETE FIRE LINE AT THE NORTH END OF THE RADIUS OF A DRIVEWAY ENTRANCE, BEING LOCATED APPROXIMATELY 250 FEET WEST OF THE INTERSECTION OF PRESTON ROAD AND FRONTIER PARKWAY, AND BEING LOCATED APPROXIMATELY 45 FEET SOUTH OF A STORM DRAIN MANHOLE IN THE CENTER OF SAID FIRE LANE.

ELEVATION = 724.86' (NAVD '88)

THE SITE BENCHMARK IS AN "X" CUT FOUND ON THE TOP OF A CONCRETE CURB IN THE WEST LINE OF A CONCRETE PARKING STALL ADJACENT TO THE WEST LINE OF CONCRETE FIRE LANE, BEING LOCATED APPROXIMATELY 370 FEET WEST AND 720 FEET SOUTH OF THE INTERSECTION OF PRESTON ROAD AND FRONTIER PARKWAY, AND BEING LOCATED APPROXIMATELY 15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARKING STALL.

ELEVATION = 710.39' (NAVD '88)



| PARKING DATA TABLE               |  |
|----------------------------------|--|
| EXISTING ZONING                  | PD-10  |
| LOT AREA (SF) /( ACRES)          | 71,060 SF / 1.63 ACRES                                 |
| TOTAL BUILDING AREA (SF)         | 11,700 SF<br>600 SF PATIO                              |
| AREA DISTRIBUTION                | RESTAURANT - 4,100 SF (35%)<br>RETAIL - 7,600 SF (65%) |
| BUILDING HEIGHT                  | 25'-0" (1 STORY)                                       |
| MAXIMUM FAR (4:1)                | 13.6% / 0.136:1  |
| PARKING REQUIREMENTS             | 1 PER 250 SF (RETAIL)<br>1 PER 100 SF (RESTAURANT)     |
| TOTAL PARKING SPACES<br>REQUIRED | 78   |
| TOTAL PARKING SPACES<br>PROVIDED | 78   |
| REQUIRED ADA PARKING             | 4  |
| PROVIDED ADA PARKING             | 4  |
|                                  | <u> </u>   |



SCALE: 1'' = 20'

SITE PLAN

**CITY PROJECT NO. D22-0093** 

FRONTIER RETAIL 4 **1.63 ACRES** LOT 7, BLOCK A SURVEY ADDITION NAME (INST. NO. 20190215010000670) TOWN OF PROSPER. COLLIN, TEXAS

PREPARATION DATE: 08/24/2022

PH: 817-488-4960

CONTACT: JOHN GARDNER, PE

2911 TURTLE CREEK BLVD, STE 700 DALLAS, TEXAS, 75219 PH: (972) 707-9555 CONTACT: BOBBY MENDOZA

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034

LONDON LANDSCAPES, LLC PO BOX 28 COLLINSVILLE, TX 76233 PH: (972) 800-0676

PH: 817-864-1957

CONTACT: JACK BARTON, RPLS

CONTACT: AMY LONDON

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

Call before you dig

Know what's below.

DESIGN REVIEW ONLY AN

NOT INTENDED FOR THE PURPOSE

OF CONSTRUCTION, BIDDIN

OR PERMIT. THEY WERE PREPARE

BY, OR UNDER THE SUPERVISION O

JOHN D. GARDNER

P.E.# 138295

DATE: December 1, 2022

VICTORY GROU

Victory Real Estate Group

2911 TURTLE CREEK BLVD. STE 700

DALLAS, TX 75219 972-707-9555

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21019

ISSUE DATE:

**SITE PLAN**