

- SURVEYOR'S NOTES:**
- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.000152710.
  - Elevations are referenced to The North American Vertical Datum of 1988 (NAVD88).
  - This property lies within Zone "A" and Zone "C" (Unshaded), of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0120, with an effective date of June 2, 2009 via scaled map location and graphic plotting.
  - Monuments are found unless specifically designated as set.
  - There was no observed evidence of any structures on the subject property at the time of survey.

**NOTE REGARDING UTILITIES**  
Utility locations are per observed evidence only.

**LEGEND**

- o cable tv
- o electric meter
- o fence or guardrail
- o fire dept. connection
- o fire hydrant
- o gas valve
- o bollard
- o grate inlet
- o gas meter
- o sanitary sewer manhole
- o sign
- o storm water manhole
- o telephone manhole
- o telephone pedestal
- o traffic signal pole
- o utility clean out
- o utility cabinet
- o utility vault
- o utility markings
- o utility pole
- o utility sign
- o water shutoff
- o water valve
- o water manhole
- o water meter
- o tree
- o shrub/decorative tree or tree with diameter < 4 in.
- o contour lines

- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
  - R.O.W. RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
  - C.M. CONTROLLING MONUMENT

**VICINITY MAP**  
NOT TO SCALE

**SITE BENCHMARKS:**

- As "X" set on a concrete storm sewer inlet within Preston Road (State Highway 289), approximately 20' east and 82' south of the Northeast corner of the subject property. Elevation: 708.16'
- A 60D Nail set on natural ground within that tract of land described to Victory at Frontier, LLC by deed recorded in Document No. 20161122001590950, O.P.R.C.C.T., approximately 131' west and 77' north of its most easterly Southeast corner. Elevation: 709.34'

Tree Table		Tree Table		Tree Table		Tree Table	
Tag #	Description	Tag #	Description	Tag #	Description	Tag #	Description
#126	12" ELM	#181	12" HICK	#236	12" HICK	#291	12" HICK
#127	12" ELM	#182	12" HICK	#237	12" HICK	#292	12" HICK
#128	12" ELM	#183	12" HICK	#238	12" HICK	#293	12" HICK
#129	12" ELM	#184	12" HICK	#239	12" HICK	#294	12" HICK
#130	12" ELM	#185	12" HICK	#240	12" HICK	#295	12" HICK
#131	12" ELM	#186	12" HICK	#241	12" ELM	#296	12" HICK
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#137	12" ELM	#192	12" HICK	#247	12" HICK	#302	12" HICK
#138	12" ELM	#193	12" HICK	#248	12" HICK	#303	12" HICK
#139	12" ELM	#194	12" HICK	#249	12" HICK	#304	12" HICK
#140	12" ELM	#195	12" HICK	#250	12" HICK	#305	12" HICK
#141	12" ELM	#196	12" HICK	#251	12" HICK	#306	12" HICK
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#145	12" ELM	#200	12" HICK	#255	12" HICK	#310	12" HICK
#146	12" ELM	#201	12" HICK	#256	12" HICK	#311	12" HICK
#147	12" ELM	#202	12" HICK	#257	12" HICK	#312	12" HICK
#148	12" ELM	#203	12" HICK	#258	12" HICK	#313	12" HICK
#149	12" ELM	#204	12" HICK	#259	12" HICK	#314	12" HICK
#150	12" ELM	#205	12" HICK	#260	12" HICK	#315	12" HICK
#151	12" ELM	#206	12" HICK	#261	12" HICK	#316	12" HICK
#152	12" ELM	#207	12" HICK	#262	12" HICK	#317	12" HICK
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#154	12" ELM	#209	12" HICK	#264	12" HICK	#319	12" HICK
#155	12" ELM	#210	12" HICK	#265	12" HICK	#320	12" HICK
#156	12" ELM	#211	12" HICK	#266	12" HICK	#321	12" HICK
#157	12" ELM	#212	12" HICK	#267	12" HICK	#322	12" HICK
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#161	12" ELM	#216	12" HICK	#271	12" HICK	#326	12" HICK
#162	12" ELM	#217	12" HICK	#272	12" HICK	#327	12" HICK
#163	12" ELM	#218	12" HICK	#273	12" HICK	#328	12" HICK
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#236	12" ELM	#291	12" HICK	#346	12" HICK	#401	12" HICK
#237	12" ELM	#292	12" HICK	#347	12" HICK	#402	12" HICK
#238	12" ELM	#293	12" HICK	#348	12" HICK	#403	12" HICK
#239	12" ELM	#294	12" HICK	#349	12" HICK	#404	12" HICK
#240	12" ELM	#295	12" HICK	#350	12" HICK	#405	12" HICK
#241	12" ELM	#296	12" HICK	#351	12" HICK	#406	12" HICK
#242	12" ELM	#297	12" HICK	#352	12" HICK	#407	12" HICK
#243	12" ELM	#298	12" HICK	#353	12" HICK	#408	12" HICK
#244	12" ELM	#299	12" HICK	#354	12" HICK	#409	12" HICK
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#257	12" ELM	#312	12" HICK	#367	12" HICK	#422	12" HICK
#258	12" ELM	#313	12" HICK	#368	12" HICK	#423	12" HICK
#259	12" ELM	#314	12" HICK	#369	12" HICK	#424	12" HICK
#260	12" ELM	#315	12" HICK	#370	12" HICK	#425	12" HICK
#261	12" ELM	#316	12" HICK	#371	12" HICK	#426	12" HICK
#262	12" ELM	#317	12" HICK	#372	12" HICK	#427	12" HICK
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#266	12" ELM	#321	12" HICK	#376	12" HICK	#431	12" HICK
#267	12" ELM	#322	12" HICK	#377	12" HICK	#432	12" HICK
#268	12" ELM	#323	12" HICK	#378	12" HICK	#433	12" HICK
#269	12" ELM	#324	12" HICK	#379	12" HICK	#434	12" HICK
#270	12" ELM	#325	12" HICK	#380	12" HICK	#435	12" HICK
#271	12" ELM	#326	12" HICK	#381	12" HICK	#436	12" HICK
#272		#327		#382		#437	



Kirkman Engineering  
5200 State Highway 121  
Colleyville, TX 76034  
PH 817.488.4960

**RE: Victory at Frontier South**

The proposed project is anticipated to provide for the orderly development the platted 7.793-acre tract at the Northwest corner of Preston Road and N Coleman Street. As part of this submittal, we are submitting a Concept PD for the Overall tract.

A mixture of uses is anticipated on this tract with potential Offices, Retail, Restaurant, and Restaurant with a drive thru. These uses are depicted on the Concept Plan. The natural buffer of the existing creek and flood play will provide sufficient barrier between this development and the residential zoned property to the south. The natural grade of this property is such that the buildings will be lower than the existing Preston Road elevation. The PD request an addition to the maximum building height to three stories and 60' tall. This plan is representative of what we feel is reasonable for the site, however, is not meant to establish a final site plan, it is intended to depict conceptual layouts only. Some of the uses shown on the concept plan may require a Specific Use Permit as described in the development standards.

The property is currently zoned Office (O). The proposal is to establish a PD to address the overall project continuity as well as provide for several deviations from the City Standards within the Office (O) district, and to allow uses that will be consistent with the overall development.

Kind Regards,

*Patrick Filson*

Patrick Filson, P.E.

## **EXHIBIT C DEVELOPMENT STANDARDS**

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these development standards, the regulation of the Town's Zoning Ordinance as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended shall apply.

1. Except as noted below, the tract shall develop in accordance with the Office (O) Districts, as it exists or may be amended.
  - a. Conceptual Site Plan: The tract shall continue to be used in general accordance with the attached concept plan, set forth in Exhibit D.
  - b. Building elevations: The tract shall continue to be used in general accordance with the attached façade plans, set forth in Exhibit F.
  - c. Landscape Plan: The tract shall continue to be used in general accordance with the attached landscape plan, set forth in Exhibit G
2. Uses. All the permitted uses in the office (O) District shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:
  - a. Uses Permitted by Right
    - Restaurant with Drive-Through on Lot 2 within a multi-tenant building.
    - Retail Stores and Shops
    - Gymnastics/Dance Studio
    - Restaurant
    - Veterinarian Clinic and/or Kennel, Indoor
    - Office/Showroom
3. Size of Yards:
  - a. Minimum Front yard: 30 Feet
  - b. Minimum Side Yard:
    - Ten Feet Adjacent to any residential district.
    - No Side yard adjacent to any nonresidential district.
  - c. Minimum Rear Yard.
    - Ten Feet Adjacent to any residential district.
    - No Side yard adjacent to any nonresidential district.
  - d. Maximum Height: Four Stories, no greater than 60 feet above the primary entry level. (Height calculations do not include partially below grade levels)
  - e. Maximum Floor Area: No Maximum Floor Area.

4. Architectural Regulations:

- a. All buildings on lots 1 and 2 shall be consistent architecturally with the elevations provided within this PD.
  - 80% masonry and 10% maximum amount of stucco
- b. All building on lots 3 and 4 shall be consistent architecturally with the elevations provided within this PD.
  - Masonry 60%
  - Architectural Panel 20%
  - Awnings 10%
  - Stucco 10%
- c. All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall.
- d. Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

[illegible]

PRELIMINARY  
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:  
  
JOHN D. GARDNER  
P.E.# 138295  
DATE: August 10, 2022

**VICTORY | GROUP**  
Victory Real Estate Group

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

VICTORY AT  
FRONTIER - SOUTH  
LOTS 1 - 4  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:
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The logo for Kirkman Engineering, featuring a stylized 'KE' in a grey box above the text 'kirkman ENGINEERING' in a bold, sans-serif font.

JOB NUMBER: VIC21021  
ISSUE DATE: 6/28/2022

# CONCEPT PLAN

SHEET:

# C3.0

FILE PATH: K:\Jobs\VIC21021\_Frontier South\Drawings\CONCEPT\03 - Production\03 - Production\C3.0 SITE PLAN\_UPDATED

FILENAME: C3.0 SITE PLAN\_UPDATED.dwg  
PLOTTED BY: Patrick Filson  
PLOTTED DATE: 8/10/2022



## **EXHIBIT E DEVELOPMENT SCHEDULE**

The development schedule critical path is through the Flood Plain reclamation and FEMA permitting process and assumes the PD Zoning Process will be complete by the 3<sup>rd</sup> Quarter 2022

1. FEMA Flood Plain – Permitting and Reclamation 1<sup>st</sup> Quarter of 2023
2. PSP, Site Plan and Building Permits for the infrastructure to serve each lot 3<sup>rd</sup> Quarter of 2023
3. Building Permits for Building on Lots 1, 2, and 3. Complete 4<sup>th</sup> Quarter of 2023
4. The remaining lots will developed as demand dictates.

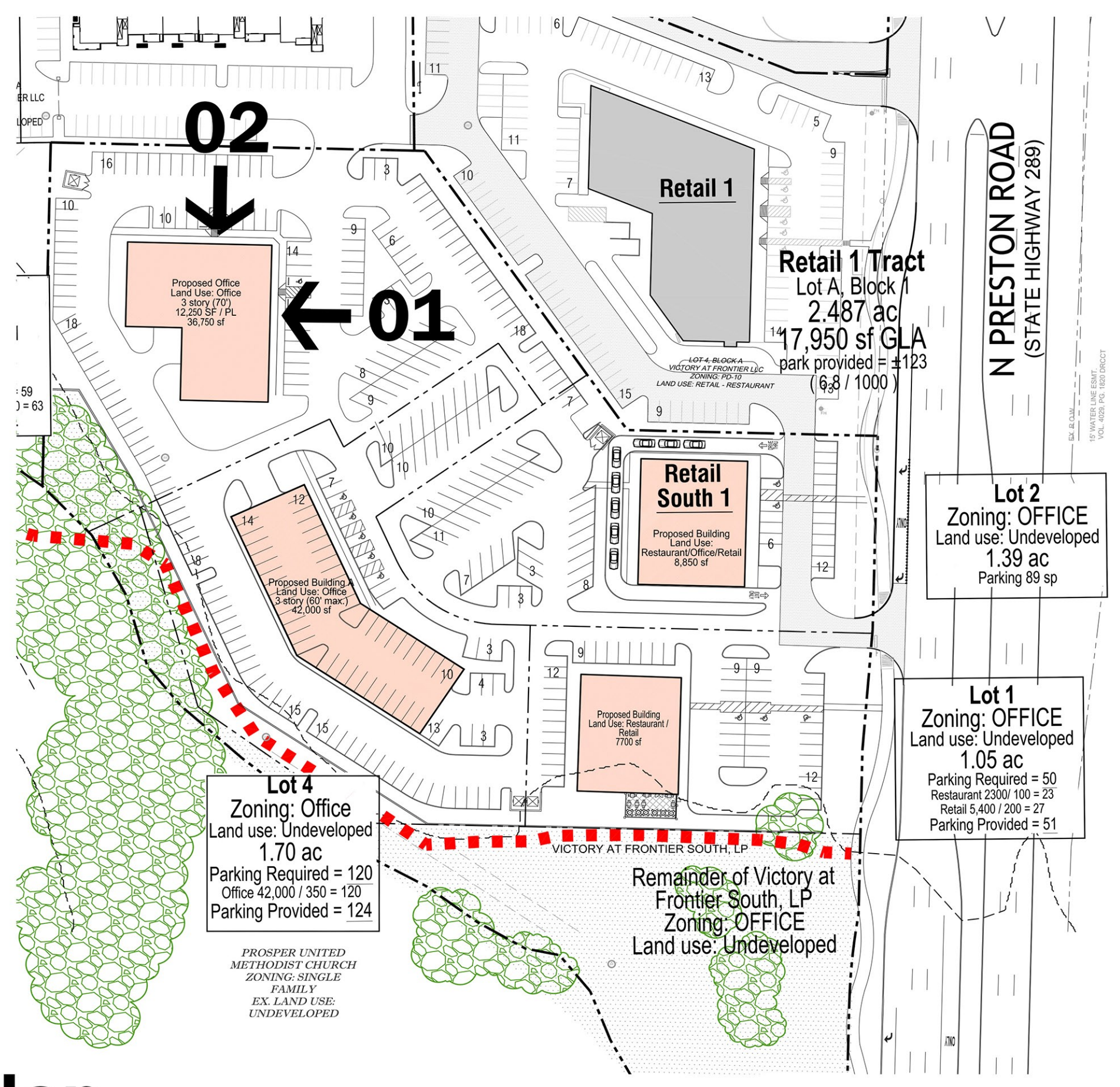
Kind Regards,

*Patrick Filson*

Patrick Filson, P.E.

EAST			NORTH		
TOTAL FACADE:	7465 SF		TOTAL FACADE:	6201 SF	
DOORS/GLAZING:	2980 SF		DOORS/GLAZING:	2523 SF	
NET FACADE:	4485 SF	100%	NET FACADE:	3678 SF	100%
MASONRY (STONE):	1072 SF	24%	MASONRY (STONE):	1268 SF	35%
MASONRY (BRICK):	591 SF	13%	MASONRY (BRICK):	262 SF	7%
MASONRY (THIN SET):	1260 SF	28%	MASONRY (THIN SET):	900 SF	24%
TOTAL MASONRY:	65%		TOTAL MASONRY:	66%	
STUCCO:	538 SF	12%	STUCCO:	495 SF	14%
PANELS:	391 SF	9%	PANELS:	154 SF	4%
METAL AWNING:	633 SF	14%	METAL AWNING:	599 SF	16%

north  
↑  
Key Plan



**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.

SITE PLAN		
CASE NO.		
VICTORY AT FRONTIER		
ACRES		
PART OF LOT 3, 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: 214-934-2568		CONTACT: AMY LONDON, RLA
CONTACT: BOBBY MENDOZA		
ENGINEER		SURVEYOR
KIRKMAN ENGINEERING, LLC		BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121		5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034		COLLEYVILLE, TX 76034
PH: 817-486-4060		PH: 817-864-1957
CONTACT: PATRICK FILSON, PE		CONTACT: JACK BARTON, RPLS



LOT 3

OFFICE

VICTORY at FRONTIER

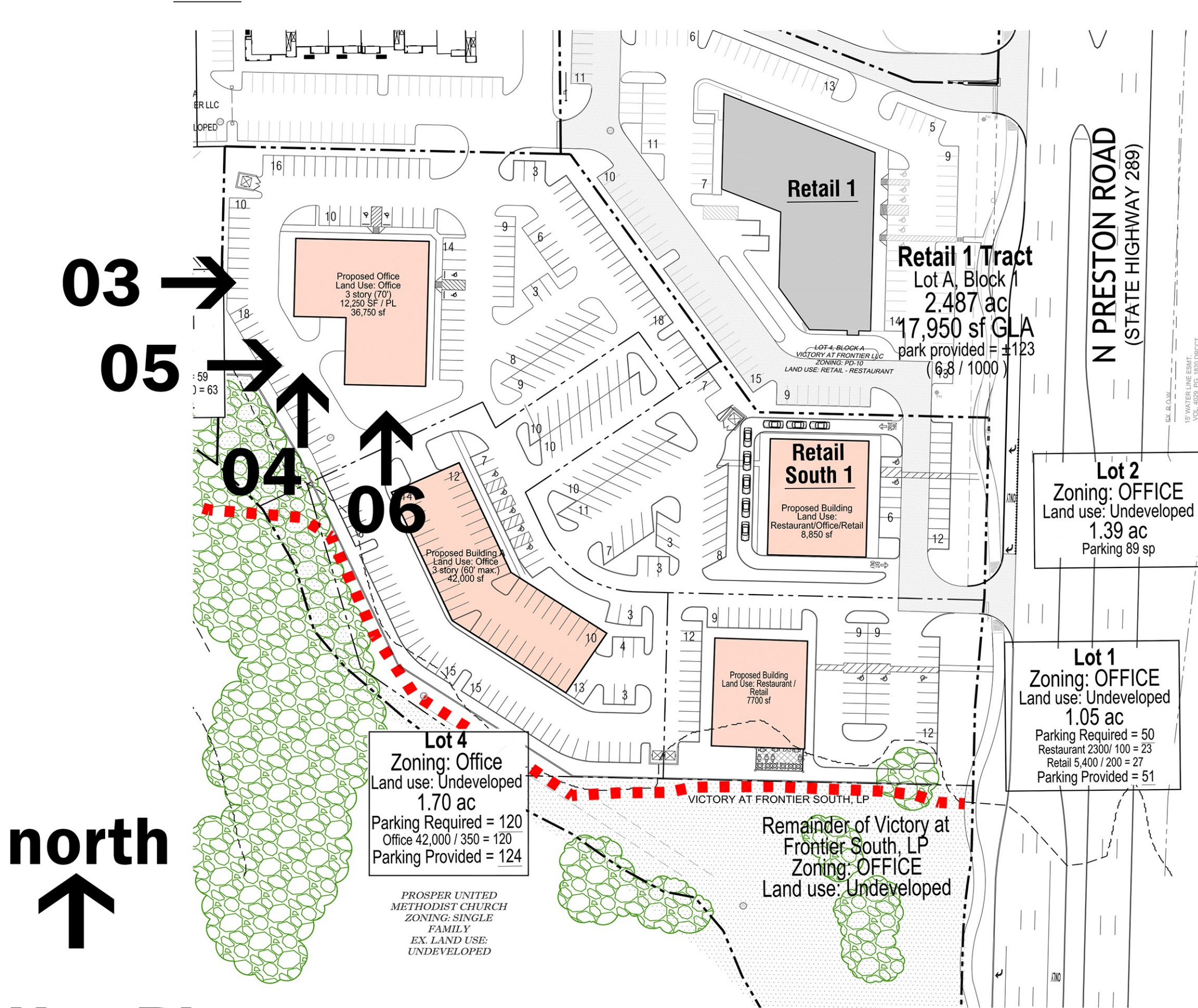
Prosper, Texas

20023-01 tws 07/05/22  
UPDATE 09/21/22



05 west elevation

06 south elevation



Key Plan



03 west elevation

04 south elevation

WEST 05		
TOTAL FAÇADE:	3772 SF	
DOORS/GLAZING:	736 SF	
NET FAÇADE:	3036 SF	100%
MASONRY (STONE):	784 SF	26%
MASONRY (BRICK):	1431 SF	47%
MASONRY (THIN SET):	114 SF	4%
TOTAL MASONRY:	77%	
TEXTURE/PAINT TILT WALL:	397 SF	13%
STUCCO:	254 SF	8%
METAL AWNING:	56 SF	2%

SOUTH 06		
TOTAL FAÇADE:	3423 SF	
DOORS/GLAZING:	714 SF	
NET FAÇADE:	2709 SF	100%
MASONRY (STONE):	910 SF	34%
MASONRY (BRICK):	705 SF	26%
TOTAL MASONRY:	60%	
TEXTURE/PAINT TILT WALL:	1023 SF	38%
STUCCO:	34 SF	1%
PANELS:	0 SF	0%
METAL AWNING:	37 SF	1%

WEST 03		
TOTAL FAÇADE:	3423 SF	
DOORS/GLAZING:	714 SF	
NET FAÇADE:	2709 SF	100%
MASONRY (STONE):	910 SF	34%
MASONRY (BRICK):	705 SF	26%
TOTAL MASONRY:	60%	
TEXTURE/PAINT TILT WALL:	1023 SF	38%
STUCCO:	34 SF	1%
PANELS:	0 SF	0%
METAL AWNING:	37 SF	1%

SOUTH 04		
TOTAL FAÇADE:	2526 SF	
DOORS/GLAZING:	214 SF	
NET FAÇADE:	2312 SF	100%
MASONRY (STONE):	924 SF	40%
MASONRY (BRICK):	437 SF	20%
TOTAL MASONRY:	60%	
TEXTURE/PAINT TILT WALL:	808 SF	35%
STUCCO:	83 SF	3%
PANELS:	0 SF	0%
METAL AWNING:	60 SF	2%

**FAÇADE NOTES**

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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.

SITE PLAN		
CASE NO.		
VICTORY AT FRONTIER		
ACRES		
PART OF LOT 3, BLOCK A		
VICTORY AT FRONTIER, LLC		
(VOL. 2016, PAGE 699)		
P.R.R.C.T.		
TOWN OF PROSPER, COLLIN, TEXAS		
PREPARATION DATE: 09/27/2021		
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		
COLLEYVILLE, TX 76034		
PH: 817-488-4960		
CONTACT: PATRICK FILSON, PE		
SURVEYOR		
BARTON CHAPA SURVEYING		
5200 STATE HIGHWAY 121		
COLLEYVILLE, TX 76034		
PH: 817-964-1957		
CONTACT: JACK BARTON, RPLS		



20023-01 tws 06/30/22  
UPDATE 09/21/22

LOT 3 OFFICE

VICTORY at FRONTIER  
Prosper, Texas

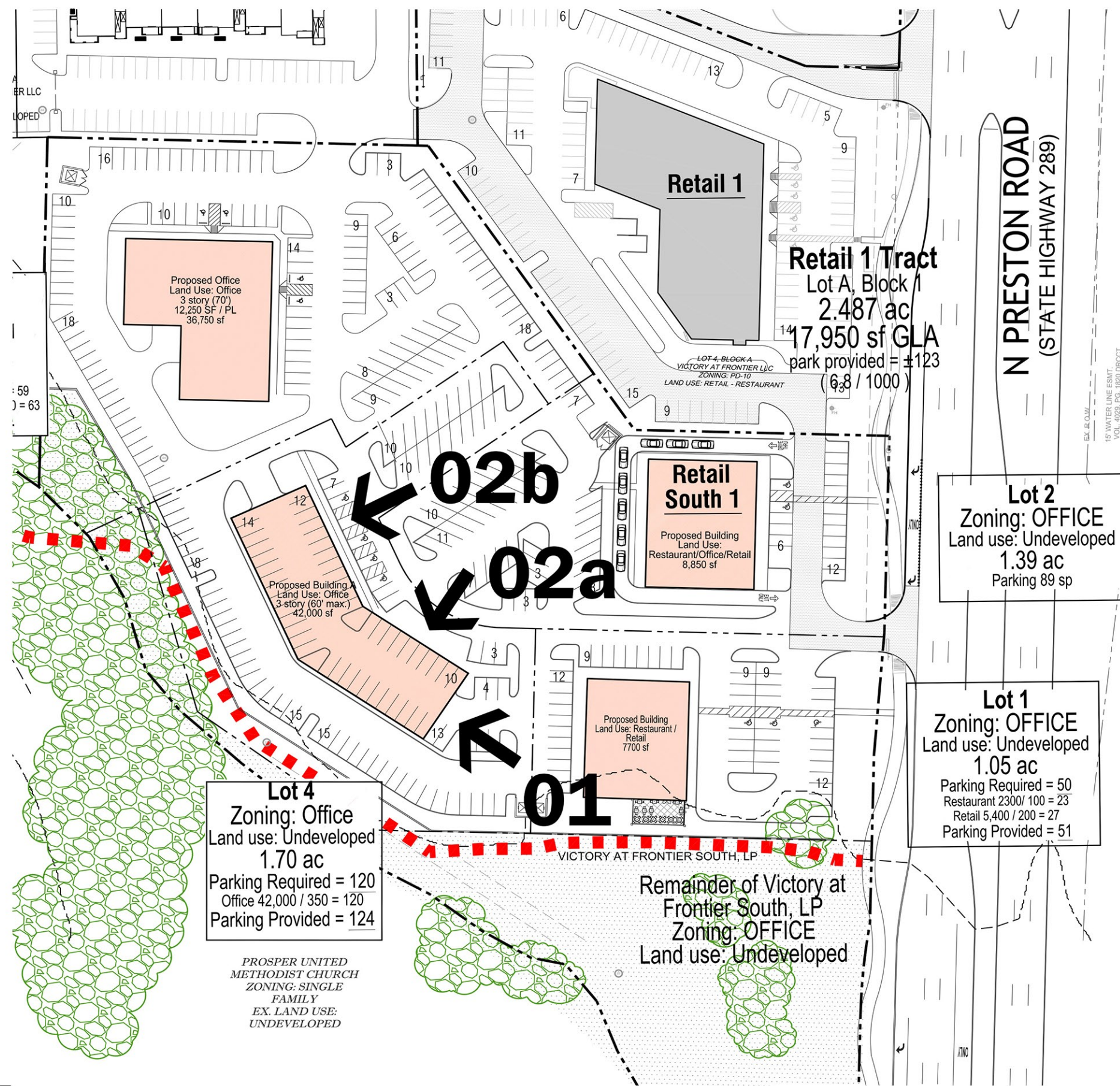


01 southeast elevation

SOUTHEAST			
TOTAL FACADE:	3,846 SF		
DOOR/GLAZING:	674 SF		
NET FACADE:	3,172 SF	100%	
MASONRY (STONE):	890 SF	28 %	
MASONRY (BRICK):	1428 SF	45 %	
TOTAL MASONRY:		73 %	
TEXTURE/PAINT:	476 SF	15 %	
BATTEN:	25 SF	1 %	
METAL AWNING:	33 SF	1 %	
STUCCO:	320 SF	10 %	

02a NORTHEAST			
TOTAL FACADE:	3,216 SF		
DOOR/GLAZING:	1,220 SF		
NET FACADE:	1,996 SF	100%	
MASONRY (STONE):	856 SF	43%	
MASONRY (THIN SET):	595 SF	28%	
TOTAL MASONRY:		71%	
PANEL:	220 SF	11%	
TEXTURE/PAINT:	55 SF	3%	
BATTEN:	35 SF	2%	
METAL AWNING:	70 SF	4%	
STUCCO:	165 SF	9%	

north  
↑  
Key Plan



02a northeast elevation

02b northeast elevation

02b NORTHEAST			
TOTAL FACADE:	7,348 SF		
DOOR/GLAZING:	3,002 SF		
NET FACADE:	4,345 SF	100 %	
MASONRY (STONE):	1,448 SF	33 %	
MASONRY (BRICK):	231 SF	6 %	
MASONRY (THIN SET):	907 SF	21 %	
TOTAL MASONRY:		60 %	
PANEL:	415 SF	10 %	
TEXTURE/PAINT:	874 SF	20 %	
BATTEN:	60 SF	1 %	
METAL AWNING:	375 SF	9 %	
STUCCO:	450 SF	10 %	

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**SITE PLAN**  
CASE NO.  
VICTORY AT FRONTIER TRACT D  
1.198 ACRES  
PART OF LOT 3, 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**  
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  
COLLEYVILLE, TX 76034  
PH: 817-488-4960  
CONTACT: PATRICK FILSON, PE

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



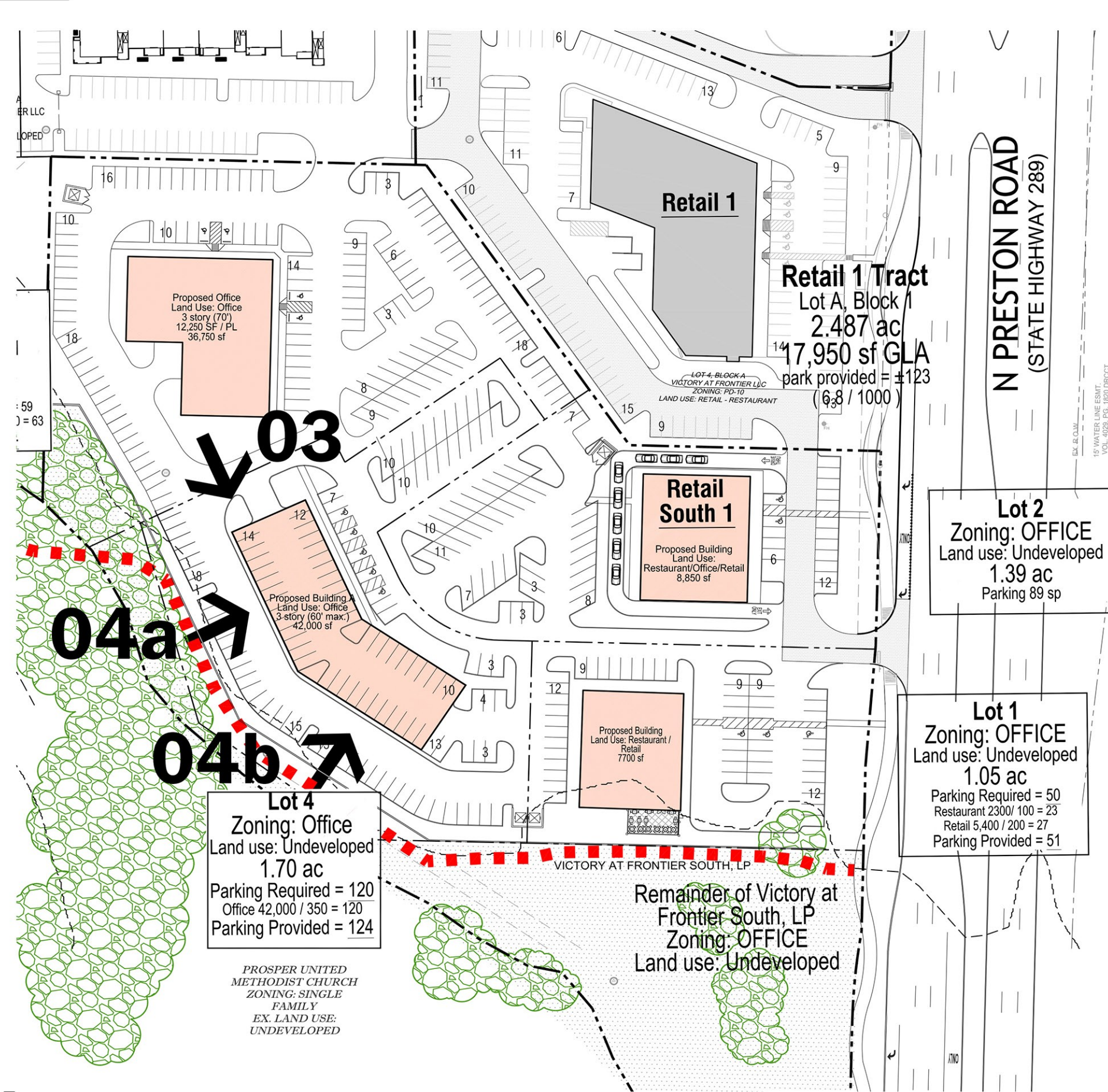


03 northwest

03 NORTHWEST			
TOTAL FACADE:	3,853 SF		
DOOR/GLAZING:	722 SF		
NET FACADE:	2,131 SF	100 %	
MASONRY (STONE):	600 SF	28 %	
MASONRY (BRICK):	725 SF	35 %	
MASONRY (THIN SET):	341 SF	17 %	
TOTAL MASONRY:		80 %	
TEXTURE/PAINT:	400 SF	18 %	
BATTEN:	10 SF		
METAL AWNING:	55 SF	2 %	

04a SOUTHWEST			
TOTAL FACADE:	7,326 SF		
DOOR/GLAZING:	1,227 SF		
NET FACADE:	6,099 SF	100%	
MASONRY (STONE):	1,910 SF	31 %	
MASONRY (BRICK):	2,100 SF	34 %	
MASONRY (THIN SET):	610 SF	10 %	
TOTAL MASONRY:		75 %	
PANEL:			
TEXTURE/PAINT:	1,391 SF	23%	
BATTEN:	24 SF	0.5 %	
METAL AWNING:	64 SF	1.5 %	

north  
↑  
Key Plan



04a southwest elevation

04b southwest elevation

04b SOUTHWEST			
TOTAL FACADE:	6,782 SF		
DOOR/GLAZING:	1,120 SF		
NET FACADE:	5,662 SF	100%	
MASONRY (STONE):	1,810 SF	32 %	
MASONRY (BRICK):	2,000 SF	35 %	
MASONRY (THIN SET):	610 SF	11 %	
TOTAL MASONRY:		78 %	
PANEL:			
TEXTURE/PAINT:	1,154 SF	20%	
BATTEN:	24 SF	0.5 %	
METAL AWNING:	64 SF	1.5 %	

**FACADE NOTES**

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**SITE PLAN**  
CASE NO. 1-188 ACRES  
VICTORY AT FRONTIER TRACT D  
PART OF LOT 3, BLOCK A  
VICTORY AT FRONTIER, LLC  
(VOL. 2018, PAGE 699)  
P.R.C.T.  
TOWN OF PROSPER, COLLIN, TEXAS  
PREPARATION DATE: 09/27/2021

**OWNER/APPLICANT**  
VICTORY AT FRONTIER, LLC  
6125 LUTHER LANE STE 583  
DALLAS, TX 75225-6202  
PH: 214-534-2566  
CONTACT: BOBBY MENDOZA

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

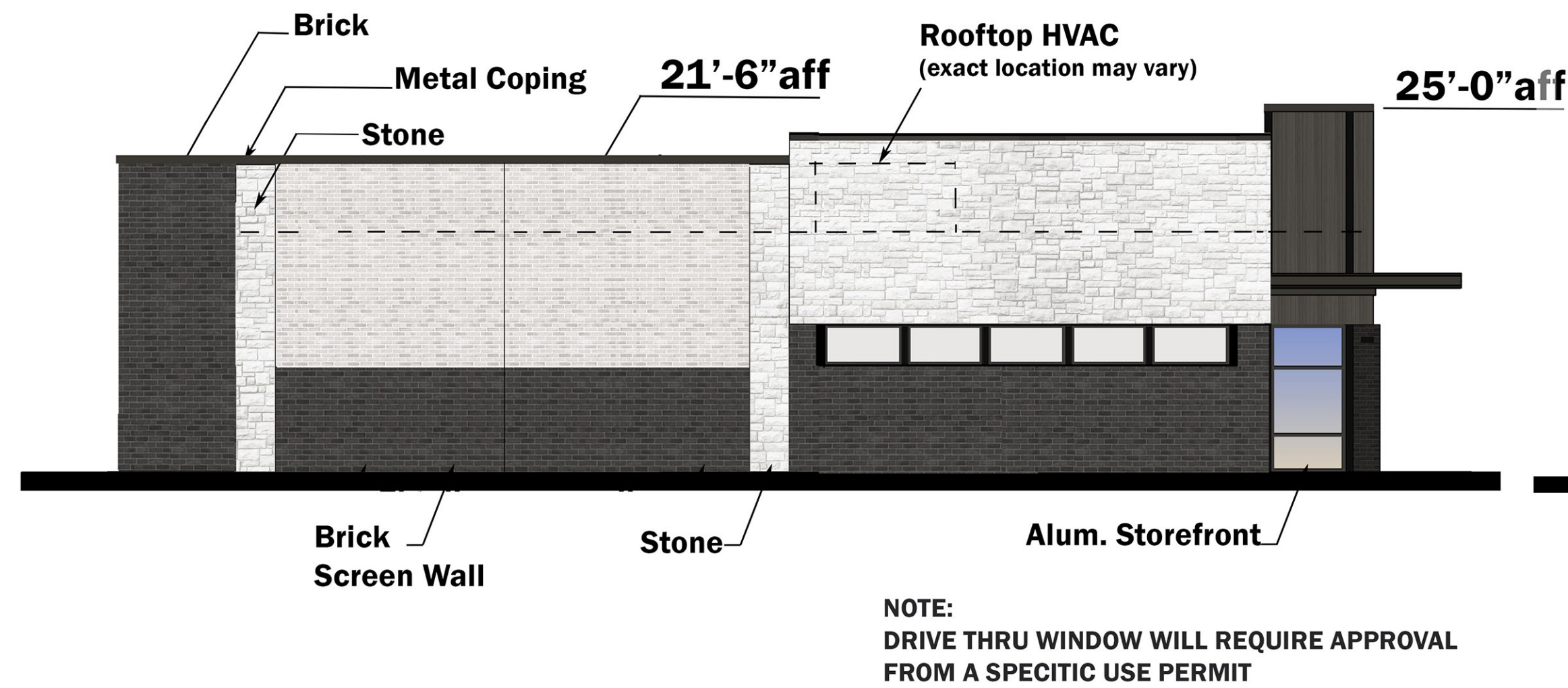
**ENGINEER**  
KIRKMAN ENGINEERING, LLC  
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**SURVEYOR**  
BARTON CHAPA SURVEYING  
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PH: 817-864-1957  
CONTACT: JACK BARTON, RPLS



LOT 4 OFFICE

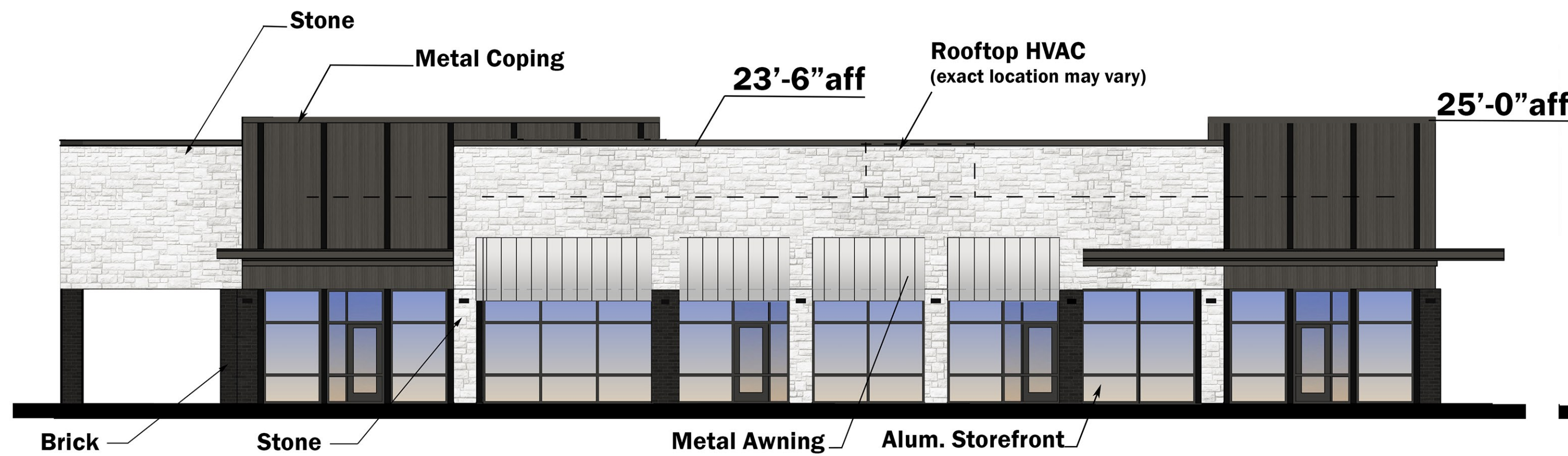
VICTORY at FRONTIER  
Prosper, Texas



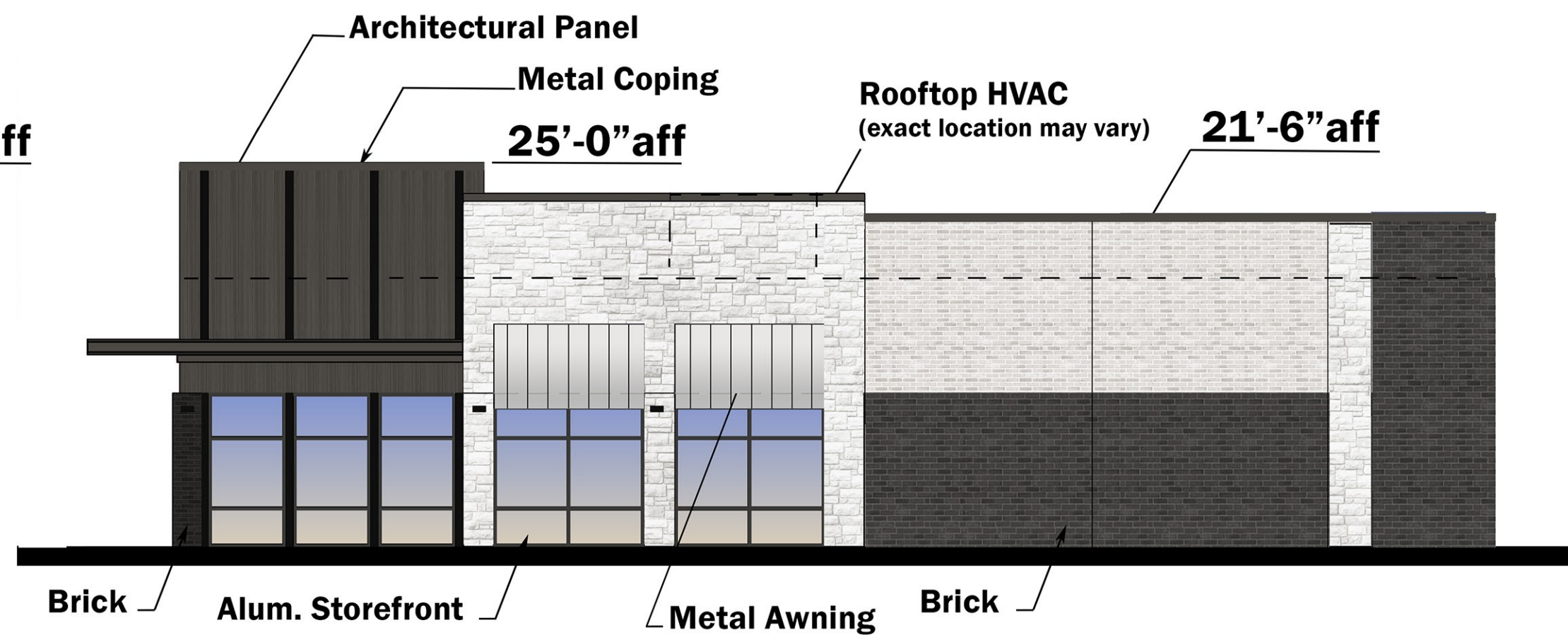
south elevation



west elevation



east elevation



north elevation

#### FACADE NOTES

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#### SOUTH

TOTAL FACADE: 1,934 SF  
DOORS/GLAZING: 144 SF  
NET FACADE: 1,790 SF 100%  
MASONRY (STONE): 754 SF 42%  
MASONRY (BRICK): 875 SF 49%  
TOTAL MASONRY: 91%  
PANELS : 137 SF 8%  
METAL AWNING: 24 SF 1%

#### WEST

TOTAL FACADE: 2,236 SF  
DOORS/GLAZING: 313 SF  
NET FACADE: 1,923 SF 100%  
MASONRY (STONE): 252 SF 13%  
MASONRY (BRICK): 1623 SF 84%  
TOTAL MASONRY: 98%  
METAL AWNING: 48 SF 2%

#### EAST

TOTAL FACADE: 2,750 SF  
DOORS/GLAZING: 841 SF  
NET FACADE: 1,909 SF 100%  
MASONRY (STONE): 818 SF 43%  
MASONRY (BRICK): 238 SF 12%  
TOTAL MASONRY: 55%  
PANELS : 533 SF 28%  
METAL AWNING: 320 SF 17%

#### NORTH

TOTAL FACADE: 1,938 SF  
DOORS/GLAZING: 357 SF  
NET FACADE: 1,680 SF 100%  
MASONRY (STONE): 501 SF 29%  
MASONRY (BRICK): 892 SF 53%  
TOTAL MASONRY: 83%  
PANELS : 166 SF 10%  
METAL AWNING: 121 SF 7%

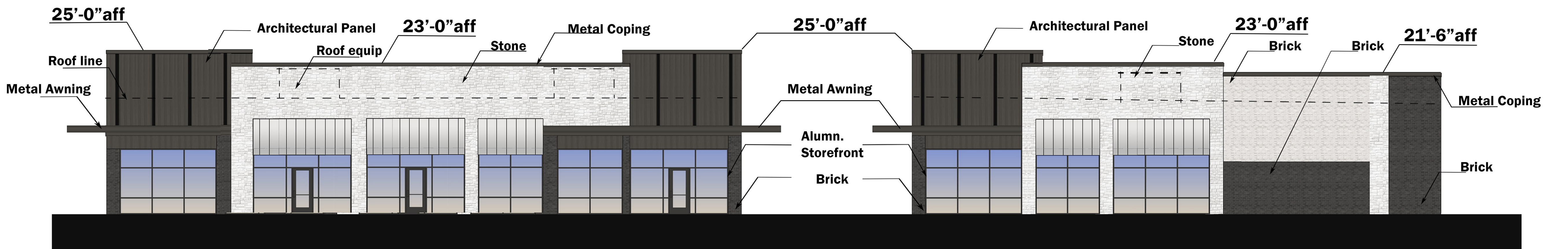
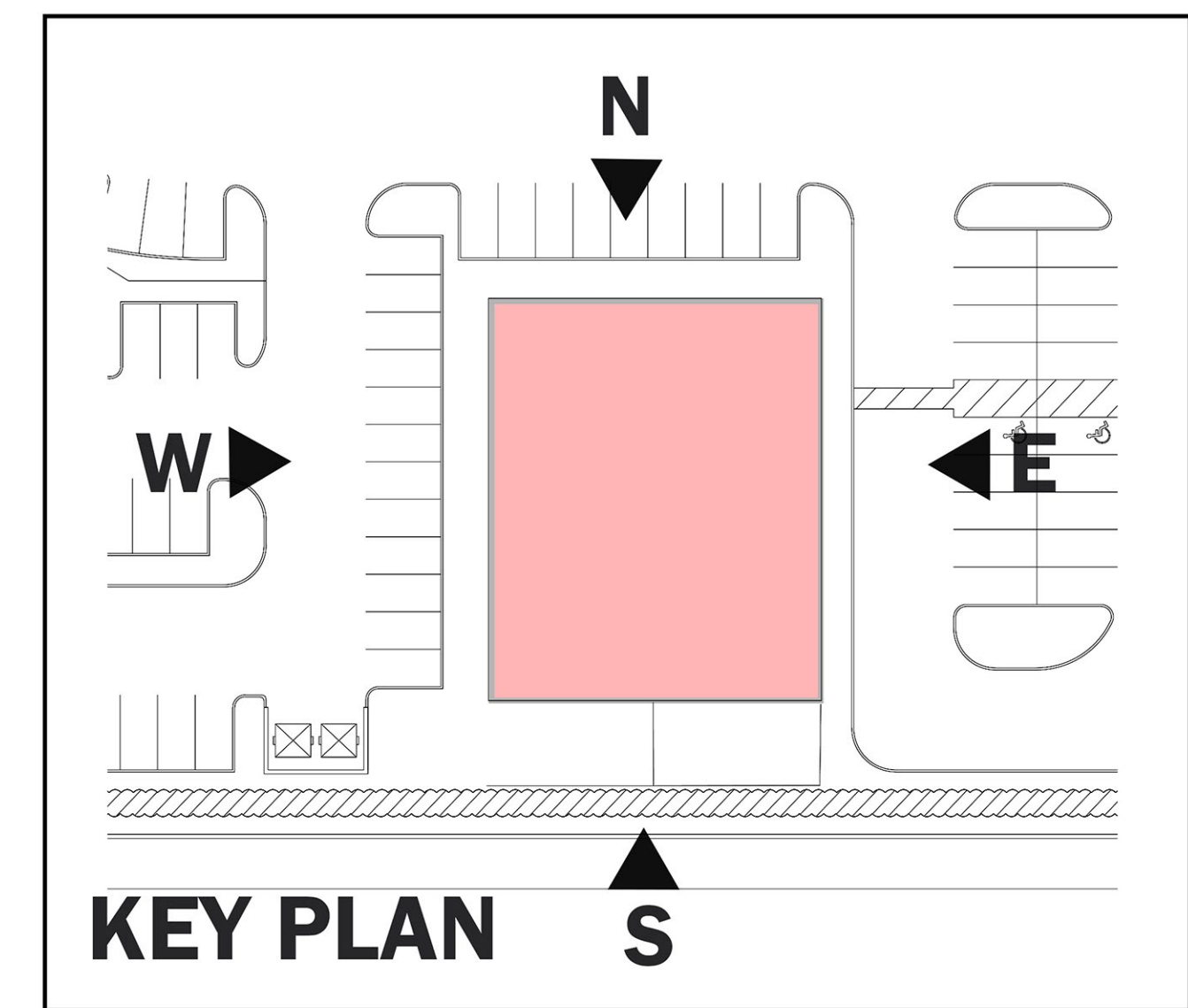
TOTAL FACADE: 8,858 SF  
TOTAL DOORS/GLAZING: 1,655 SF  
NET FACADE: 7,302 SF 100%  
TOTAL MASONRY: 5,953 SF 82%  
TOTAL ARCHITECTURAL PANELS : 836 SF 11%  
TOTAL AWNING: 513 SF 7%



20223-01 12/02/22

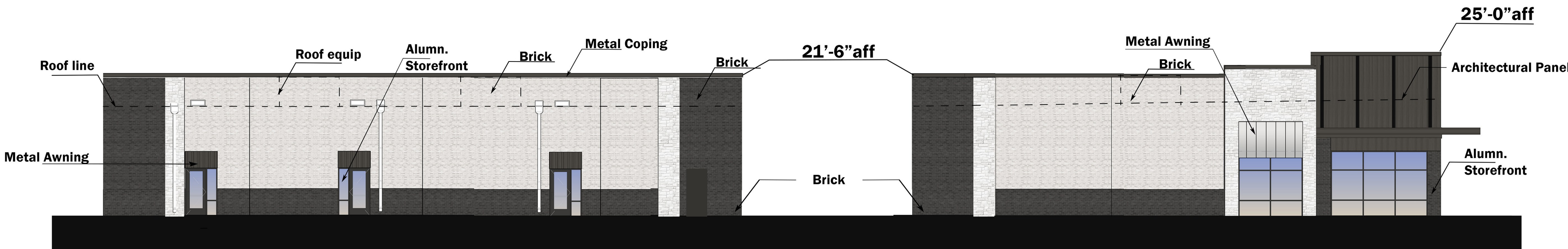
RETAIL SOUTH 1 VICTORY at FRONTIER

Prosper, Texas



**EAST ELEVATION** **NORTH ELEVATION**

Note: Indicated roof top equipmant location and heght subject to change based on tenant



**WEST ELEVATION** **SOUTH ELEVATION**

**FACADE NOTES**

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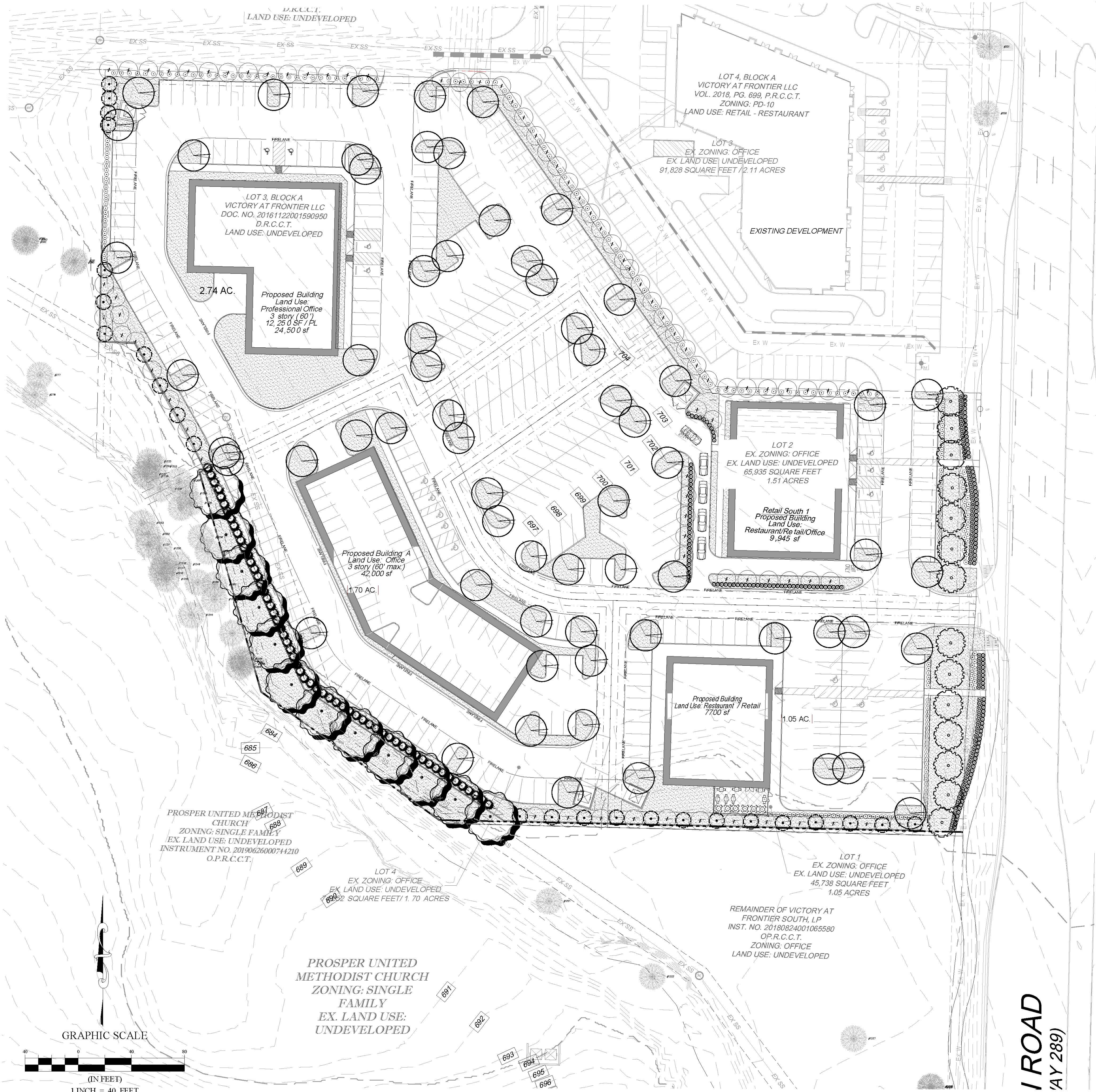
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<b>EAST</b> TOTAL FACADE: 2297 SF DOORS/GLAZING: 796 SF NET FACADE: 1,501 SF 100% MASONRY (STONE): 755 SF 50% MASONRY (BRICK): 136 SF 9% TOTAL MASONRY: 59% PANELS : 370 SF 25% METAL AWNING: 240 SF 16%	<b>NORTH</b> TOTAL FACADE: 1833 SF DOORS/GLAZING: 392 SF NET FACADE: 1441 SF 100% MASONRY (STONE): 478 SF 34% MASONRY (BRICK): 651 SF 45% TOTAL MASONRY: 89% PANELS : 235 SF 16% METAL AWNING: 77 SF 5%
<b>WEST</b> TOTAL FACADE: 2078 SF DOORS/GLAZING: 129 SF NET FACADE: 1949 SF 100% MASONRY (STONE): 130 SF 7% MASONRY (BRICK): 1763 SF 91% TOTAL MASONRY: 98% PANELS : 36 SF 2%	<b>SOUTH</b> TOTAL FACADE: 1818 SF DOORS/GLAZING: 249 SF NET FACADE: 1569 SF 100% MASONRY (STONE): 225 SF 14% MASONRY (BRICK): 979 SF 62% TOTAL MASONRY: 76% PANELS : 235 SF 16% METAL AWNING: 130 SF 8%

TOTAL FACADE:	8026 SF
TOTAL DOORS/GLAZING:	1566 SF
NET FACADE:	6460 SF 100%
TOTAL MASONRY:	5137 SF 80%
TOTAL ARCHITECTURAL PANELS :	876 SF 14%
TOTAL AWNING:	447 SF 6%





**KEY**

TREES				
	66	UL	Ulmus crassifolia	Cedar Elm
	12	QV	Quercus virginiana	Live Oak
	14	QT	Quercus texana	Texas Red Oak
	82	CH	Chilopsis linearis	Desert Willow
	24	CL	Ilex opaca	Foster Holly

SHRUBS				
	58	ILE	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly
	283	VIB	Viburnum v. davidii 'White'	Viburnum
	83	NER	Abelia x grandiflora	Glossy Abelia
	164	NDL	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina

GROUND COVER				
	DG	Decomposed Granite		
	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion

**LANDSCAPE CALCULATIONS**

- A MINIMUM 10% OF PLATTED AREA TO BE LANDSCAPED**
- REQUIRED LANDSCAPE AREA:  
27,592 SF
  - PROVIDED LANDSCAPE AREA:  
56,757 SF
- 30' LANDSCAPE BUFFER ALONG PRESTON ROAD MEASURED FROM THE PROPERTY LINE**
- REQUIRED: 1 CANOPY TREE FOR EVERY 30 LINEAR FEET  
397.1 LF / 30 = 14 TREES
  - PROVIDED: 14 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  
397.1 LF / 30 = 14 X 15 SHRUBS = 210 SHRUBS
  - PROVIDED: 279 SHRUBS
- 5' LANDSCAPE BUFFER AROUND THE PERIMETERS OF THE PROPERTY**
- REQUIRED: ONE SMALL TREE AND ONE FIVE-GALLON SHRUB SHALL BE PLANTED EVERY 15 LINEAR FEET.  
SOUTH: 360 LF / 15 = 23 TREES AND 23 SHRUBS  
WEST: 332 LF / 15 = 22 TREES AND 22 SHRUBS  
NORTH: 769.35 LF / 15 = 52 TREES AND 52 SHRUBS
  - PROVIDED:  
SOUTH: 27 TREES AND 39 SHRUBS  
WEST: 22 TREES AND 32 SHRUBS  
NORTH: 45 TREES AND 99 SHRUBS
  - BORDERING CHURCH PROPERTY:  
REQUIRED: 347 LF / 11 EVERGREEN TREE/ 30' = 12 TREES  
1 NELLIE R STEVENS EVERY 6' = 58 SHRUBS
  - PROVIDED: 12 TREES AND 58 SHRUBS
- INTERIOR PARKING LANDSCAPING (ALL REQUIRED AND PROVIDED)**
- REQUIRED: 15 SQ. FT. OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN THE PAVED BOUNDARIES OF THE PARKING LOT AREA.
  - PROVIDED: YES
  - 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
  - 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
  - PROVIDED: YES
- DRIVE THRU LANDSCAPING**
- REQUIRED: 1 TREE PER 15 LF AND SHRUBS 3' O.C.
  - PROVIDED: 1 TREE 15 LF AND SHRUBS 3' O.C.

REV. DATE: DESCRIPTION: