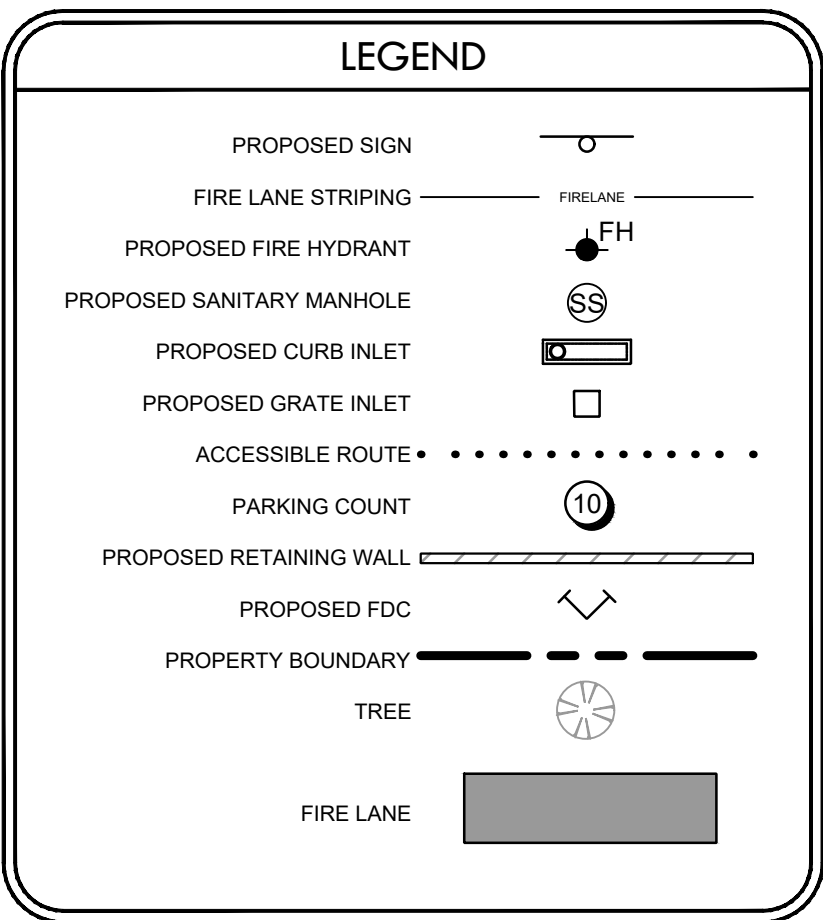




VICINITY MAP
N.T.S



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. 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 OR THE TIME OF DAY FOR WHICH A FLASH-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 TIME 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 *

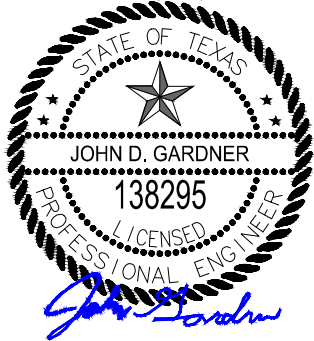


GRAPHIC SCALE



SCALE: 1" = 50'

DATE: 05/30/2025



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:
------	-------	--------------

REV:	DATE:
------	-------



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

JOB NUMBER: VIC21021

ISSUE DATE: DATE

OPEN SPACE PLAN

SHEET:

1 OF 1

PROSPER UNITED METHODIST
CHURCH
ZONING: SINGLE FAMILY
EX. LAND USE: CHURCH
INSTRUMENT NO. 20190626000744210
O.P.R.C.C.T.

REMAINDER OF VICTORY AT
FRONTIER SOUTH, LP
INST. NO. 20180824001065580
O.P.R.C.C.T.
ZONING: OFFICE
LAND USE: UNDEVELOPED

FULL PATH: K:\Jobs\VIC24003_Frontier South\Drawings\03 - Production\OPEN SPACE PLAN

FILENAME: OPEN SPACE PLAN.dwg
PLOTTED BY: John Gardner
PLOT DATE: 6/12/2015