











- TOWN OF PROSPER SITE PLAN NOTES

- | NOTES |   |
|-------|---|
| 1.    | ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED |

- TOWN OF PROSPER CASE NO. DEVAPP-25-0014

OWNER:  
VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL  
911 TURTLE CREEK BLVD, SUITE 700  
DALLAS, TX 75219  
PH. (972) 707-9555

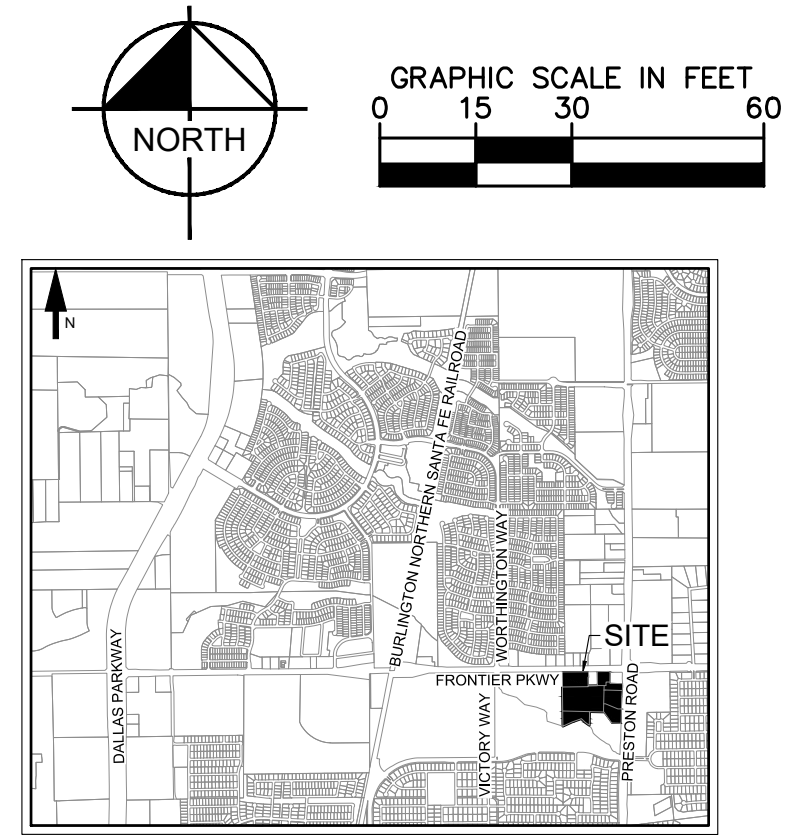
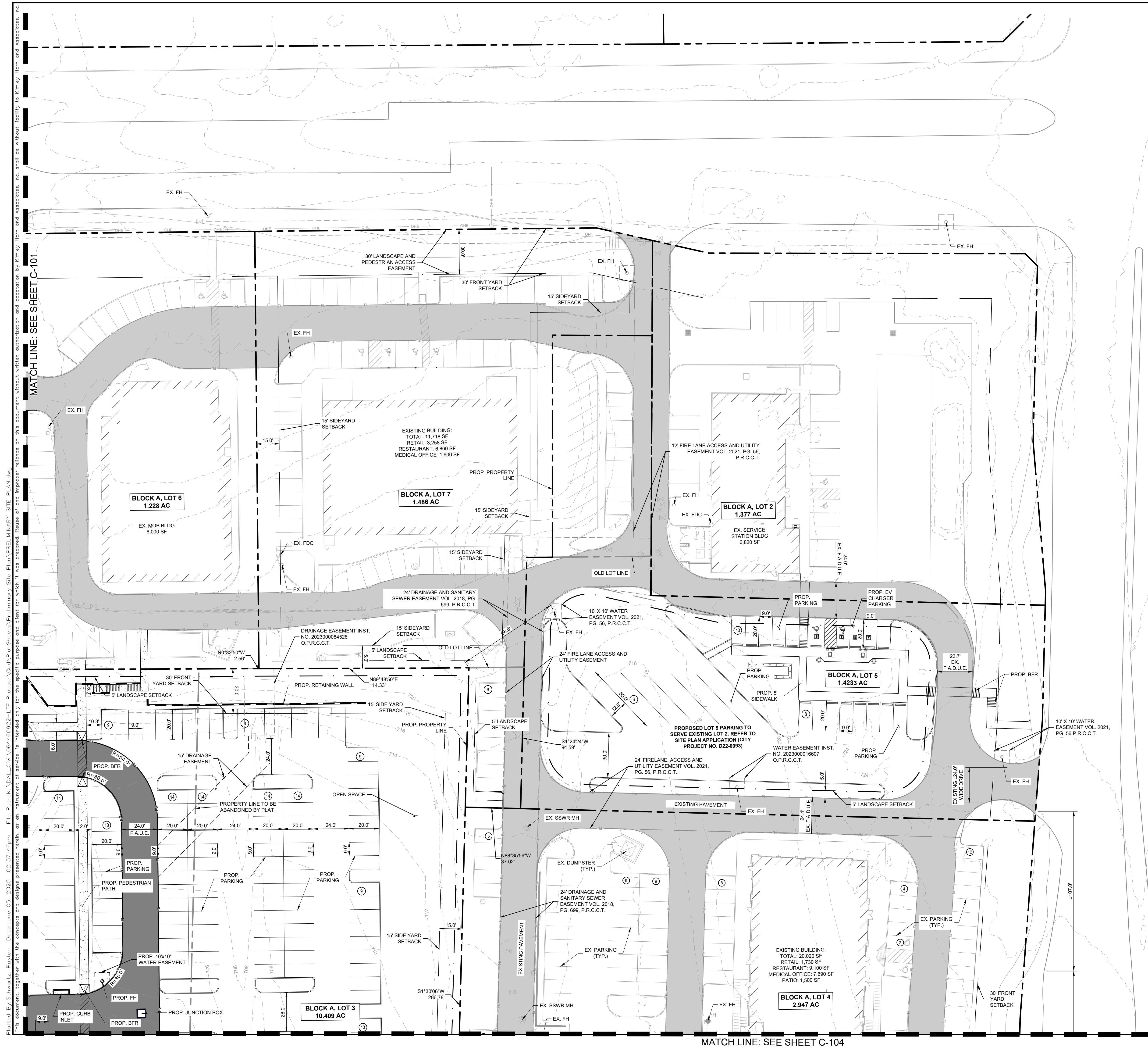
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KHA PROJECT 064460922	DATE JUNE 2025	SCALE	AS SHOWN	DESIGNED BY	PR	DRAWN BY	PR	CHECKED BY	NM
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# PRELIMINARY SITE PLAN

SHEET NUMBER  
C-102





- |            |  |
|------------|--|
|            | PROPERTY LINE  |
|            | SETBACK LINE   |
|            | PROPOSED EASEMENT  |
|            | EXISTING EASEMENT  |
|            | PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT |
|            | EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT  |
|            | EXISTING CONTOUR   |
|            | PROPOSED FIRE HYDRANT (FH)                                 |
|            | PROPOSED FIRE DEPARTMENT CONNECTION (FDC)                  |
|            | BARRIER FREE RAMP (BFR)                                    |
| F.A.D.U.E. |  |
|            | NUMBER OF PARKING SPACES PER ROW                           |
|            | EXISTING POWER POLE  |
|            | EXISTING FIRE HYDRANT                                      |
|            | EXISTING SANITARY SEWER MANHOLE                            |
|            | EXISTING STORM MANHOLE                                     |
|            | EXISTING SIGN  |
|            | PROPOSED BUILDING  |
|            | EXISTING BUILDING  |

- ## TOWN OF PROSPER SITE PLAN 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 TOWN OF PROSPER 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 AND/OR USE AT THE TIME OF CO-ORDINATE 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 THE TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A NEW SITE PLAN TO 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 PORTION OF THE 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 LANDSCAPING, UTILITY AREAS, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

- | NOTES |  |
|-------|--|
| 1.    | ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.   |
| 2.    | ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.   |
| 3.    | PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.   |
| 4.    | CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH EXISTING FINISHED GRADE UNLESS OTHERWISE NOTED.  |
| 5.    | APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-81 TO 6-80.  |
| 6.    | APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. CHAPTER 105, SUBCHAPTER C, CHAPTER 105-01, CHARTER 105-01, ENACTED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 705.6. |
| 7.    | IN THE EVENT OF ALLIANCE WITH FLOOD PREVENTION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.  |
| 7.    | PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS AND SIGNAGES; FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).   |

TOWN OF PROSPER CASE NO. DEVAPP-25-0014

PRELIMINARY SITE PLAN  
VICTORY AT FRONTIER  
LOT 1, 3, 4, 5, 7, 8, & 9, BLOCK A  
TOWN OF PROSPER, COLLIN COUNTY, TEX.  
SUBMITTED JUNE 05, 2025

**OWNER:**  
VICTORY AT FRONTIER LLC, ROC-A-FELLA LLC, & LUCKY 7 RETAIL LLC  
2911 TURTLE CREEK BLVD, SUITE 700  
DALLAS, TX 75219  
PH. (972) 707-9555  
CONTACT: TONY RAMJI

**DEVELOPER:**  
LIFE TIME  
2099 CORPORATE PLACE  
CHIANHUSSEN, MN 55317  
PH. (952) 401-2405  
CONTACT: NATALIE NYE

**ENGINEER / SURVEYOR / APPLICANT:**  
KIMLEY-HORN & ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
PH (972) 770-1300  
CONTACT: NEDA HOSEINY, P.E.

**ENGINEER / SURVEYOR / APPLICANT:**  
KIMLEY-HORN & ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
PH (972) 770-1300  
CONTACT: NEDA HOSSEINY, P.E.

[illegible]

**Kimley»Horn**  
13455 NOEL ROAD, TWO GALLERY OFFICE TOWER  
SUITE 1000, DALLAS, TEXAS 75244  
PHONE: 972-7710-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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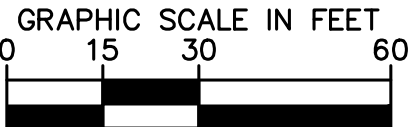
KHA PROJECT 064460922	DATE JUNE 2025	SCALE AS SHOWN	DESIGNED BY PRSS	DRAWN BY PRSS	CHECKED BY NMH
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**LIFETIME<sup>®</sup>**  
HEALTHY WAY OF LIFE

# PRELIMINARY SITE PLAN

SHEET NUMBER  
C-103



[illegible]

KHA PROJECT 064460922	DATE JUNE 2025	SCALE	AS SHOWN	DESIGNED BY	PRSS	DRAWN BY	PRSS	CHECKED BY	NMH
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**LIFETIME<sup>®</sup>**  
HEALTHY WAY OF LIFE

<p>PRELIMINARY SITE PLAN</p>	<p>PROSPER TEXAS</p>
<p>SHEET NUMBER C-104</p>	

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	PROPOSED BUILDING
	EXISTING BUILDING

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 AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE AND ZONING ORDINANCE. ANY CHANGES TO THE LAND USE AND ZONING ORDINANCE, 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. 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 THE PLANNING & ZONING COMMISSION SHALL CONSIDER THE FINAL 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 PORTION 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 OPEN SPACE OF LANDSCAPING, BUT DOES INCLUDE OPEN SPACE, PER REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR ACTUAL SD.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
5. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECT 6-51 TO 6-60.
6. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE BOARD OF AGENCIES, AND ALL IRRIGATION REGULATIONS OF THE DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 705.6, AND THE CITY OF ALLEN WATER AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
7. PROPOSED BUILDING SHALL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR PROJECTIONS AND RECESSES; FINAL LAYOUT OF BUILDING SHOWING COMPLIANCE WILL BE SUBMITTED WITH SITE PLAN(S).

PRELIMINARY SITE PLAN  
VICTORY AT FRONTIER  
T 1, 3, 4, 5, 7, 8, & 9, BLOCK A  
OF PROSPER, COLLIN COUNTY, TEX  
SUBMITTED JUNE 05, 2025

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