

AN ORDINANCE AMENDING PROSPER'S TOWN'S ZONING ORDINANCE; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE CONSISTING OF 1.198 ACRES, MORE OR LESS, SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that town's zoning ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Victory at Frontier, LP ("Applicant") for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, consisting of 1.198 acres of land, more or less, in the Spencer Rice Survey, Abstract No. 787, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes: and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, consisting of 1.198 acres of land, more or less, in the Spencer Rice Survey, Abstract No. 787, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with the conceptual development plans, attached hereto as Exhibit

“B,” Exhibit “C,” and Exhibit “D,” which are incorporated herein for all purposes as if set forth verbatim, subject to the following condition of approval by the Town Council:

- 1. Approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up to date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper’s Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day’s violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 9TH DAY OF AUGUST, 2022.



Jeff Hodges, Mayor Pro-Tem

ATTEST:



Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney



SURVEYOR'S NOTES:

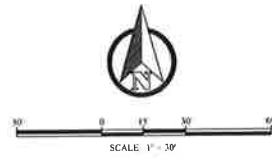
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated 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.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.5.i.v. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



PROPERTY DESCRIPTION

BEING a portion of Lot 3 in Block A of Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Volume 2018, Page 699, Plat Records of Collin County, Texas, (P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the southeast corner of the herein described tract, said point being in the east line of said Lot 3;

THENCE through the interior of said Lot 3 the following calls:

- North 88 degrees 35 minutes 37 seconds West, a distance of 344.09 feet to an "X" cut in concrete set;
- North 01 degrees 24 minutes 24 seconds East, a distance of 167.98 feet to an "X" cut in concrete set;
- North 89 degrees 26 minutes 11 seconds East, a distance of 83.18 feet to an "X" cut in concrete set in the west line of Lot 2 in said Block A;

THENCE South 00 degrees 15 minutes 13 seconds West, with the west line of said Lot 2, a distance of 26.31 feet to a capped rebar set;

THENCE South 88 degrees 35 minutes 36 seconds East, with the south line of said Lot 2, a distance of 263.84 feet to a capped rebar set for the southeast corner thereof, same being a northeast corner of said Lot 3;

THENCE South 01 degrees 24 minutes 24 seconds West, with the east line of said Lot 3, a distance of 76.26 feet to a capped rebar set;

THENCE South 04 degrees 16 minutes 09 seconds West, with the east line of said Lot 3, a distance of 68.37 feet to the **POINT OF BEGINNING** and enclosing 1.198 acres (52,186 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on September 14, 2020.

Date of Plat/Map: September 15, 2020

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT September 15, 2020

John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes." This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcslaw.com, or call (817) 864-1957.



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NO. 2020.001.148

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

VICTORY AT FRONTIER

PROSPER, TEXAS

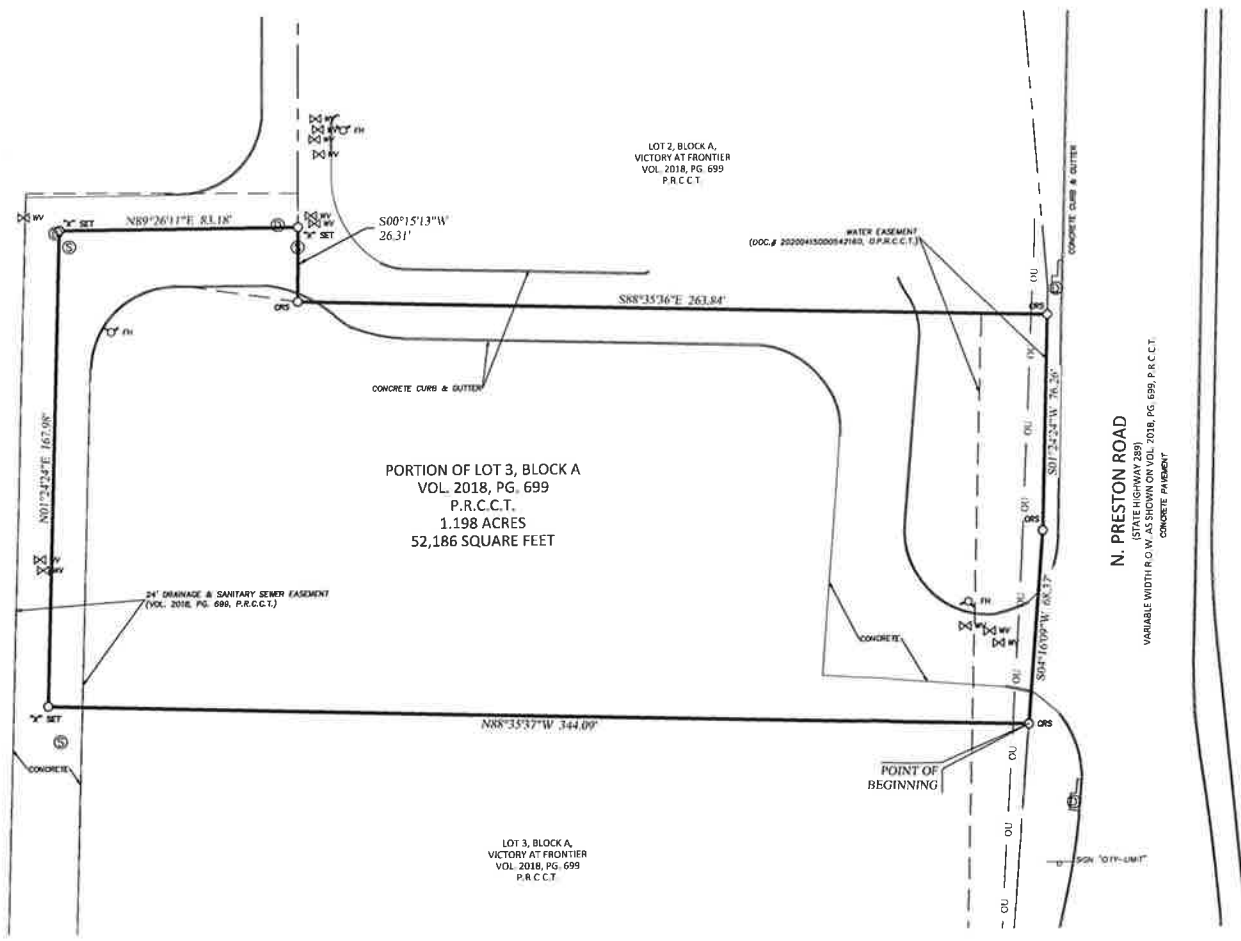
SHEET:

VO1

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

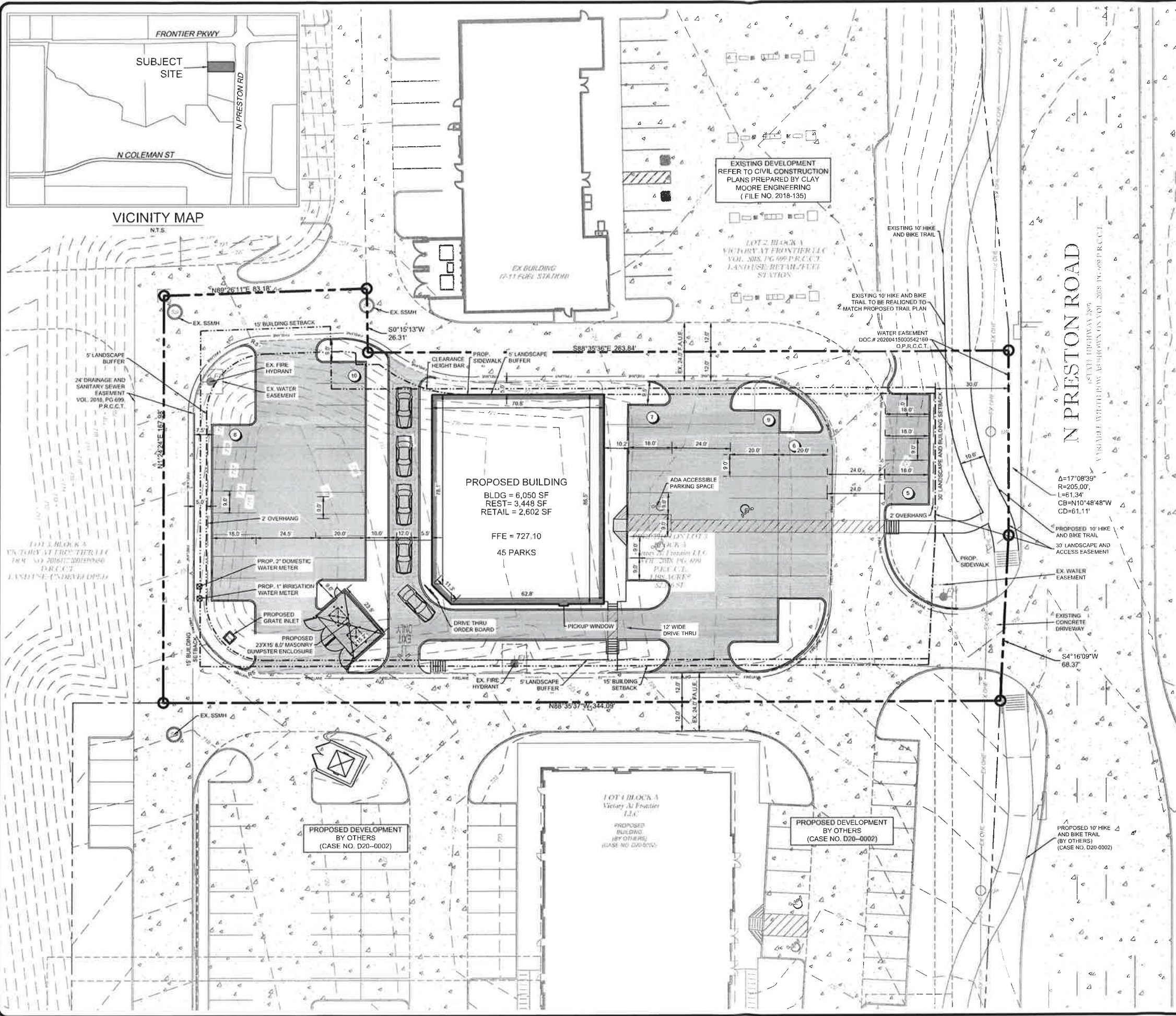
PORTION OF LOT 3, BLOCK A
VICTORY AT FRONTIER
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- arce drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

SURVEY PREPARED BY BARTON CHAPA SURVEYING, L.L.C. 5000 STATE HIGHWAY 121, COLLEYVILLE, TX 76034



LEGEND

- PROPOSED FIRE HYDRANT (FH)
- PROPOSED CURB INLET
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPERTY BOUNDARY
- PROPOSED PAVEMENT

KE SITE PLAN DATA TABLE

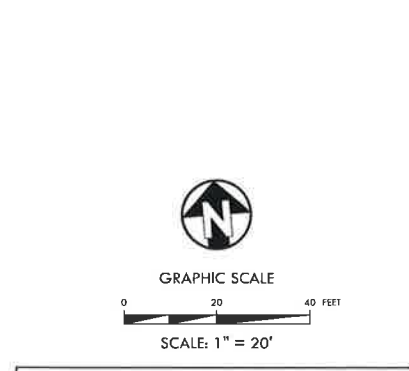
EXISTING ZONING	PD-10
LOT AREA (SF) / (ACRES)	52,186 SF / 1.198 AC.
TOTAL BUILDING AREA (SF)	RESTAURANT: 6,050 SF
BUILDING HEIGHT	20'-0" (1 STORY)
MAXIMUM FAR (4:1)	9.28% / 0.0928:1

KE PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
BUILDING AREA / PATIO AREA	6,050 SF
RESTAURANT PARKING SPACES REQUIRED	(3,400SF) 34 SPACES
RETAIL PARKING SPACES REQUIRED	(2,650SF) 11 SPACES
TOTAL PARKING SPACES PROVIDED	45 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)
IMPERVIOUS AREA (SF)	42,956 SF
REQUIRED LANDSCAPING (10% OF LOT AREA)	5,218 SF
PROVIDED LANDSCAPING	8,069 SF

- LAYOUT & DIMENSIONAL CONTROL NOTES:**
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
 - DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB. CURB RADIUS UNLESS NOTED OTHERWISE. ALL CURB RADIUS SHALL BE 3" AT FACE OF CURB.
 - BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
 - ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

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.



SITE PLAN
CASE NO. S22-0006
VICTORY AT FRONTIER LOT 5
 1.198 ACRES
 LOT 5, BLOCK A
 VICTORY AT FRONTIER, LLC
 (VOL. 2018, PAGE 699)
 P.R.C.C.T.
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 10/25/2021

OWNER/APPLICANT
 VICTORY AT FRONTIER, LLC
 6125 LUTHER LANE, STE. 585
 DALLAS, TX 75225-6202
 PH: 214-934-2566
 CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
 LONDON LANDSCAPES
 P.O. BOX 28
 COLLEVILLE, TX 76033
 CONTACT: AMY LONDON, RLA

ENGINEER
 KIRKMAN ENGINEERING, LLC
 5200 STATE HIGHWAY 121
 COLLEVILLE, TX 76034
 PH: 817-488-4950
 CONTACT: PATRICK FILSON, PE

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

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:
 PATRICK C. FILSON
 P.E. # 108577
 DATE: 6/8/2022

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

VICTORY AT FRONTIER - LOT 5
 LOT 5, BLOCK A
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

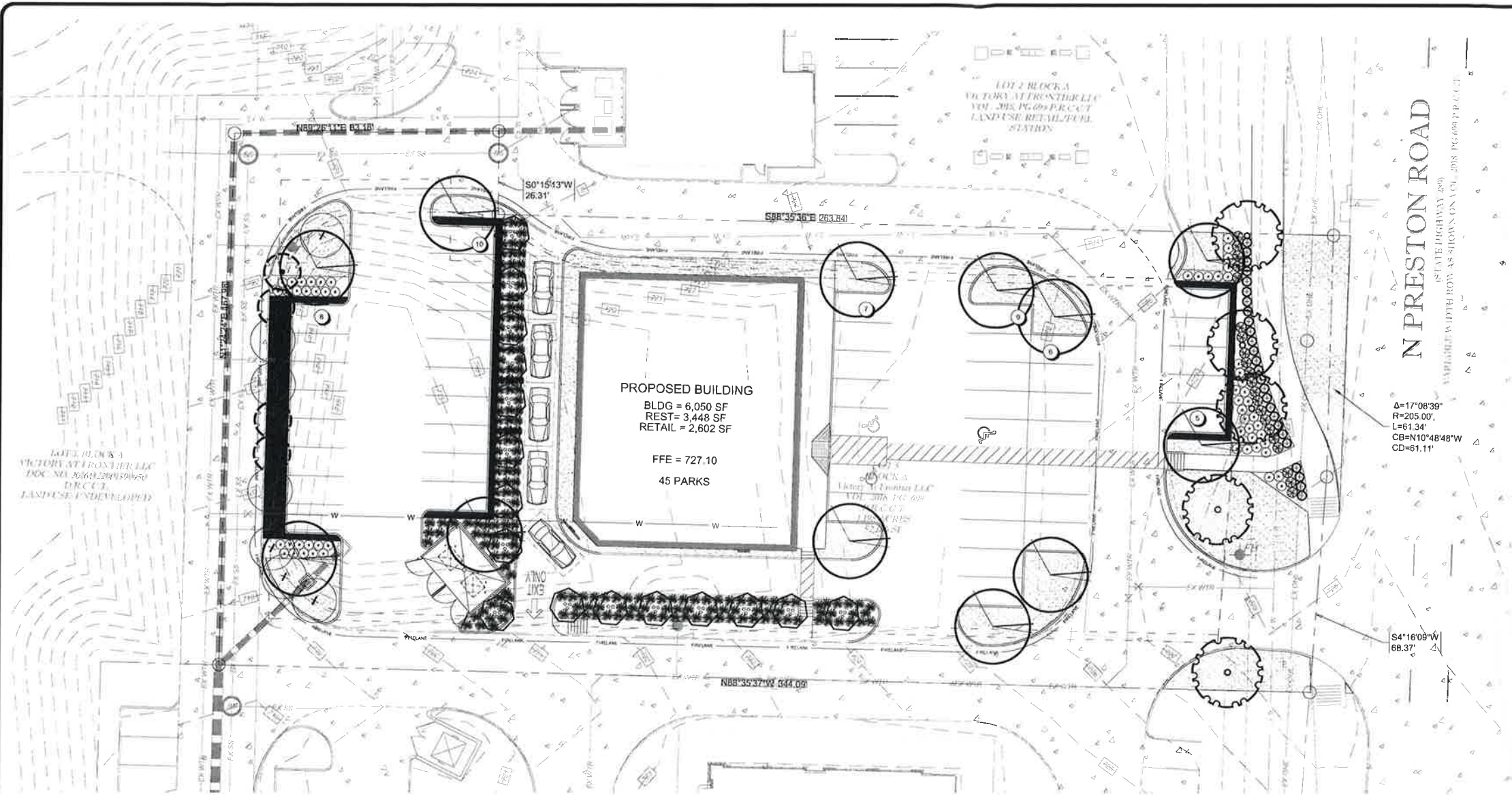
REV.	DATE	DESCRIPTION

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

JOB NUMBER: VIC21019
 ISSUE DATE: 05/09/2022

EXHIBIT B
SITE PLAN
 SHEET:
C3.0

FILENAME: C:\GIS\PLAN_VIC1019.DWG
 PLOTTED BY: Patrick Filson
 PLOT DATE: 05/09/2022



LONDON
LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

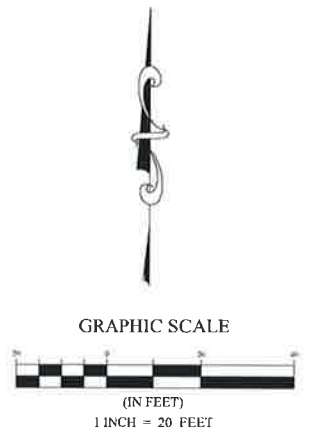


6/9/22

VICTORY GROUP
CREATING VALUE THROUGH DESIGN

6125 LUTHER LANE SUITE 563
DALLAS, TX 75225-6202
214-934-2566

VICTORY AT FRONTIER - LOT 5
LOT 5, BLOCK A
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



KEY				
TREES				
	12	UL	Ulmus crassifolia	Cedar Elm 3" Cal. Min. Cont. Crown - 65 Gal. 12'-15' Height, 6'-8" Spread Specimen
	5	QT	Quercus texana	3" Cal. Min. Cont. Crown - 65 Gal. 12'-15' Height, 6'-8" Spread Specimen
	7	OH	Chilopsis linearis	3" Trunk Min. 30 Gal. Cont. Crown 1" Cal. Per Trunk, 4-5 Cones 8' Height, 5' Spread, Specimen
	4	CL	Ilex opaca	3" Cal. Min. Cont. Crown - 15 Gal. Full Crown, Min. 7" Cal. Min. 7' ht. Healthy, Plant as Shown
	13	DC	Cercis canadensis	3" Cal. Min. Cont. Crown - 15 Gal. Full Crown, Min. 7" Cal. Min. 7' ht. Healthy, Plant as Shown
SHRUBS				
	58	VB	Viburnum v. davidii 'White'	5 Gal. Minimum 24" - 36" Minimum height at planting Spaced per plan, matching
	21	NCR	Nandina e. grandiflora	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	26	NDL	Nandina domestica 'Lemon Lime'	5 Gal. Minimum 4' Height at Planting Spaced per plan, matching
	200	NAN	Nandina domestica	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUND COVER				
	958 SF	DC	Decomposed Granite	
	6,289 SF	SOD	Common Bermuda Grass	Bermuda Grass Sole and Sand fill points and provide uniform coverage within 30 days of completion

LANDSCAPE CALCULATIONS

- A MINIMUM 10% OF PLATTED AREA TO BE LANDSCAPED**
 - REQUIRED LANDSCAPE AREA: 52,186 SF X 10% = 5,218 SF
 - PROVIDED: 8,069 SF
- 30' LANDSCAPE BUFFER ALONG PRESTON ROAD MEASURED FROM THE PROPERTY LINE**
 - REQUIRED: 1 CANOPY TREE FOR EVERY 30 LINEAR FEET 129.71 LF / 30 = 5 TREES
 - PROVIDED: 5 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 129.71 LF / 30 = 5 X 15 SHRUBS = 75 SHRUBS
 - PROVIDED: 75 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. 167.98' x 15 = 12 TREES AND 12 SHRUBS
 - PROVIDED: 12 TREES AND 23 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

TOWN OF PROSPER NOTES TO CONTRACTOR

- A NEW INSPECTION(S) WILL BE MADE FOR THE FOLLOWING:
 - TREE HEIGHT, WIDTH & CALIPER (AT DELIVERY)
 - SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY) (ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED BY PARKS AT INSPECTION)
 - INSPECTION OF TREE PIT SIDE WALLS & DEPTH
 - INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT

REV: DATE: DESCRIPTION:



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

JOB NUMBER: VIC21019
ISSUE DATE: 6/9/22

EXHIBIT C
LANDSCAPE PLAN

SHEET:
L1.00

FACADE NOTES

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.

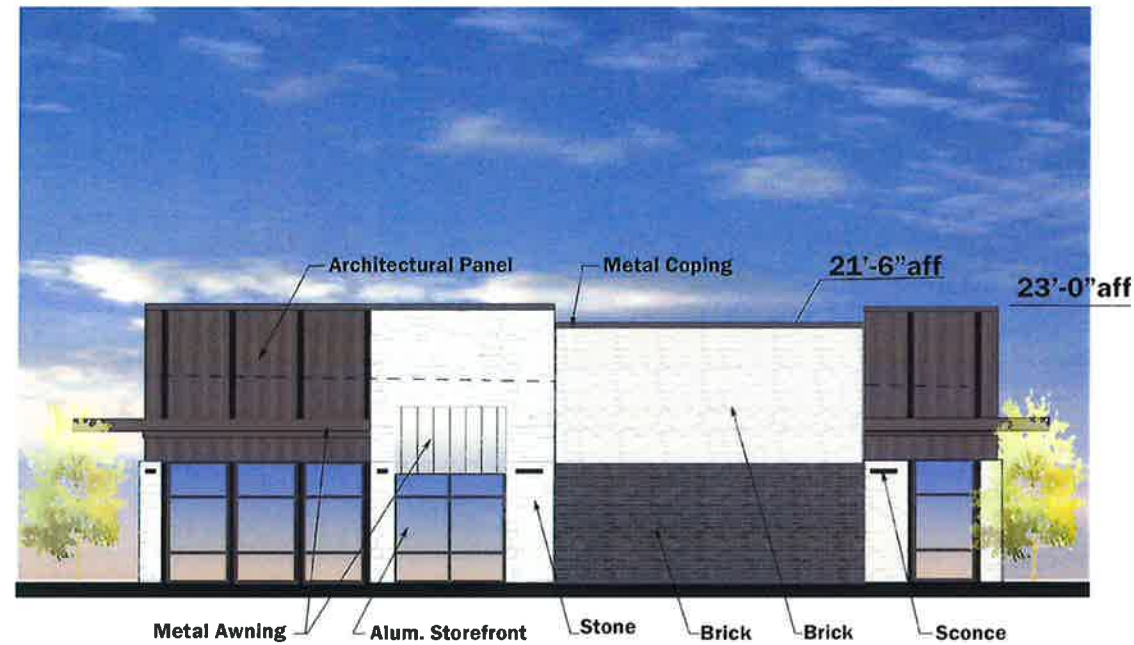
All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.

When permitted, exposed utility boxes and conduits shall be painted to match the building.

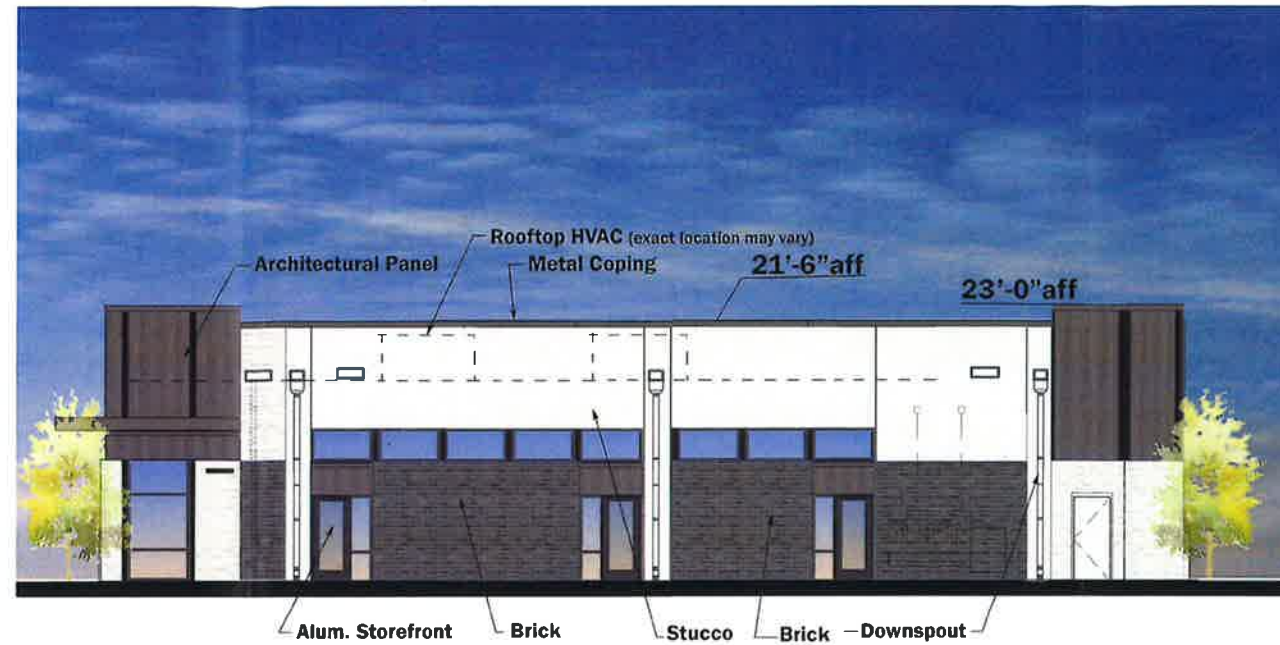
All signage areas and locations are subject to approval by the Building Inspections Division.

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.



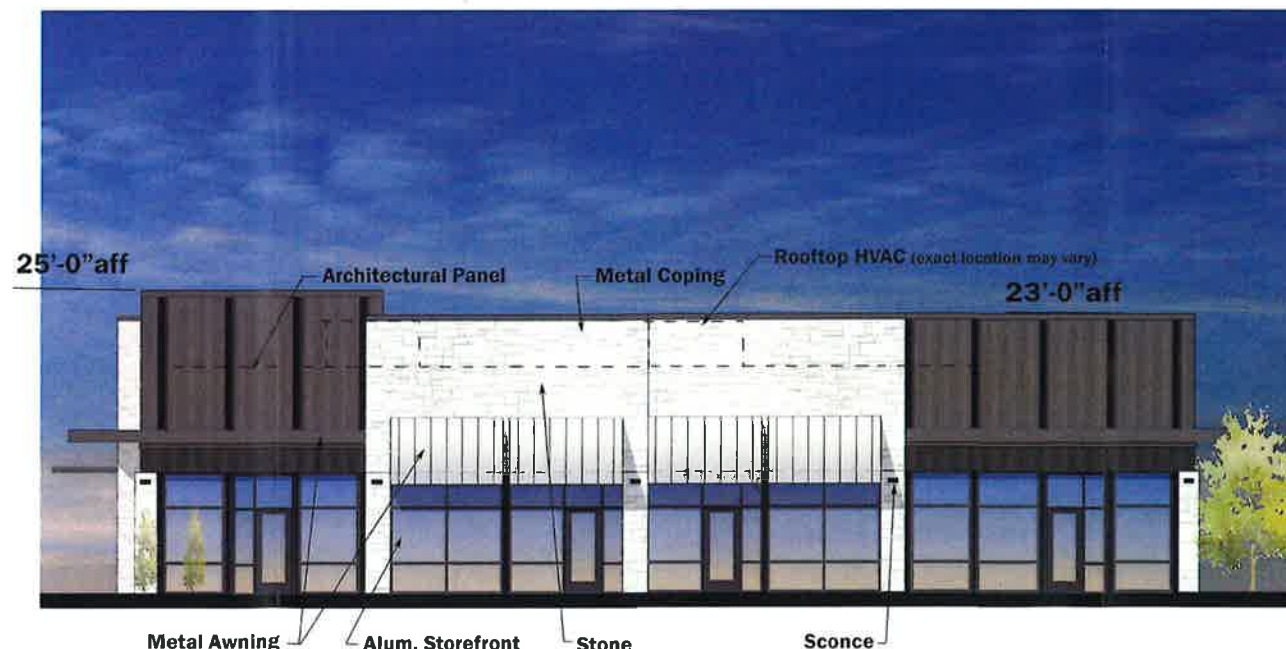
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NORTH	
TOTAL FACADE:	1,615 SF
DOORS/GLAZING:	323 SF
NET FACADE:	1,292 SF 100%
MASONRY (STONE):	256 SF 20%
MASONRY (BRICK):	641 SF 49%
TOTAL MASONRY:	897 SF
PANELS:	320 SF 25%
METAL AWNING:	75 SF 6%

WEST	
TOTAL FACADE:	1,854 SF
DOORS/GLAZING:	262 SF
NET FACADE:	1,592 SF 100%
MASONRY (BRICK):	824 SF 52%
TOTAL MASONRY:	824 SF
PANELS:	269 SF 17%
METAL AWNING:	66 SF 4%
STUCCO:	433 SF 27%

SOUTH	
TOTAL FACADE:	1,617 SF
DOORS/GLAZING:	76 SF
NET FACADE:	1,541 SF 100%
MASONRY (STONE):	51 SF 3%
MASONRY (BRICK):	1,147 SF 74%
TOTAL MASONRY:	1,198 SF
PANELS:	277 SF 19%
METAL AWNING:	66 SF 4%

EAST	
TOTAL FACADE:	2,062 SF
DOORS/GLAZING:	773 SF
NET FACADE:	1,289 SF 100%
MASONRY (STONE):	649 SF 50%
TOTAL MASONRY:	649 SF
PANELS:	448 SF 35%
METAL AWNING:	192 SF 15%

TOTAL FACADE: 7,148 SF
TOTAL DOORS/GLAZING: 1,434 SF

NET FACADE: 5,714 SF 100%
TOTAL MASONRY: 3,568 SF 62%
TOTAL ARCHITECTURAL PANEL: 1,314 SF 23%
TOTAL AWNING: 399 SF 7%
TOTAL STUCCO: 433 SF 8%

SITE PLAN
CASE NO. 198
VICTORY AT FRONTIER LOT 5
1.98 ACRES
PART OF LOT 5 BLOCK A
VICTORY AT FRONTIER LLC
(VOL. 2018 PAGE 699)
P R R C T
TOWN OF PROSPER, COLLIN TEXAS
PREPARATION DATE: 05/27/2021

OWNER/APPLICANT
VICTORY AT FRONTIER LLC
6125 LUTHER LANE STE 563
DALLAS, TX 75225-4202
PH 214-534-2566
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 75233
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH 817-488-4969
CONTACT: PATRICK FALSON, PE

SURVEYOR
BARTON CHAPPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH 817-864-1927
CONTACT: JACK BARTON, RPLS



20023-01 tws 06/20/22

LOT 5 VICTORY at FRONTIER

Case Number: S22-0006