

LANDSCAPE REQUIREMENTS

A. PERIMETER LANDSCAPE

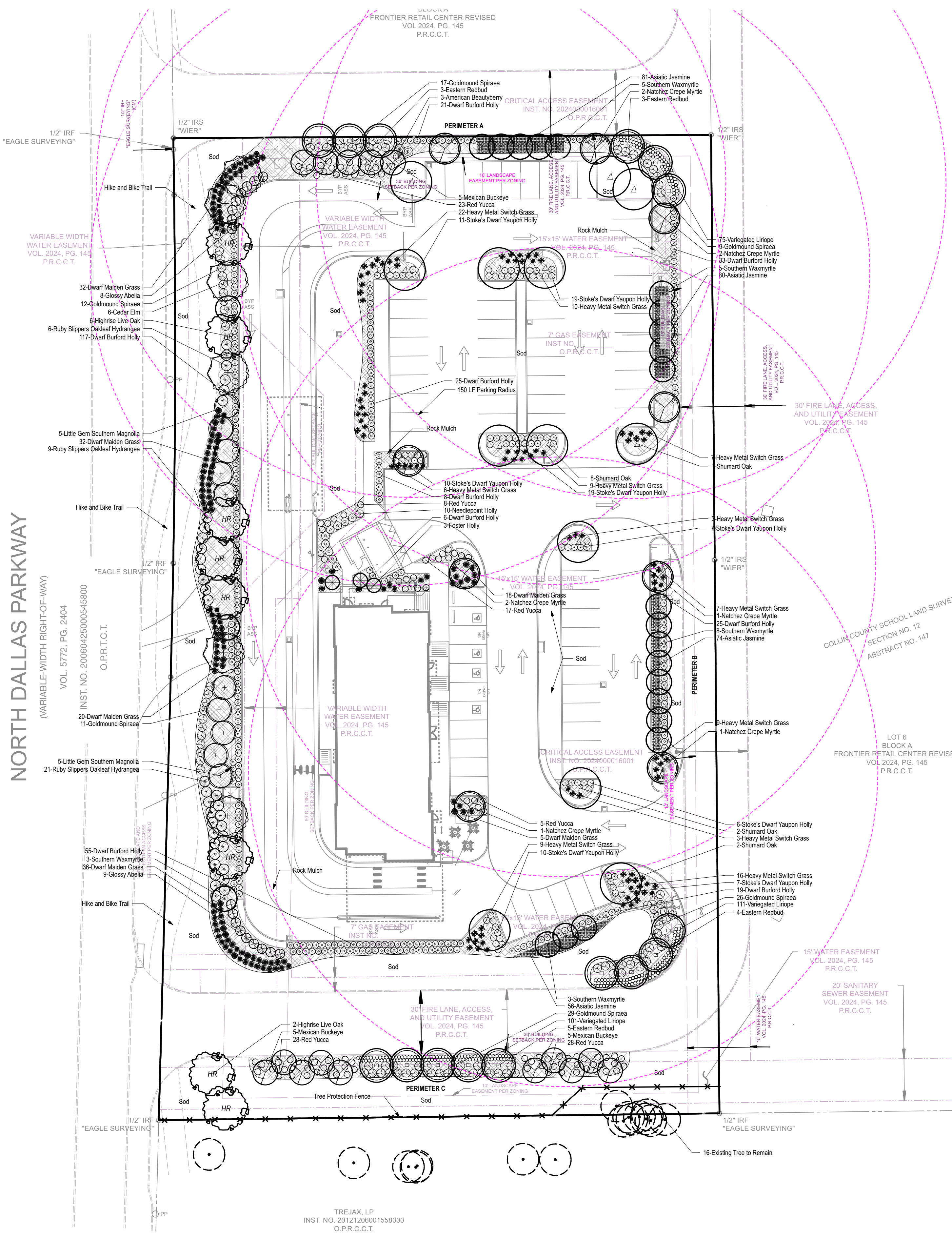
- REQUIRED**
- Large tree shall be planted every 30 LF of roadway frontage
North Dallas Pkwy: 419 LF (less 48 LF drive) / 30 = 14 trees
 - Minimum of 15 shrubs with a minimum size of 5 Gal. shall be planted for each 30 LF of roadway frontage
North Dallas Pkwy: (419 LF (less 48 LF drive) / 30) x 15 = 210 shrubs
 - Small tree and 5 Gal. shrub shall be planted every 15 LF of property line
Perimeter A: 241 LF (less 15 LF drive) / 15 = 16 trees
Perimeter B: 466 LF (less 30(3) LF drive) / 15 = 26 trees
Perimeter C: 267 LF / 15 = 18 trees
 - All uses containing a drive-through shall provide a ten-foot-wide landscape area along the perimeter of the property.
 - Ten-foot-wide landscape area shall contain a minimum three-inch caliper evergreen trees planted 15 LF O.C. with minimum 5-gallon shrubs planted 3 LF O.C.
drive-through lane: 363 LF / 15 = 24 evergreen trees
363 LF / 3 = 121 evergreen shrubs
- PROVIDED**
- (6) Cedar Elm, (8) HR Live Oak = 14 trees
 - (71) Dwarf Burford Holly, (108) Dwarf Maiden Grass, (13) Glossy Abelia, (8) Oakleaf Hydrangea, (32) Goldmound Spiraea = 232 shrubs
 - Perimeter A: (4) Redbud, (2) Crape Myrtle, (5) Waxmyrtle, (5) Mexican Buckeye = 16 trees
(21) Burford Holly = 21 shrubs
Perimeter B: (13) Waxmyrtle, (4) Crape Myrtle, (6) Redbud = 16 trees
(26) Spiraea, (58) Burford Holly = 84 shrubs
Perimeter C: (3) Waxmyrtle, (8) Redbud, (10) Mexican Buckeye = 21 trees
(56) Red Yucca, (29) Spiraea = 85 shrubs
 - A ten-foot-wide landscape area is provided.
 - (6) Highrise Live Oak, (6) Cedar Elm, (7) Little Gem Magnolia = evergreen trees
(123) Dwarf Burford Holly = 123 evergreen shrubs

B. INTERIOR PARKING

- REQUIRED**
- 15 SF of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area.
68 parking spaces x 15 = 1,020 SF of interior landscape
 - Landscape islands shall be located at the terminus of all parking rows, and shall contain at least 1 large tree.
 - No more than 15 parking spaces permitted in a continuous row without being interrupted by a landscape island.
 - Landscape islands shall be a minimum of 160 SF and not less than 9' wide and a length equal to the abutting space.
 - There shall be at least 1 large tree within 150 LF of every parking space.
 - 1 tree per 10 parking spaces = 7 parking lot trees
 - 68 parking spaces / 10 = 7 parking lot trees
 - Minimum 5' wide landscape island shall be constructed around the outer edge of the drive-thru lanes extending from the point of entry to exit. The landscape island shall contain 3" cal. evergreen trees planted 15' O.C. with a minimum five gallon shrubs planted 3' O.C.
** Ornamental trees may be used in place of a portion of shrubs to create a mixture of species and types of vegetation. If the landscape island is located on the perimeter of the property, perimeter landscaping requirements may be applied towards this requirement.
- PROVIDED**
- 6,427 SF of interior landscape provided
 - Large tree in each terminal island.
 - Less than 15 parking spaces are between landscape islands.
 - Not all landscape islands are 160 SF and 9' wide.
 - There is a large tree within 150 LF of every parking space.
 - (7) Shumard Oak = 7 parking lot trees
 - Landscape is proposed with street trees and 36" evergreen hedge.

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
⊙	15	Cercis canadensis	Eastern Redbud	3" Cal.; 10' Hgt.	B & B
⊙	3	Ilex x attenuata 'Fosteri'	Foster Holly	3" Cal.; 8' Hgt.	
⊙	9	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	3" Cal.	Standard
⊙	10	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	6'-8' Hgt.	TF
⊙	13	Quercus shumardii	Shumard Oak	3" Cal.; 12' Hgt.	B & B; single straight leader
⊙	8	Quercus virginiana 'QVTIA' P.P.# 11219	Highrise(R) Live Oak	3" Cal.; 12'Hgt.	B & B
⊙	6	Ulmus crassifolia	Cedar Elm	3" Cal.; 12' Hgt.	B & B
⊙	15	Ungnadia speciosa	Mexican Buckeye	3" Cal.	B & B; multi-trunk
Shrubs					
⊙	17	Abelia x grandiflora	Glossy Abelia	5 Gal.	
⊙	3	Callicarpa americana	American Beautyberry	5 Gal.	
⊙	109	Hesperaloe parviflora	Red Yucca	5 Gal.	
⊙	36	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	5 Gal.	
⊙	309	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	5 Gal.	
⊙	10	Ilex cornuta 'Needlepoint'	Needlepoint Holly	30 Gal.	Min. 6' Hgt.
⊙	89	Ilex vomitoria 'Stokes Dwarf'	Stokes's Dwarf Yaupon Holly	3 Gal.	
⊙	143	Miscanthus sinensis 'Yakushima'	Dwarf Maiden Grass	3 Gal.	
⊙	101	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
⊙	104	Spiraea japonica 'Goldmound'	Goldmound Spiraea	5 Gal.	
Groundcovers					
⊙	287	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Plant 18" OC
⊙	291	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	
Other					
⊙	16,745	Rock Mulch	Rock Mulch	SF.	See general landscape notes & mulch Specifications



- Town of Prosper landscape general notes
- Standard language and/or notations, as follows:
 - Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
 - All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
 - Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
 - Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
 - All root flares shall be set at three (3) to four (4) inches above surrounding grade
 - The tree pit shall be backfilled with native topsoil free of rock and other debris
 - Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
 - A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
 - No person(s) or entity may use improper or malicious maintenance or pruning techniques including, but not limited to: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
 - Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
 - All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
 - Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
 - A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
 - Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
 - All areas of less than three (3) feet in width shall be grass, groundcover, or some type of Decorative river rock, pavers, or concrete.
 - The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
 - Plant material that is damaged, destroyed, or removed shall be replaced with Plants meeting minimum specifications per landscape plan. All turf/ground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
 - An automatic irrigation system shall be provided to irrigate all landscape areas into streets, sidewalks, or alleys.
 - No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
 - Earthen berms shall not include construction debris.
 - All walkways shall meet ADA and TAS requirements.
 - Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
 - Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
 - IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INTERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.**
 - Call Parks and Recreation at (972) 569-1160 at least forty-eight (48) hours prior to the following inspections:
 - Proposed trail alignment
 - Berm construction & grading
 - Escrow release
 - Final inspection

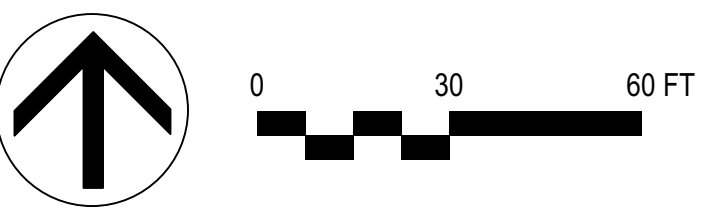


EXHIBIT C: LANDSCAPE PLAN
 ZONE-24-0021
 SITE PLAN FOR:
**FRONTIER RETAIL CENTER
 REVISED**
 BLOCK A, LOTS 1 AND 2,
 AN ADDITION TO THE TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 2.787 GROSS ACRES OF
 LAND LOCATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY,
 SECTION NO. 12, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 Date of Preparation: August 22, 2024

