

Z19-0007

EXHIBIT "B"

STATEMENT OF INTENT AND PURPOSE

The Planned Development District provides the ability to accommodate automobile sales, automobile service, and automobile repairs to the regional community on a tract of land within the Town of Prosper located at the intersection of a state highway and a Minor Thoroughfare.

The majority of the Planned Development District will accommodate an existing automobile sales facility and provide for the addition of an adjacent automobile repair facility.

Z19-0007

EXHIBIT "C"

DEVELOPMENT STANDARDS

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20), as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

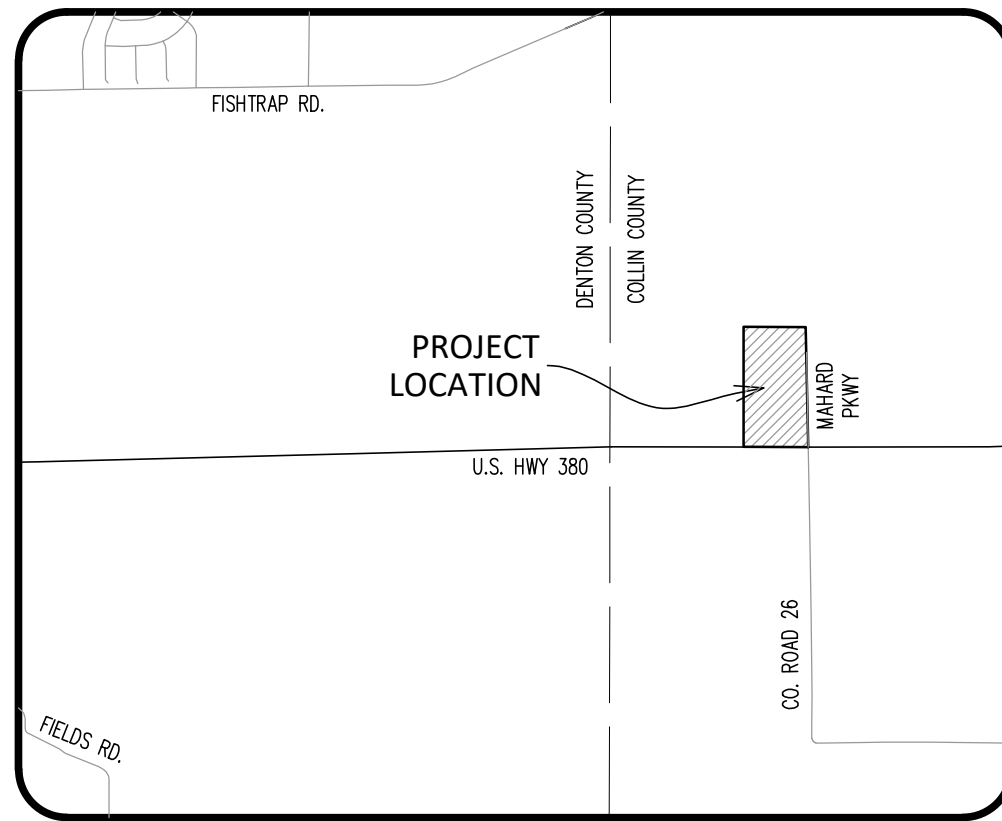
Tract 1 – An existing automobile dealership located on approximately 16.06 acres, previously authorized by SUP-9 (Ordinance No. 14-71) for the operation of a New Automobile Sales/Leasing Facility.

1. Except as noted below, the Tract shall continue to be used in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall continue to be used in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. 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.
3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Sales / Leasing, New shall be permitted on the subject property.
4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay, exclusive of the Automatic Car Wash; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.

Tract 2 – A proposed automotive body repair facility located on approximately 3.13 acres.

1. Except as noted below, the Tract shall develop in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached façade plans, set forth in Exhibits F-2.
 - c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G-2.

3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Repair, Major shall be permitted on the subject property.
4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.
5. Screening: Required screening shall be as follows:
 - a. An 8' tall masonry screening wall shall be provided adjacent to any residentially zoned property and constructed of materials consistent with any screening provided on the eastern adjacent property.
6. Parking: On-street parking for customers, employees or other vehicles related to the automotive body repair facility shall be prohibited, and all repair-related vehicles shall be stored and screened on Tract 2, and shall be prohibited on Tract 1.



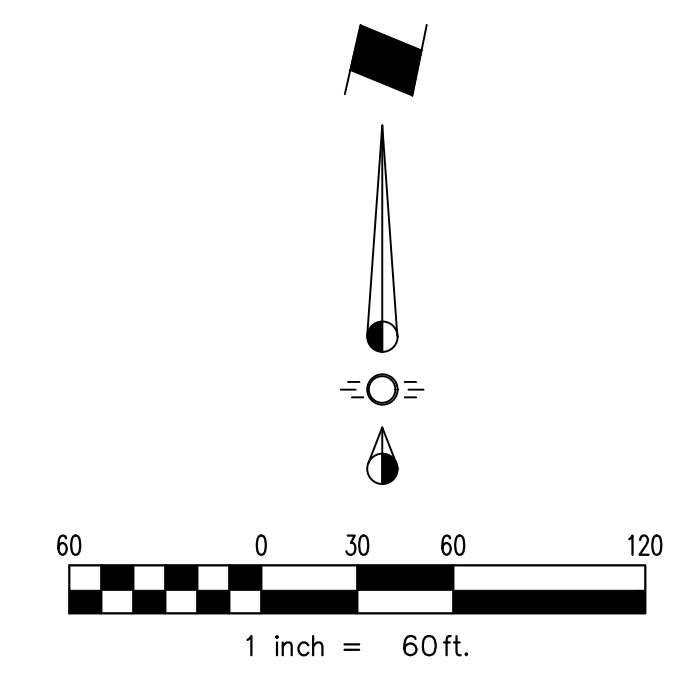
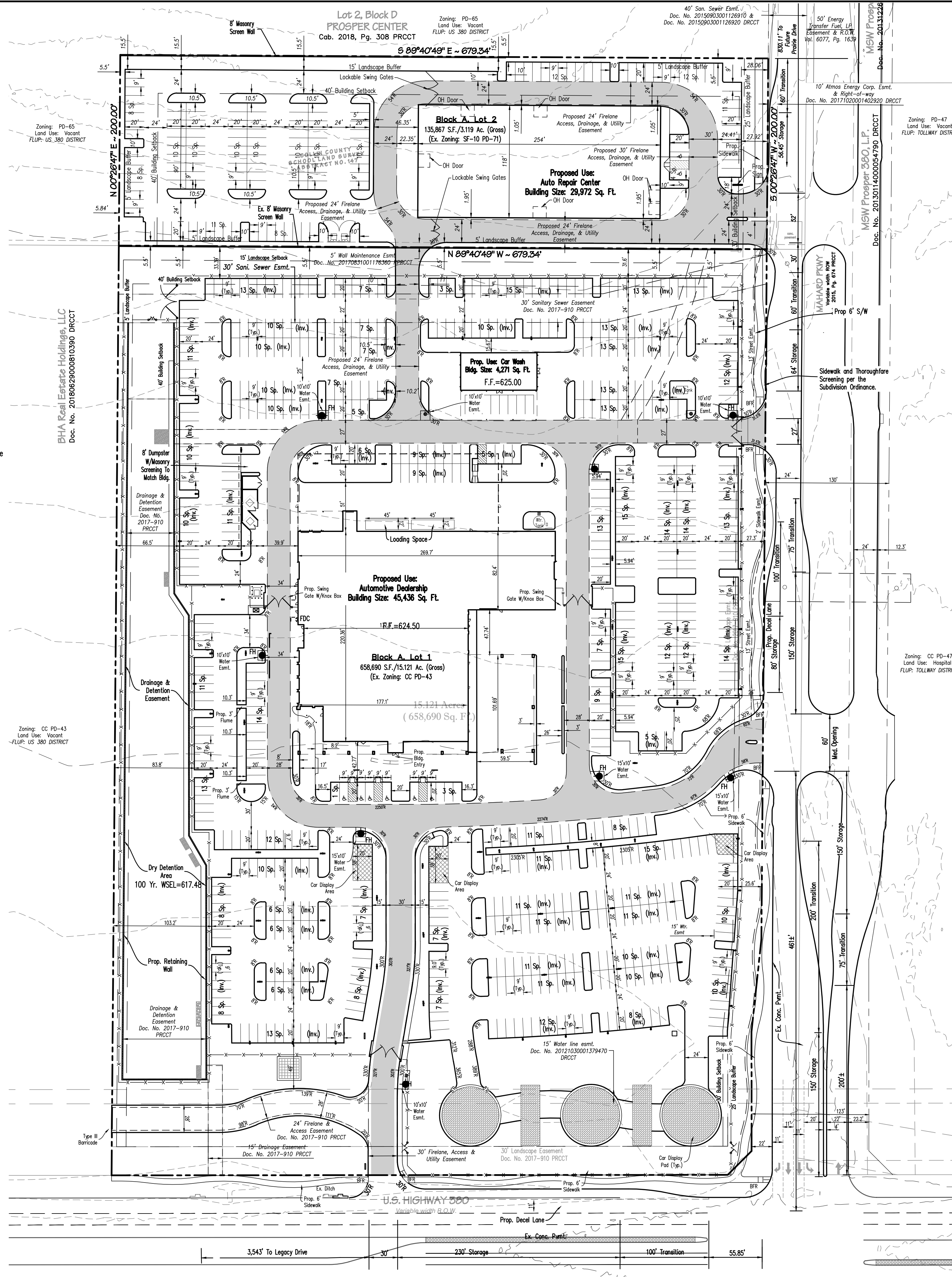
LOCATION MAP
1" = 2000'

Site Data

	Lot 1, Block A	Lot 2, Block A
Ex. Zoning	CC PD-43	SF (Single Family) PD-65
Proposed Use	Automobile Sales/ Leasing	Auto Repair Center
Lot Area	15,121 AC. (659,690 S.F.) - Net	3,119 AC. (135,867 Sq. Ft.)
Building Area	45,436 Sq. Ft. Total	29,972 Sq. Ft. Total
Building Height	1 Story, 40' Max.	1 Story, 40' Max.
Lot Coverage	8.93%	22.06%
Floor Area Ratio	0.0893:1	0.221:1
Parking Required	1 Sp./500 Sq. Ft.=118 Spaces	3 per Bay (10 Bays) + 1 per Employee (20 Emp.) = 50 Spaces
Customer/Employee Parking Provided	118 Spaces (Incl. 6 HC)	145 Spaces
Inventory Parking Provided	663 Spaces	781 Spaces (Incl. 6 HC)
Total Parking Provided	781 Spaces (Incl. 6 HC)	951 Spaces (Incl. 6 HC)
Total Impervious Surface	371,409 Sq. Ft.	99,103 Sq. Ft.
Required Open Space (7%)	46,178 Sq. Ft.	9,511 Sq. Ft.
Provided Open Space	78,863 Sq. Ft.	2,568 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=13,395 Sq. Ft.	15 Sq. Ft. Per Pkg Sp.= 2,115 Sq. Ft.
Provided Landscape Area	16,353 Sq. Ft.	2,130 Sq. Ft.

Notes:

- Total Open Space Required = 55,689 Sq. Ft.
Total Open Space Provided = 84,431 Sq. Ft.
- Lot 1 detention pond was designed to accommodate single family developed flows from Lot 2. Any additional detention required at the time of Lot 2 development shall be provided on Lot 2 or via adjustment to facilities on Lot 1.



LEGEND

	FIRELANE, ACCESS & UTILITY EASEMENT
	EXISTING CONTOUR
	LANDSCAPE AREA
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
	POWER POLE
	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED MANHOLE
	EXISTING MANHOLE
	PROPOSED METER

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - No 100 year floodplain exists onsite.

Town Case No. Z19-0007
EXHIBIT "D"
GST PROSPER
BLOCK A, LOT 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
18.240 Acres

Drawing: G:\2018_085\18-225_Toyota Regal Repair Center\18-225-Zoning Exhibit_T1.dwg Saved By: Reliance Save Time: 7/18/2019 9:35:16 AM
Printed by: Dikeshita Patil Date: 7/19/2019 7:57 AM

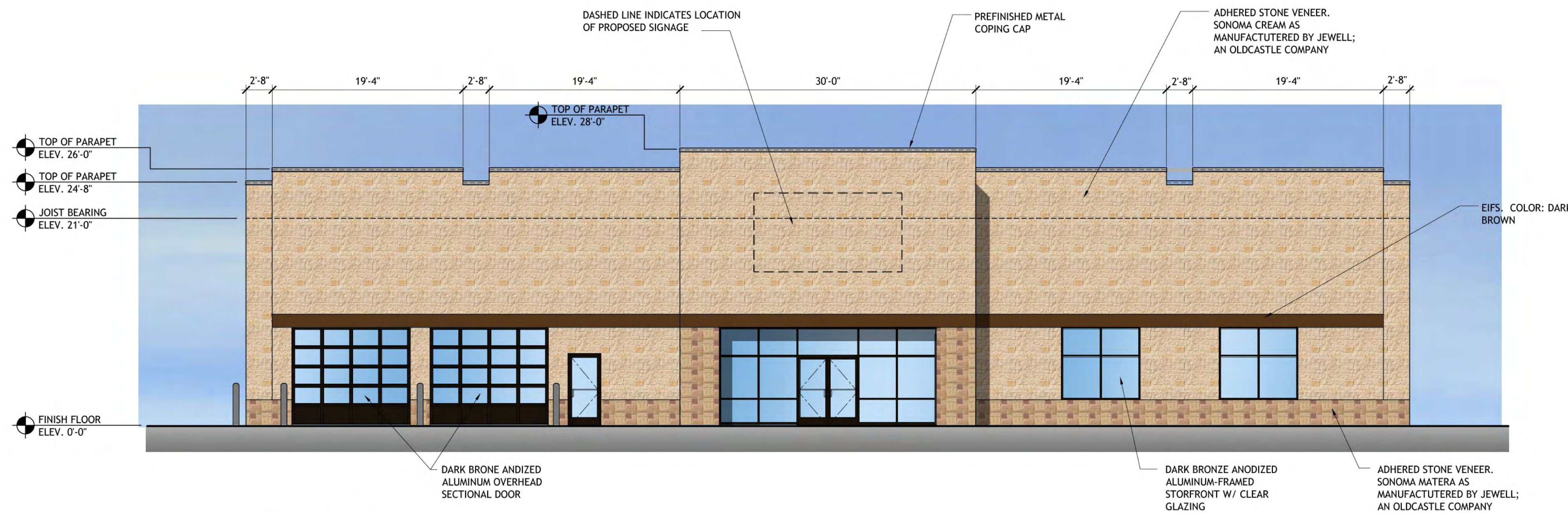
Z19-0007

EXHIBIT "E"

DEVELOPMENT SCHEDULE

The automobile dealership is an existing use on Tract 1. It is anticipated that the construction of the automobile repair center on Tract 2 will begin within 1 to 3 years after approval of the zoning ordinance.

Progress of development will depend on time frames established for construction of thoroughfares, utilities, and market trends/demands for the area.



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS CALCULATION

EAST ELEVATION
 TOTAL SURFACE AREA: 3,404 S.F.
 GLAZING SURFACE AREA: 603 S.F.
 NET SURFACE AREA (EXCLUDES GLAZING): 2,801 S.F.

FIELD STONE: 2,194 S.F. / 78%
 ACCENT STONE: 397 S.F. / 14%
 EIFS: 158 S.F. / 6%
 METAL COPING: 52 S.F. / 2%

SOUTH ELEVATION
 TOTAL SURFACE AREA: 6,318 S.F.
 GLAZING SURFACE AREA: 340 S.F.
 NET SURFACE AREA (EXCLUDES GLAZING): 5,978 S.F.

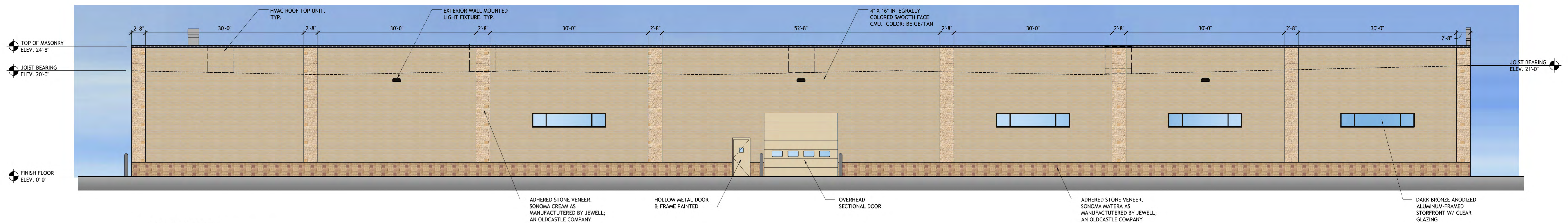
STONE AT COLUMNS: 464 S.F. / 8%
 STONE AT BASE: 631 S.F. / 10%
 METAL COPING: 106 S.F. / 2%
 INTEGRALLY COLORED CMU: 4,777 S.F. / 80%

WEST ELEVATION
 TOTAL SURFACE AREA: 2,935 S.F.
 GLAZING SURFACE AREA: 266 S.F.
 NET SURFACE AREA (EXCLUDES GLAZING): 2,669 S.F.

STONE AT COLUMNS: 232 S.F. / 9%
 STONE AT BASE: 269 S.F. / 10%
 METAL COPING: 49 S.F. / 2%
 INTEGRALLY COLORED CMU: 2,119 S.F. / 79%

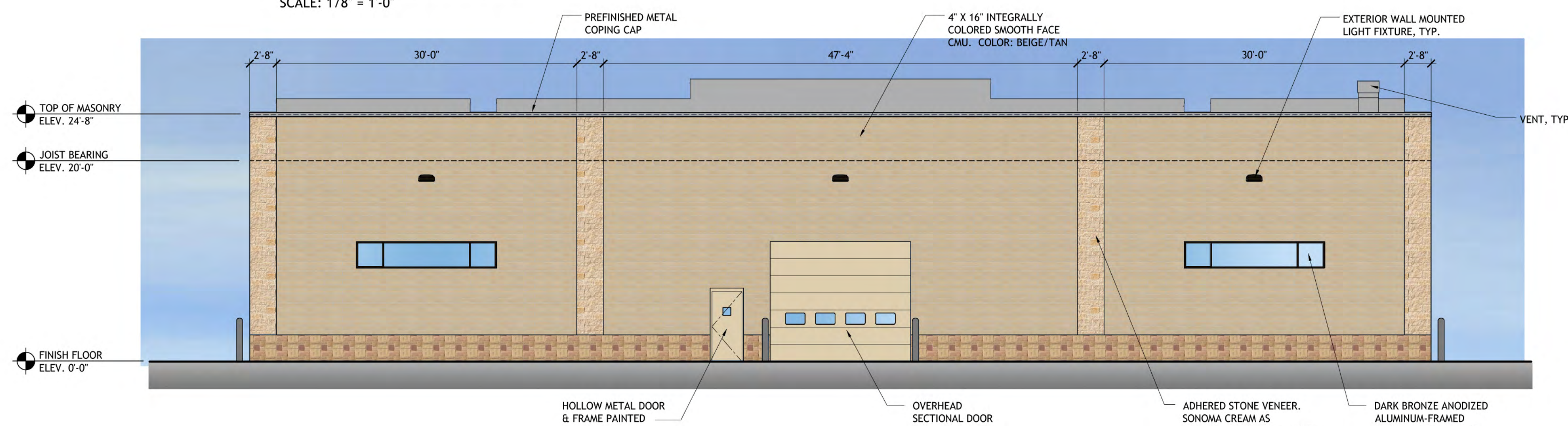
NORTH ELEVATION
 TOTAL SURFACE AREA: 6,318 S.F.
 GLAZING SURFACE AREA: 545 S.F.
 NET SURFACE AREA (EXCLUDES GLAZING): 5,773 S.F.

STONE AT COLUMNS: 464 S.F. / 8%
 STONE AT BASE: 594 S.F. / 10%
 METAL COPING: 106 S.F. / 2%
 INTEGRALLY COLORED CMU: 4,609 S.F. / 80%



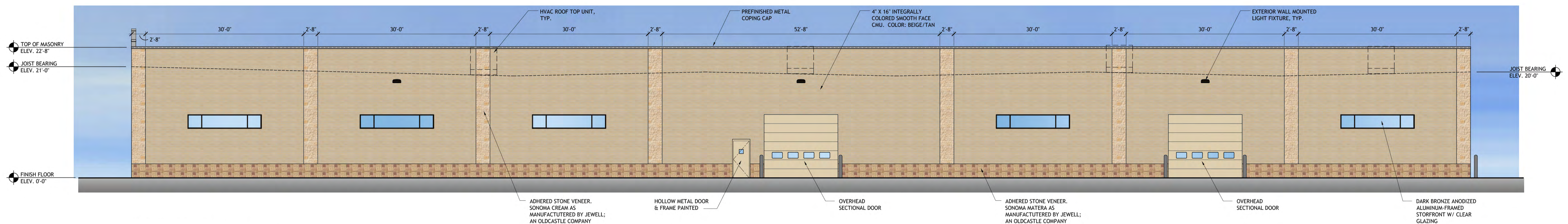
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT.
 2. 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.
 3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DEPARTMENT.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
 6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

OWNER:
 GWOOD, LLC
 2100 W. UNIVERSITY DRIVE
 PROSPER, TX 75078

APPLICANT:
 DOUG EROH
 PENSKE MOTOR GROUP
 2100 W. UNIVERSITY DRIVE
 PROSPER, TX 75078
 PH: 626.580.1332

PROPOSED AUTO REPAIR CENTER
 BLOCK A, LOT 2
 MAHARD PARKWAY
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

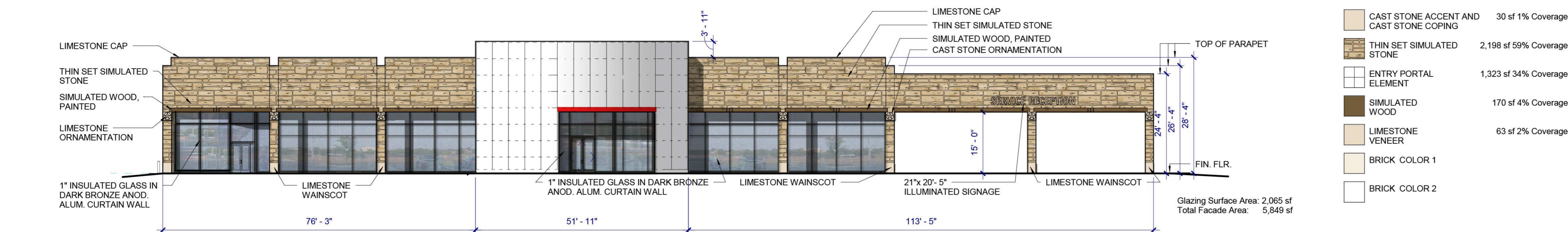
TOWN CASE NO. D19-00
 EXHIBIT "F"
 07.31.2019

CONFIDENTIAL CLIENT

PROSPER, TX

Gensler

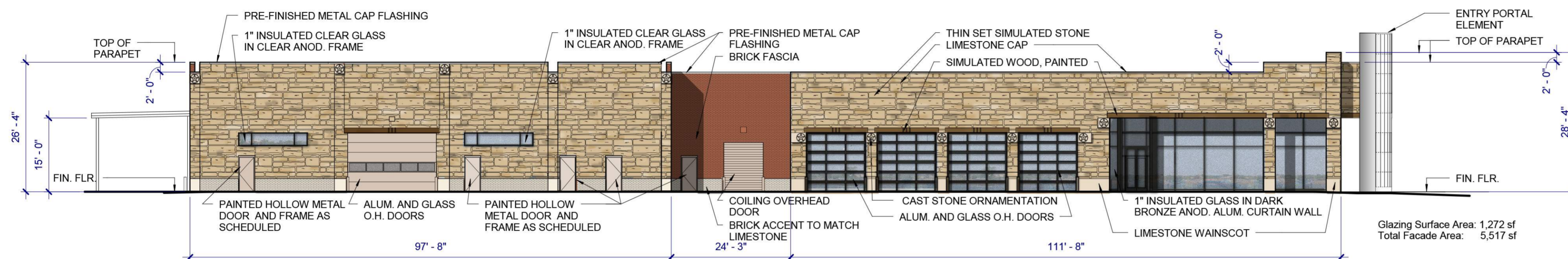
5420 LBJ Freeway
Suite 1100
Dallas TX 75240
Tel: 214.273.1500



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1

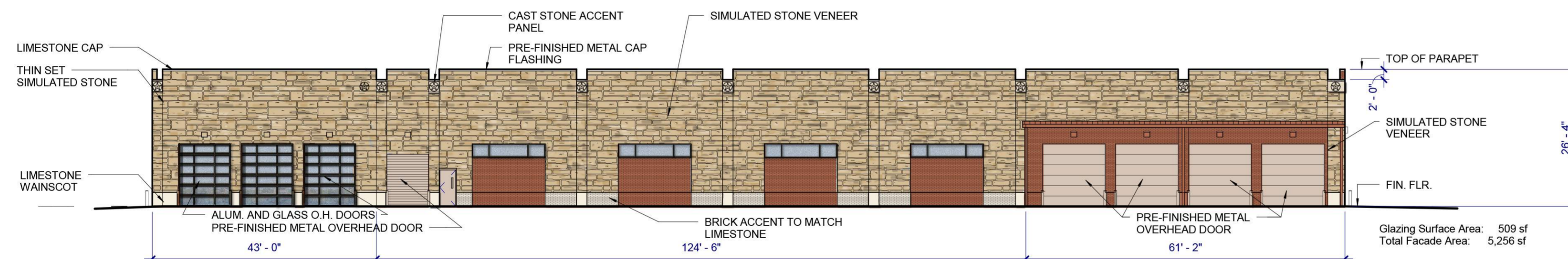
CAST STONE ACCENT AND CAST STONE COPING	30 sf 1% Coverage
THIN SET SIMULATED STONE	2,198 sf 59% Coverage
ENTRY PORTAL ELEMENT	1,323 sf 34% Coverage
SIMULATED WOOD	170 sf 4% Coverage
LIMESTONE VENEER	63 sf 2% Coverage
BRICK COLOR 1	
BRICK COLOR 2	



WEST ELEVATION
SCALE: 1/16" = 1'-0"

4

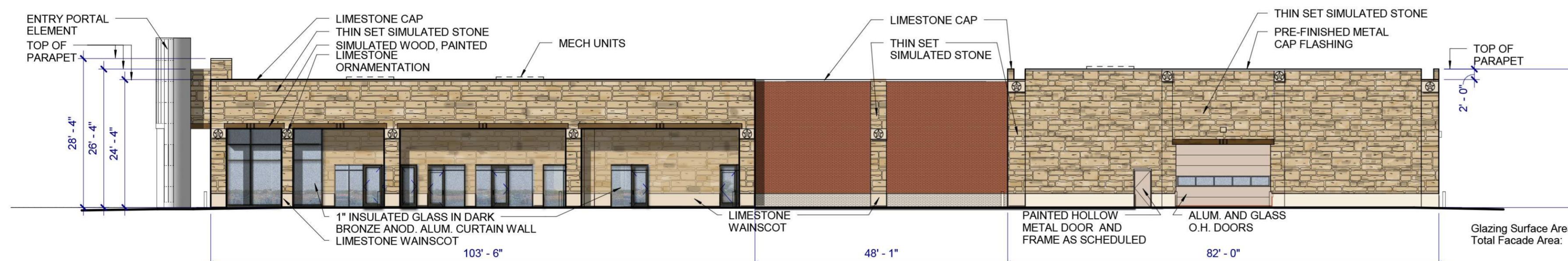
CAST STONE ACCENT AND CAST STONE COPING	44 sf 1% Coverage
THIN SET SIMULATED STONE	3,378 sf 79% Coverage
GLASS PANEL PORTAL ENTRY ELEMENT	87 sf 2% Coverage
SIMULATED WOOD	65 sf 2% Coverage
LIMESTONE VENEER	480 sf 11% Coverage
BRICK COLOR 1	
BRICK COLOR 2	191 sf 5% Coverage



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

3

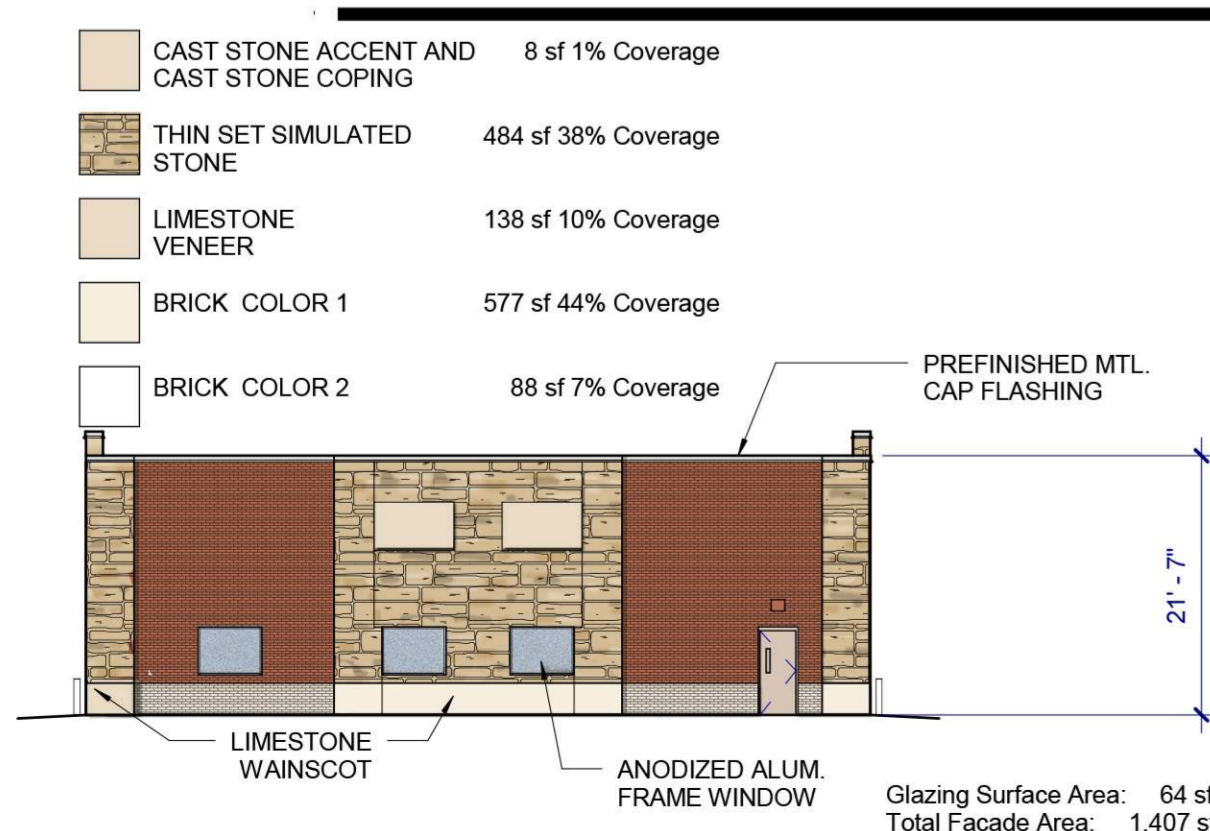
CAST STONE ACCENT AND CAST STONE COPING	42 sf 1% Coverage
THIN SET SIMULATED STONE	3,592 sf 75% Coverage
GLASS PANEL PORTAL ENTRY ELEMENT	87 sf 2% Coverage
SIMULATED WOOD	59 sf 1% Coverage
LIMESTONE VENEER	645 sf 14% Coverage
BRICK COLOR 1	
BRICK COLOR 2	322 sf 7% Coverage



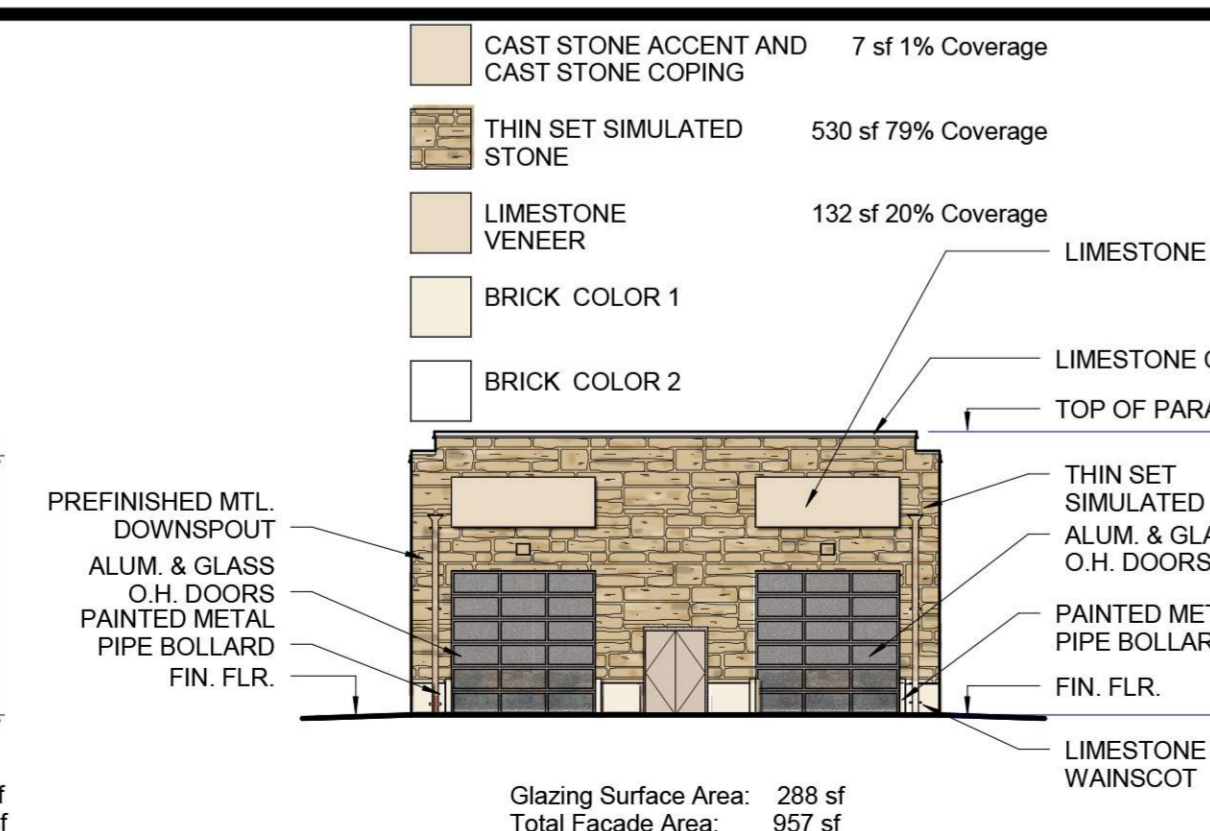
EAST ELEVATION
SCALE: 1/16" = 1'-0"

2

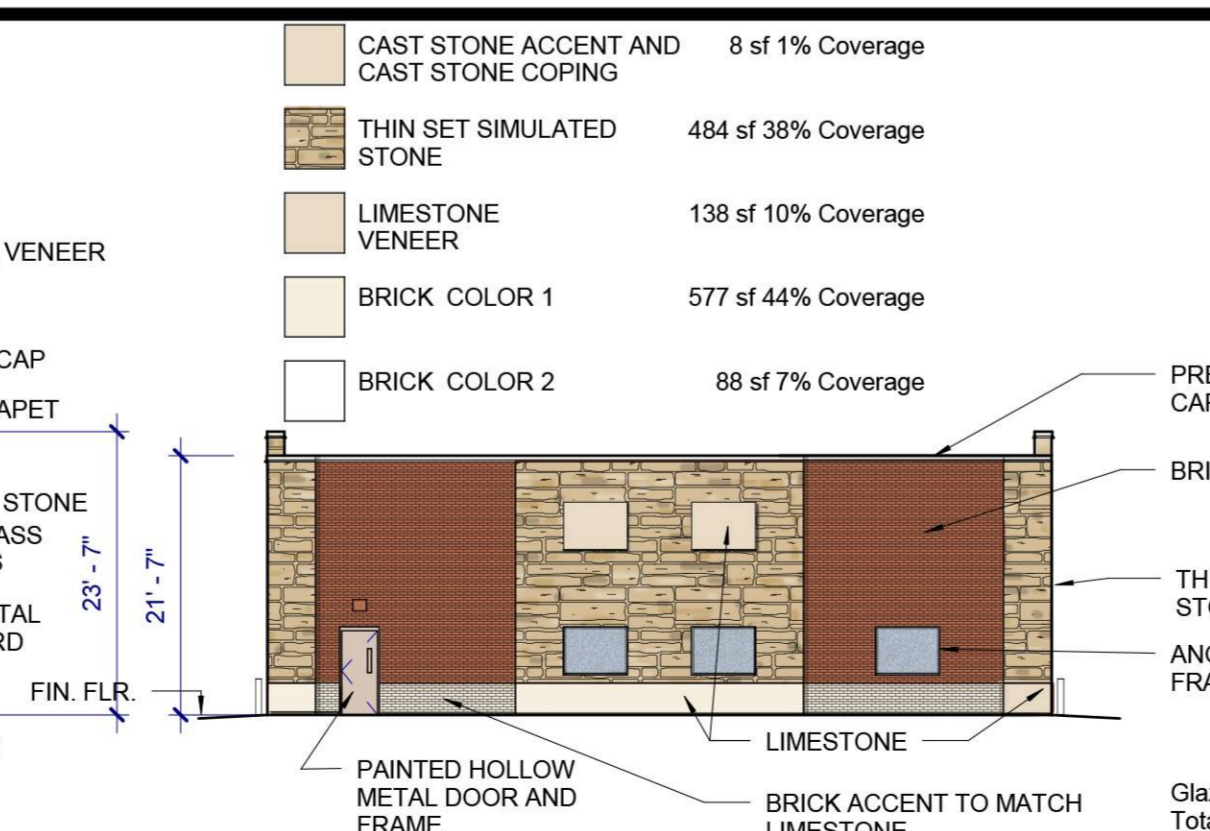
CAST STONE ACCENT AND CAST STONE COPING	57 sf 1% Coverage
THIN SET SIMULATED STONE	3,977 sf 79% Coverage
GLASS PANEL PORTAL ENTRY ELEMENT	95 sf 2% Coverage
SIMULATED WOOD	234 sf 4% Coverage
LIMESTONE VENEER	814 sf 40% Coverage
BRICK COLOR 1	
BRICK COLOR 2	68 sf 1% Coverage



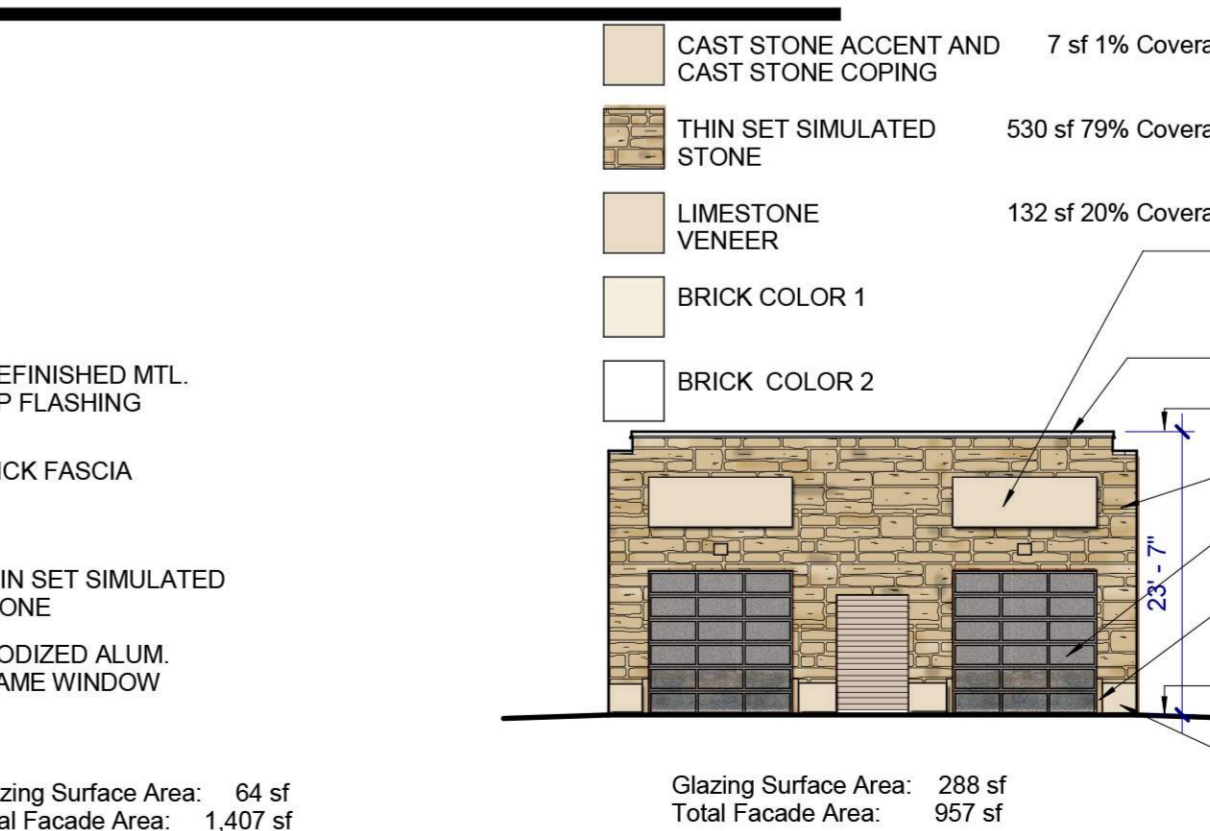
NORTH CARWASH ELEVATION
SCALE: 1/16" = 1'-0"



EAST CARWASH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH CARWASH ELEVATION
SCALE: 1/16" = 1'-0"



WEST SOUTH CARWASH ELEVATION
SCALE: 1/16" = 1'-0"

Issue #	Issue Date	Issue Description
-	-	-

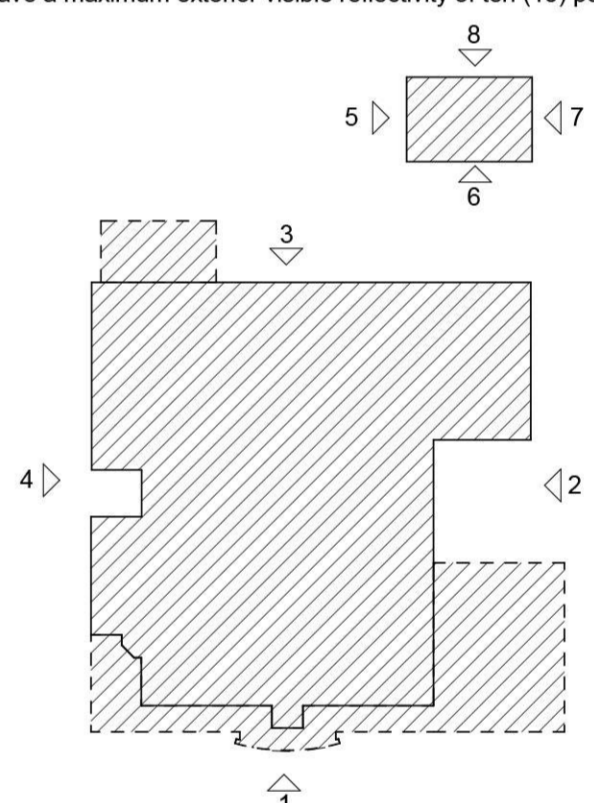
This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.

All mechanical equipment shall be screened from public view in accordance with the Comprehensive 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 Inspection Department.

Windows shall have a maximum exterior visible reflectivity of ten (10) percent.



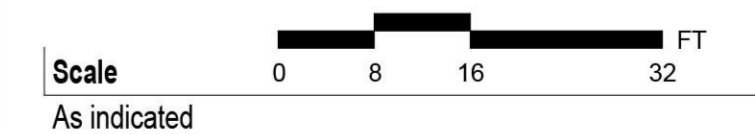
LOCATION KEY

Seal/Signature

Project Name
PROSPER, TX

Project Number

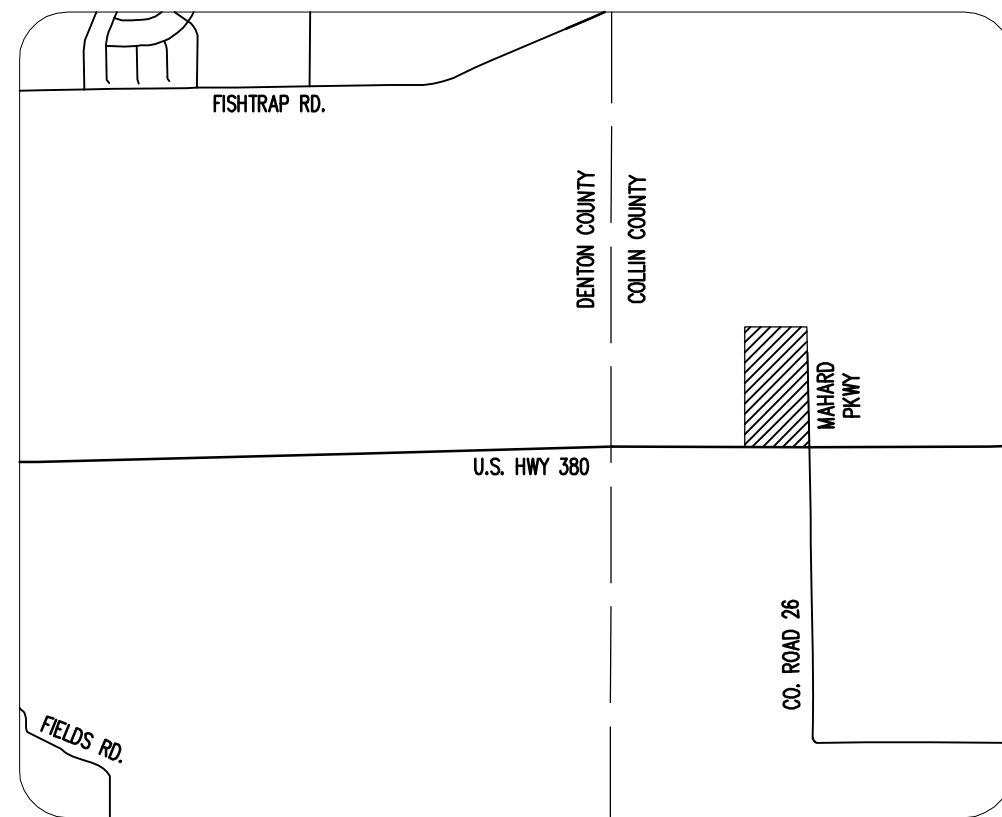
Description
EXTERIOR ELEVATIONS



Scale
As indicated

ELEVATIONS

© 2014 Gensler



LOCATION MAP
1" = 2000'

LANDSCAPE TABULATIONS: EXISTING LOT 1 BLOCK A

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage
(15) shrubs, 5 gal., per 30 l.f. of frontage or 3' ht. berm

MAHARD PARKWAY: (833.13 l.f. BASED ON R.O.W. DEDICATION)
Required: (28) trees, 3" cal. (420) shrubs
Provided: (39) trees, 3" cal. (466) shrubs

SH 380: (681.38 l.f.)
Required: (23) trees, 3" cal. (345) shrubs
Provided: (15) trees, 3" cal. located behind car display (24) small trees, 3" cal. @ 3:1 = (8) trees (360) shrubs

PARKING LOT (754 spaces)
Requirements: (1) tree, 3" cal., per 15 parking spaces and 15 s.f. of landscape per each parking space tree within 150' of any space

HEADLIGHT SCREEN PROVIDED

Required	Provided
(50) trees, 3" cal.	(103) trees, 3" cal.
11,310 s.f.	19,769 s.f.

PERIMETER LANDSCAPE
Requirements: 5' width; (1) small tree and (1) shrub, 5 gallon, per 15 l.f.

West Property Line: (974.90 l.f.)
Required: (65) small trees (65) shrubs, 5 gal.
Provided: (65) small trees (65) shrubs, 5 gal., along east side of detention

PERIMETER LANDSCAPE
Requirements: 15' width; (1) large tree per 30' and (1) shrub, 5 gallon, per 15 l.f.

North Property Line: (679.34 l.f.)
Required: (23) trees, 3" cal. (45) shrubs, 5 gal.
Provided: (26) trees, 3" cal. (61) shrubs, 4" ht.

BUILDING LANDSCAPE
Requirements: (1) tree, 3" cal., per 10,000 s.f. of Gross Floor Area within 30' of building. Ornamentals can be used at a ratio of 5:1

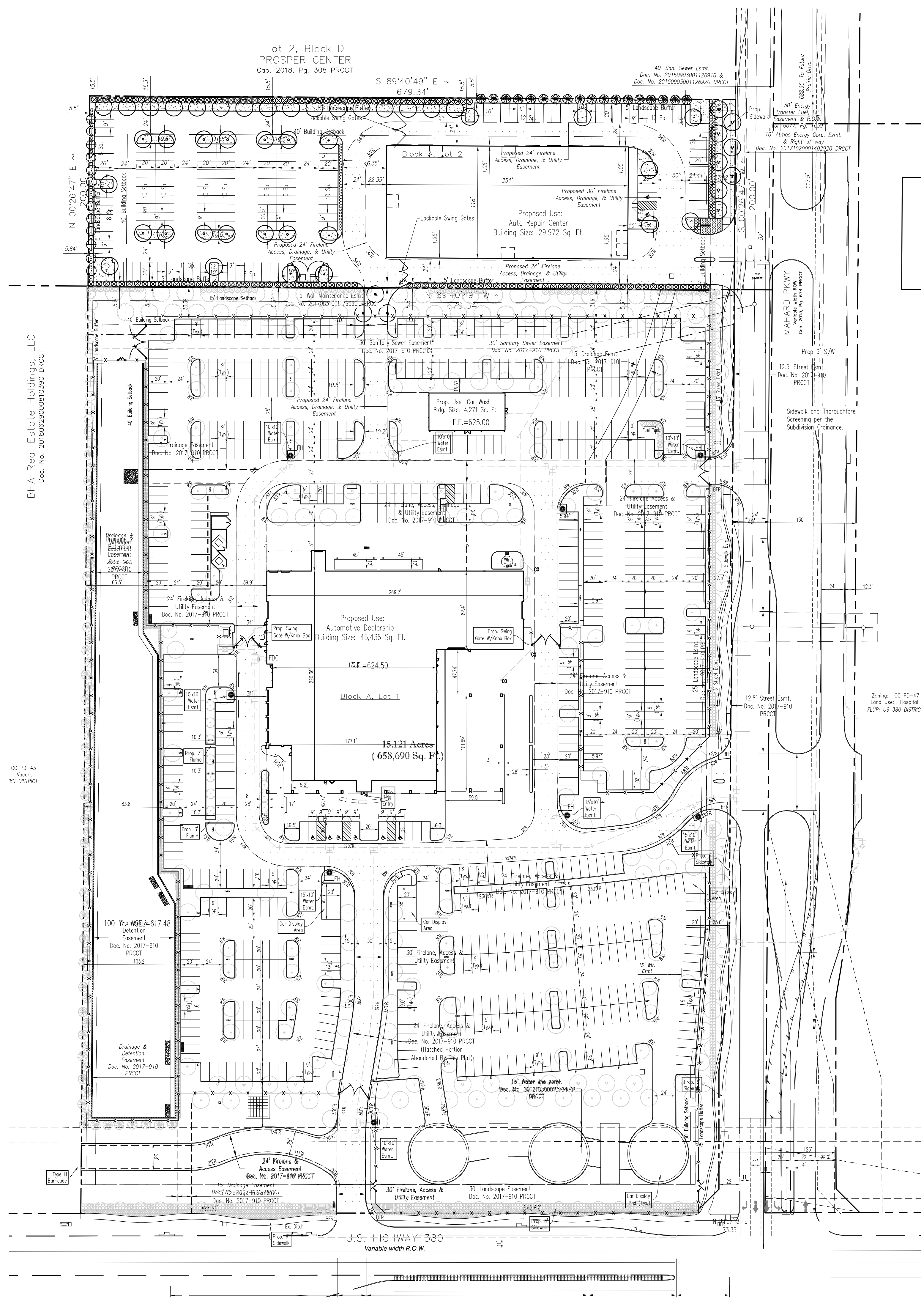
Gross Floor Area: 45,436 s.f.	Required	Provided
	(5) trees, 3" cal.	(4) trees, 3" cal.
		(5) ornamentals, 10' ht.

OPEN SPACE REQUIREMENTS
Requirements: 7% OF TOTAL SITE AREA TO BE OPEN SPACE.
less required interior landscape, perimeter buffers / landscape setbacks

TOTAL SITE AREA: 658,690	OPEN SPACE REQUIRED: 46,178 S.F. (7%)	OPEN SPACE PROVIDED: 70,507 S.F. (10.7%)
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Notes:

- Total Open Space Required = 55,689 Sq. Ft.
Total Open Space Provided = 84,431 Sq. Ft.
- Lot 1 detention pond was designed to accommodate single family developed flows from Lot 2. Any additional detention required at the time of Lot 2 development shall be provided on Lot 2 or via adjustment to facilities on Lot 1.



Site Data

Ex. Zoning	CC PD-43
Proposed Use	Automobile Sales/ Leasing
Lot Area	15,121 AC. (659,690 S.F.) - Net
Building Area	45,436 Sq. Ft. Total
Building Height	1 Story, 40' Max.
Lot Coverage	8.93%
Floor Area Ratio	0.08931:1
Parking Required	1 Sp/500 Sq. Ft.=118 Spaces

Lot 1, Block A

Customer/Employee Parking Provided	118 Spaces (Incl. 6 HC)
Inventory Parking Provided	663 Spaces
Total Parking Provided	781 Spaces (Incl. 6 HC)
Total Impervious Surface	371,409 Sq. Ft.
Required Open Space (7%)	46,178 Sq. Ft.
Provided Open Space	78,863 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=1,395 Sq. Ft.
Provided Landscape Area	16,353 Sq. Ft.

Lot 2, Block A

SF (Single Family) PD-65	Auto Repair Center
3,119 Ac. (135,867 Sq. Ft.)	29,972 Sq. Ft. Total
1 Story, 40' Max.	1 Story, 40' Max.
22.06%	0.221:1
3 per Bay (10 Bays) + 1 per Employee	(20 Emp) = 50 Spaces
145 Spaces	99,103 Sq. Ft.
9,511 Sq. Ft.	2,568 Sq. Ft.
15 Sq. Ft. Per Prk. Sp.= 2,115 Sq. Ft.	2,130 Sq. Ft.

LANDSCAPE TABULATIONS: LOT 2 BLOCK A

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage
(15) shrubs, 5 gal., per 30 l.f. of frontage or 3' ht. berm

MAHARD PKWY: (200 l.f.)
Required: (7) trees, 3" cal. (100) shrubs
Provided: (7) trees, 3" cal. (100) shrubs

PARKING LOT (142 spaces)
Requirements: (1) tree, 3" cal., per 15 parking spaces and 15 s.f. of landscape per each parking space tree within 150' of any space

HEADLIGHT SCREEN PROVIDED

Required	Provided
(10) trees, 3" cal.	(103) trees, 3" cal.
2,130 s.f.	16,353 s.f.

PERIMETER LANDSCAPE
Requirements: 5' width; (1) small tree and (1) shrub, 5 gallon, per 15 l.f.

West Property Line: (200 l.f.)
Required: (13) small trees (13) shrubs, 5 gal.
Provided: (13) small trees (13) shrubs, 5 gal.

South Property Line: (679.34 l.f.)
Required: (45) small trees (45) shrubs, 5 gal.
Provided: (74) small trees (45) shrubs, added to west and bar island

North Property Line: (274 l.f.)
Required: (18) small trees (18) shrubs, 5 gal.
Provided: (18) small trees (18) shrubs, 4" ht. in 15' buffer

PERIMETER LANDSCAPE
Requirements: 15' width; (1) large tree per 30' and (1) shrub, 5 gallon, per 15 l.f.

North Property Line: (405.34 l.f.)
Required: (14) trees, 3" cal. (27) shrubs, 5 gal.
Provided: (16) trees, 3" cal. (27) shrubs, 4" ht.

BUILDING LANDSCAPE
Requirements: (1) tree, 3" cal., per 10,000 s.f. of Gross Floor Area within 30' of building. Ornamentals can be used at a ratio of 5:1

Gross Floor Area: 29,972 s.f.	Required	Provided
	NA	NA

OPEN SPACE REQUIREMENTS
Requirements: 7% OF TOTAL SITE AREA TO BE OPEN SPACE.
less required interior landscape, perimeter buffers / landscape setbacks

TOTAL SITE AREA: 135,867	OPEN SPACE REQUIRED: 9,518 S.F. (7%)	OPEN SPACE PROVIDED: 2,568 S.F. (11.9%)
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PLANT LEGEND

- BALD CYPRESS, 3" CAL., 12' HT.
- LIVE OAK, 3" CAL., 12' HT.
- CHINESE PISTACHE, 3" CAL., 12' HT.
- RED OAK, 3" CAL., 12' HT.
- CREPE MYRTLE, 2" CAL., 10' HT. MIN.
- REDBUD, 3" CAL., 10' HT. MIN.
- EASTERN RED CEDAR, 2" CAL., 8' HT.
- NELLIE R. STEVENS HOLLY, 4' HT.
- DWARF BURFORD HOLLY, 5 GAL.
- GROUNDCOVER, TYPE 'A', 4" POTS
- LAWN, BERMUDAGRASS, SOLID SOD

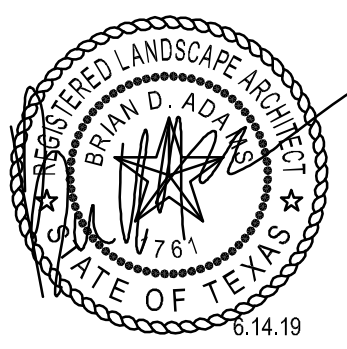
01 SUP LANDSCAPE PLAN
SCALE: 1" = 60'-0"



Town Case No. D19-00
EXHIBIT "E"

GST PROSPER
BLOCK A, LOT 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
18.240 Acres

SUPL.1



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214-871-0083
Fax: 214-871-0545
Email: smr@smr-ls.com

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 3" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn.

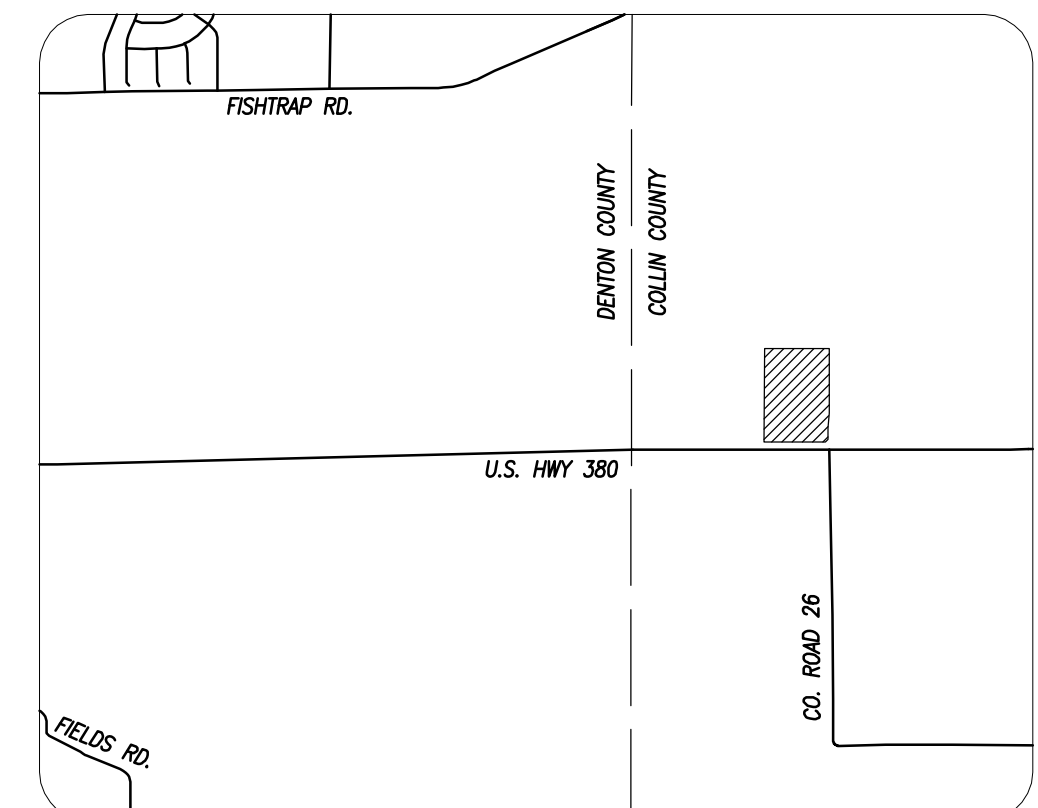
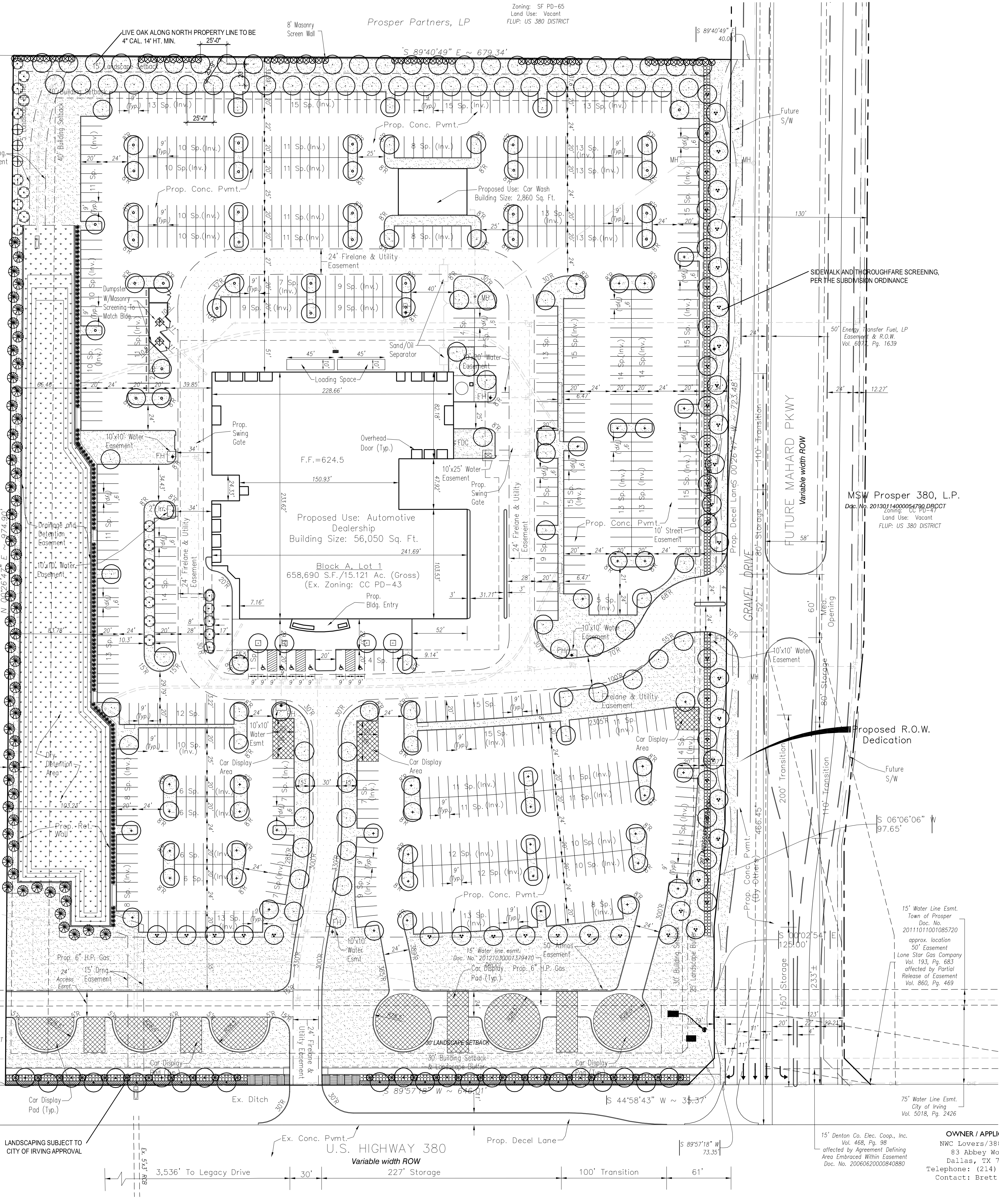
LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

*** Note: Large Canopy Trees are only permitted in the first 5' of the 10' planting area. All large trees are required to have a root barrier, the width of the tree's drip zone at maturity. The root barrier will be placed on the north side of the tree, no more than 10' off the center of the root ball.**



SITE DATA	
Ex. Zoning	CC PD-43
Proposed Use	Automobile Sales/Leasing
Lot Area	15,121 Ac. (659,690 S.F.) - Net
Building Area	58,910 Sq. Ft. Total
Building Height	1 Story, 40' Max.
Floor Coverage	8.93%
Parking Required	0.0893:1
Customer/Employee Parking Provided:	1 Sp./500 Sq. Ft.=118 Spaces
Inventory Parking Provided	663 Spaces
Total Parking Provided	782 Spaces (incl. 6 HC)
Total Impervious Surface	371,409 Sq. Ft.
Required Open Space (7%)	46,178 Sq. Ft.
Provided Open Space	78,863 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=11,730 Sq. Ft.
Provided Landscape Area	16,353 Sq. Ft.

LANDSCAPE TABULATIONS	
STREET REQUIREMENTS	
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage	Provided
(15) shrubs, 5 gal., per 30 l.f. of frontage or 3" ht. berm	(15) trees, 3" cal.
	(420) shrubs
FUTURE ROAD: (833.13 l.f. BASED ON R.O.W. DEDICATION)	
Required	Provided
(28) trees, 3" cal.	(37) trees, 3" cal.
(420) shrubs	(516) shrubs
SH 380: (681.38 l.f.)	
Required	Provided
(23) trees, 3" cal.	(24) trees, 3" cal.
(345) shrubs	(362) shrubs
PARKING LOT (782 spaces)	
Requirements: (1) tree, 3" cal., per 15 parking spaces and 15 s.f. of landscape per each parking space tree within 150' of any space	Provided
	(103) trees, 3" cal.
	16,353 s.f.
HEADLIGHT SCREEN PROVIDED	
Required	Provided
(52) trees, 3" cal.	(103) trees, 3" cal.
11,730 s.f.	16,353 s.f.
PERIMETER LANDSCAPE	
Requirements: 5' width; (1) small tree and (1) shrub, 5 gallon, per 15 l.f.	Provided
	(65) small trees
	(65) shrubs, 5 gal., along east side of detention
PERIMETER LANDSCAPE	
Requirements: 15' width; (1) large tree per 30' and (1) shrub, 5 gallon, per 15 l.f.	Provided
	(25) trees, 3" cal.
	(61) shrubs, 4" ht.
BUILDING LANDSCAPE	
Requirements: (1) tree, 3" cal., per 10,000 s.f. of Gross Floor Area within 30' of building. Ornaments can be used at a ratio of 5:1	Provided
	(5) trees, 3" cal.
	(5) ornaments, 10" ht.

GRAPHIC PLANT LEGEND	
(Symbol)	CEDAR ELM, 3" CAL., 12' HT.
(Symbol)	BALD CYPRESS, 3" CAL., 12' HT.
(Symbol)	LIVE OAK, 3" CAL., 12' HT.
(Symbol)	LIVE OAK, 4" CAL., 14' HT. ALONG NORTH PROPERTY LINE
(Symbol)	CHINESE PISTACHE, 3" CAL., 12' HT.
(Symbol)	RED OAK, 3" CAL., 12' HT.
(Symbol)	CREPE MYRTLE, 3" CAL., 10' HT. MIN.
(Symbol)	REDBUD, 3" CAL., 10' HT. MIN.
(Symbol)	EASTERN RED CEDAR, 2" CAL., 8' HT.
(Symbol)	NELLIE R. STEVENS HOLLY, 4" HT.
(Symbol)	BLUE POINT JUNIPER, 6" HT. MIN., 1/15 gal. min.
(Symbol)	DWARF BURFORD HOLLY, 5 GAL.
(Symbol)	GROUND COVER, TYPE 'A', 4" POTS
(Symbol)	GROUND COVER, TYPE 'B', 4" POTS
(Symbol)	GROUND COVER, TYPE 'C', 4" POTS
(Symbol)	LAWN, BERMUDAGRASS, SOLID SOD
(Symbol)	BUFFALOGRASS, SOLID SOD
OPEN SPACE REQUIREMENTS	
Requirements: (1) tree, 3" cal., per 10,000 s.f. OF TOTAL SITE AREA TO BE OPEN SPACE.	
less required interior landscape, perimeter buffers / landscape setbacks	
TOTAL SITE AREA: 659,690	
OPEN SPACE REQUIRED: 46,178 S.F. (7%)	
OPEN SPACE PROVIDED: 78,863 S.F. (11.9%)	

GST PROSPER
BLOCK A, LOT 1
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
 16.061 Acres (Gross)/15.121 Acres (Net)
 Current Zoning: CC (Commercial Corridor) PD-43

01 SUP LANDSCAPE PLAN
 SCALE: 1" = 50'-0"

SUPL.1

OWNER / APPLICANT
 NWC Lovers/380, LLC
 83 Abbey Woods
 Dallas, TX 75248
 Telephone: (214) 801-5020
 Contact: Brett Blakely

Engineer/Surveyor
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 765 Custer Road, Suite 100
 Plano, Texas 75075
 Telephone: (972) 422-0077
 Contact: Kevin Wier

smr landscape architects, inc.
 1705 N. Geller Street
 Dallas, Texas 75202
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 Email: smr@smr-llc.com

08 SEPT 2014 01 AUGUST 2014
 29 AUGUST 2014 19 AUGUST 2014

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