

Z21-0003

Statement of Purpose and Intent

MQ Development Prosper North Exhibit B

MQ Development proposes a Planned Development District to accommodate neighborhood services development on Lots 1-8, and single family residential on Lots A and B on the 12.011-acre site located on the east side of Preston Road, north of St. Peter Lane. The proposed planned development district would be tailored to allow a range of restaurant and retail uses, as well as office and personal service uses. Lots A and B would be developed with a single family residence on each lot with lot area greater than 25,000+ square feet. Lot 8 and the eastern portion of Lot 3 would provide a transition buffer to the existing and planned single family to the east.

The proposal would be anchored by upscale restaurant development with outdoor patios that take advantage of a planned amenity pond. The programming of restaurants on Preston Road takes advantage of visibility while office or other neighborhood services are planned on east side to ensure a compatible transition to conventional single family development to the east and southeast. Moreover, appropriate vegetative screening would provide additional separation and ensure compatibility between properties. A north-south solid vegetative hedge along the eastern perimeter of Lot 2 and extending through Lot 3 will screen and provide greater separation from residential to the east. Lot 2 has been programmed with the flexibility to accommodate a boutique high end grocer, or other appropriate retail use.

As an extension of established development on Preston Road, the proposal would carry forward high quality building design and aesthetics of the Shops at Prosper Trail development, anchored by Kroger to the south. Please find the enclosed building elevations exhibit for illustrations of the proposed development. MQ Development is amenable to volunteering deed restrictions to impose a requirement of exterior building materials at the expense of the developer. Lastly, per the Town's request, MQ Development has agreed to dedicate an easement and build a walking trail on Lot 8 to allow for connection between the park to the north and trail to the east.

Z21-0003
EXHIBIT C
PLANNED DEVELOPMENT CONDITIONS
MQ PROSPER NORTH

- A1. Statement of Effect: Lots 1-8, Subdistrict A, shall develop under the regulations of the Retail (R) District of the Town's Zoning Ordinance as it exists or may be amended except as otherwise set forth herein. Lots A and B, Subdistrict B, shall develop under the regulations of the Single Family-22 (SF-22) District of the Town's Zoning Ordinance as it exists or may be amended except as otherwise set forth herein.
- A2. Development Plans (Retail and SF-22 Districts); Exhibit – D Concept Plan, Exhibit – E Landscape Plan; Exhibit F-1-F3 Building Elevations; Exhibit - H Screening Plan

Permitted Uses. Subdistrict A, for Lots 1-6, conditional development standards **(C)** must be met per the Zoning Ordinance, No. 05-20, as it exists, or may be amended. Uses shall be permitted as a Specific Use with the approval of a specific use permit **(SUP)**. Building and parking lot development is prohibited on Lots 7 and 8.

List of Permitted Uses:

1. Administrative, Medical or Professional Office
2. Antique Shop
3. Artisan's Workshop
4. Bank, Savings and Loan, or Credit Union, Lots 1-6 only
5. Bed and Breakfast Inn
6. Beauty Salon, Barber Shop, Lots 1, 2 and 3 only
7. Building Materials and Hardware Sales, Minor, Lots 1-3 only
8. Business Service, Lots 1 - 4only
9. Child Care Center, Licensed, only one permitted in PD, Lots 3 and 4by SUP only
10. Convenience Store without Gas Pumps, Lots 1-3 by SUP only
11. Day Care Center, Adult, only one permitted in PD, Lots 1, 3 and 4 by SUP only
12. Dry Cleaning, Minor
13. Commercial Amusement, Indoor, Lots 1, 2, 5 and 6
14. Farmer's Market, Lots 1-4
15. Furniture, Home Furnishings and Appliance Store, Lot 3
16. Health/Fitness Center, Lots 1-6
17. Insurance Office, Lots 1-6
18. Message Therapy, Licensed, Lots 1-6
19. Print Shop, Minor, Lots 1-4
20. Restaurant, Lots 1, 2, 5 and 6 only (May include outdoor entertainment in Lots 1, 5 and 6 provided speakers face west away from the single family residential to the east.)
- =
21. Retail Stores and Shops, Lots 1-6
22. Retail Service, Indoor, Lots 1-6 only
23. Retail/Service Incidental Use, Lots 1-6
24. School, Private
25. Theatre, Neighborhood, Lots 2 and 3 by SUP only

Permitted Uses, Subdistrict B: For Lots A and B, permitted uses are those uses allowed in the SF-22 District, Section 5.3 of the Zoning Ordinance, Town of Prosper.

A3. Regulations. For Lots 1-8, development is subject to the Retail District except for the following regulations:

1. Maximum Height
 - a. Buildings on Lots 1-6 are limited to one story and a maximum of 30 feet in height.
2. Building Setbacks
 - a. For Lots 1-6, the minimum building setback from an interior property line is 5 feet, except that patios may encroach into interior lot line setbacks on Lots 1, 5 and 6. Patios may not encroach into required landscape setbacks.
3. Maximum Floor Area: Amendment to the Concept Plan is not required for modifications to the building floor area shown at permit application provided the following criteria is met:
 - a. Compliance with off-street parking regulations is maintained for the PD District as a whole.
 - b. The proposed building floor area does not cause a substandard condition or violate any other applicable development standard
 - c. The proposed building floor area does not exceed the following parameters for each lot:
Lot 1: 8,500 square feet; Lot 2: 26,000 square feet; Lot 3: 5,500 square feet; Lot 4: 5,000 square feet; Lot 5: 7,500 square feet; Lot 6: 6,600 square feet

A4. Regulations. For Lots A and B, development shall adhere to the regulations of the SF-22 District, Section 5 of the Zoning Ordinance, Town of Prosper, except as provided herein.

1. Lots A and B are not required to front on a public street right-of-way provided each lot has access to a dedicated public access, fire lane and utility easement.
2. The minimum lot width for Lot A is 85 feet and the minimum Lot width for B is 100 feet.
3. Standard street dimensions and curb and gutter standards do not apply to the mutual access easement provided the fire lane/driveway width is a minimum of 31 feet. Sidewalk, curb and gutter etc.
4. The mutual access easement serving Lots A and B shall be maintained and the responsibility of a property or homeowner's association.

A5. Design Guidelines. For Lots 1-6, the development shall adhere to the following design guidelines if an agreement is made between the Town and the property owner:

1. Elevation Review and Approval
 - a. Building Elevations shall substantially conform to the Concept Elevations provided in Exhibits F-1, F-2 and F-3.
 - b. Building Materials in addition to the building materials permitted in Chapter 4, Section 8 of the Zoning Ordinance, as exists or may be amended, such materials shall also include Architectural Structural Block, under the trade name "Quik Brick" (a 4" manufactured concrete masonry unit) and cultured stone (manufactured) individually stacked, as provided in the building elevations Exhibits F-1 – F-3 which is a part herein. The clay-fired brick colors used in Exhibits F-1 – F-3 shall be consistent throughout the Planned Development District. Split-faced block, architectural concrete block, and painted/textured concrete tilt wall shall be limited to a maximum of ten percent (10%) of any single elevation on any pad site.

A 6. Additional Standards

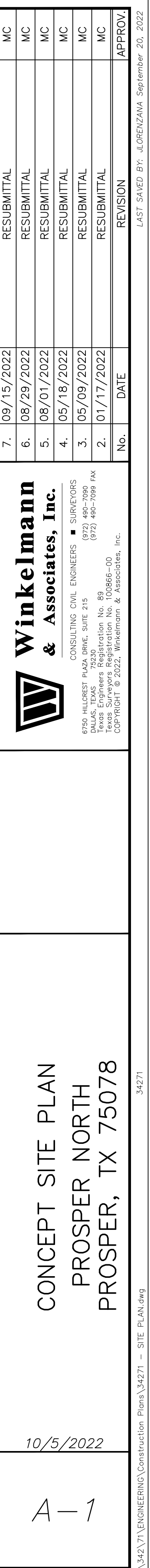
1. Open Space
 - a. Lots 7 and 8, as depicted on the Exhibit D, shall be maintained as open spaces. Lot 7 shall contain an amenity pond
 - b. The amenity pond in Lot 7 shall contain an operable fountain.
 - c. Lots 7 and 8 improvements shall be developed at the time of construction of phase 1.
 - d. Lots 7 and 8 improvements shall be constructed at the developer's cost.
 - e. Lots 7 and 8 shall be maintained by the property owner, or property management association.
2. Hike and Bike Trail
 - a. An 8-foot wide hike and bike trail is required as noted in Lot 8.
 - b. The hike and bike trail shall be constructed at the time of construction of phase 1.
 - c. The section of hike and bike trail located on Lot 8 shall be constructed at the developer's cost.
3. Landscape and Screening, perimeter
 - a. A minimum 30-foot landscape easement is required along Preston Road in Lot 1. The perimeter trees and shrub requirement may be satisfied through a combination of existing and proposed trees per Landscape Plan, Exhibit G-1 and G-2.
 - b. A berm is required in the landscape easement along Preston Road in Lot 1. A conventional berm is not required in the landscape easement along Preston Road in Lot 7. Alternative berming is required in the two areas generally identified on the east side of Lot 7 on the Concept Plan and Landscape Plan.
 - c. A minimum 15-foot landscape easement is required along Saint Peter Lane in Lots 4 and 5.
 - d. Perimeter landscaping shall generally comply with the Landscape Plan, Exhibit G-1 and G-2.
4. Landscape, parking lots. Parking lot landscaping shall comply with Section 2 of Prosper Development Requirements.
5. Landscape Requirements for Certificate of Occupancy. All perimeter landscaping along Preston Road and Saint Peter Lane shall be installed prior to issuance of a certificate of occupancy (CO).
6. Lot Frontage
 - a. Lots are not required to front on a public right-of-way provided each lot has access to a dedicated public access, fire lane and utility easement.
7. Perimeter Screening/Fencing. Perimeter screening and fencing shall be provided as shown on the Perimeter Screening Plan, Exhibit H.
 - a. Man-made perimeter screening or fencing is not required along the following perimeters:
 - i. northern perimeter of Lot 1
 - ii. eastern northern, and southern perimeters of Lot 8
 - iii. the northern perimeter of Lot 3
 - iv. northern (a portion of) and eastern perimeter, and southern perimeter where the mutual access easement exists of Lot 3
 - v. between Lots 3 and Lots A and B
 - vi. southern perimeter of Lot 2
 - b. Perimeter screening is required as follows:
 - i. a4-foot tall masonry wall is required for a portion of the eastern perimeter of Lot 2

- ii. a 6-foot tall masonry wall along the eastern and southern perimeters of Lot 4 and the southern and western perimeter of Lot 5.
 - iii. a 6-foot tall wall along a portion of the southern perimeter of Lot 7.
- 8. Screening buffer requirements
 - a. A continuous vegetative hedge is required generally along the eastern perimeter of Lot 2 and extending through Lot 3 as shown on the Concept Plan. The vegetative hedge shall be made of a row of shrubs that grow to a minimum height of 8 feet at maturity. A row of trees is also required in the 15' Landscape Setback as noted in Lots 2 and 3 on the Concept Plan and Landscape Plan. The vegetative hedge and trees shall be installed with phase 1 construction.
 - b. A perimeter screening buffer is not required along the southern perimeter of Lot 3 due to an established mutual access easement provided the following conditions are met:
 - i. Parking spaces or loading areas are located a minimum of 30 feet from the southern property line
 - ii. Buildings are located a minimum of 30 feet from the southern property line
 - iii. Three canopy trees are provided along the southern elevation of Building 3
- 9. Parking Requirements. For parking purposes in satisfying off-street parking requirements in Subdistrict A, Lots 1-6 are considered one lot.

A 7. Additional Provisions:

Restaurants located on Lots 1, 5 and 6 may have outdoor dining patios oriented toward the open space (Lot 7).

Detention facilities are permitted to be dry ponds, subject to compliance with Town of Prosper Stormwater Regulations, and review and approval by Town Engineering.



LOT 1		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	30'	30'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	299 / 30 = 10 TREES (299 / 30) X 15 = 130 SHRUBS	10 TREES 152 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	615 / 15 = 41 SMALL TREES 615 / 15 = 41 SHRUBS	9 SMALL TREES 15 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	206 / 30 = 7 LARGE TREES	7 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	35 SPACES X 15 = 525 SF	525 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	7,200 / 10,000 = 0 TREE	NA
	16,106 SF OPEN SPACE	

LOT 6		
PERIMETER BUFFER	30' PERIMETER BUFFER ON ST PETER LANE	
	REQUIRED	PROVIDED
	25'	25'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	955 / 15 = 64 SMALL TREES 955 / 15 = 64 SHRUBS	15 SMALL TREES 67 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	13 SPACES X 15 = 195 SF	195 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	4,550 / 10,000 = 0 TREE	NA
	7,277 SF OPEN SPACE	

LOT 2		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	1228 / 15 = 82 SMALL TREES 1228 / 15 = 82 SHRUBS	36 SMALL TREES 98 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	276 / 30 = 10 LARGE TREES	10 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	27 SPACES X 15 = 405 SF	405 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	6,000 / 10,000 = 0 TREE	NA
	23,764 SF OPEN SPACE	

LOT 7		
PERIMETER BUFFER	30' PERIMETER BUFFER ON ST PETER LANE	
	REQUIRED	PROVIDED
	25'	25'
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	353 / 30 = 12 TREES (353 / 30) X 15 = 177 SHRUBS	12 TREES 183 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	917 / 15 = 61 SMALL TREES 917 / 15 = 61 SHRUBS	10 SMALL TREES 0 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	102 SPACES X 15 = 1,530 SF	1,530 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	5,400 / 10,000 = 0 TREE	NA
	46,238 SF OPEN SPACE	

LOT 3		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	399 / 15 = 27 SMALL TREES 399 / 15 = 27 SHRUBS	9 SMALL TREES 16 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	412 / 30 = 14 LARGE TREES	14 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	84 SPACES X 15 = 1,260 SF	1,260 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	25,000 / 10,000 = 3 TREES	3 TREES
	19,722 SF OPEN SPACE	

LOT 8		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	0 / 30 = 0 TREES (0 / 30) X 15 = 0 SHRUBS	NA NA
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	752 / 15 = 50 SMALL TREES 752 / 15 = 50 SHRUBS	5 SMALL TREES 35 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	1085 / 30 = 36 LARGE TREES	7 TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	64 SPACES X 15 = 960 SF	960 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	4,800 / 10,000 = 0 TREE	NA
	60,520SF OPEN SPACE	

LOT 4		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	239 / 30 = 8 TREES (239 / 30) X 15 = 119 SHRUBS	8 TREES 112 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	279 / 15 = 19 SMALL TREES 279 / 15 = 19 SHRUBS	6 SMALL TREES 15 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	167 / 30 = 6 LARGE TREES	6 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	27 SPACES X 15 = 405 SF	405 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	7,200 / 10,000 = 0 TREE	NA
	13,634 SF OPEN SPACE	

LOT 5		
PERIMETER BUFFER	30' PERIMETER BUFFER ON PRESTON ROAD	
	REQUIRED	PROVIDED
	NA	NA
	15' PERIMETER BUFFER FOR RESIDENTIAL ADJACENCY	
	REQUIRED	PROVIDED
	15'	15'
	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
	REQUIRED	PROVIDED
	5'	5'
	1 LARGE TREE PER 30 LF AND 15 SHRUBS PER 30 LF	
PERIMETER BUFFER	REQUIRED (ADJ PRESTON RD/289)	PROVIDED
	249 / 30 = 8 TREES (249 / 30) X 15 = 125 SHRUBS	8 TREES 89 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	898 / 15 = 60 SMALL TREES 898 / 15 = 60 SHRUBS	16 SMALL TREE 53 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	0 / 30 = 0 LARGE TREES	NA
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	27 SPACES X 15 = 405 SF	405 SF
	1 TREE AT TERMINUS OF EACH ROW	
REQUIRED PARKING LOT TREES	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF	PROVIDED
	6,000 / 10,000 = 0 TREE	NA
	13,434 SF OPEN SPACE	

TOTAL OPEN SPACE
200,695 SF



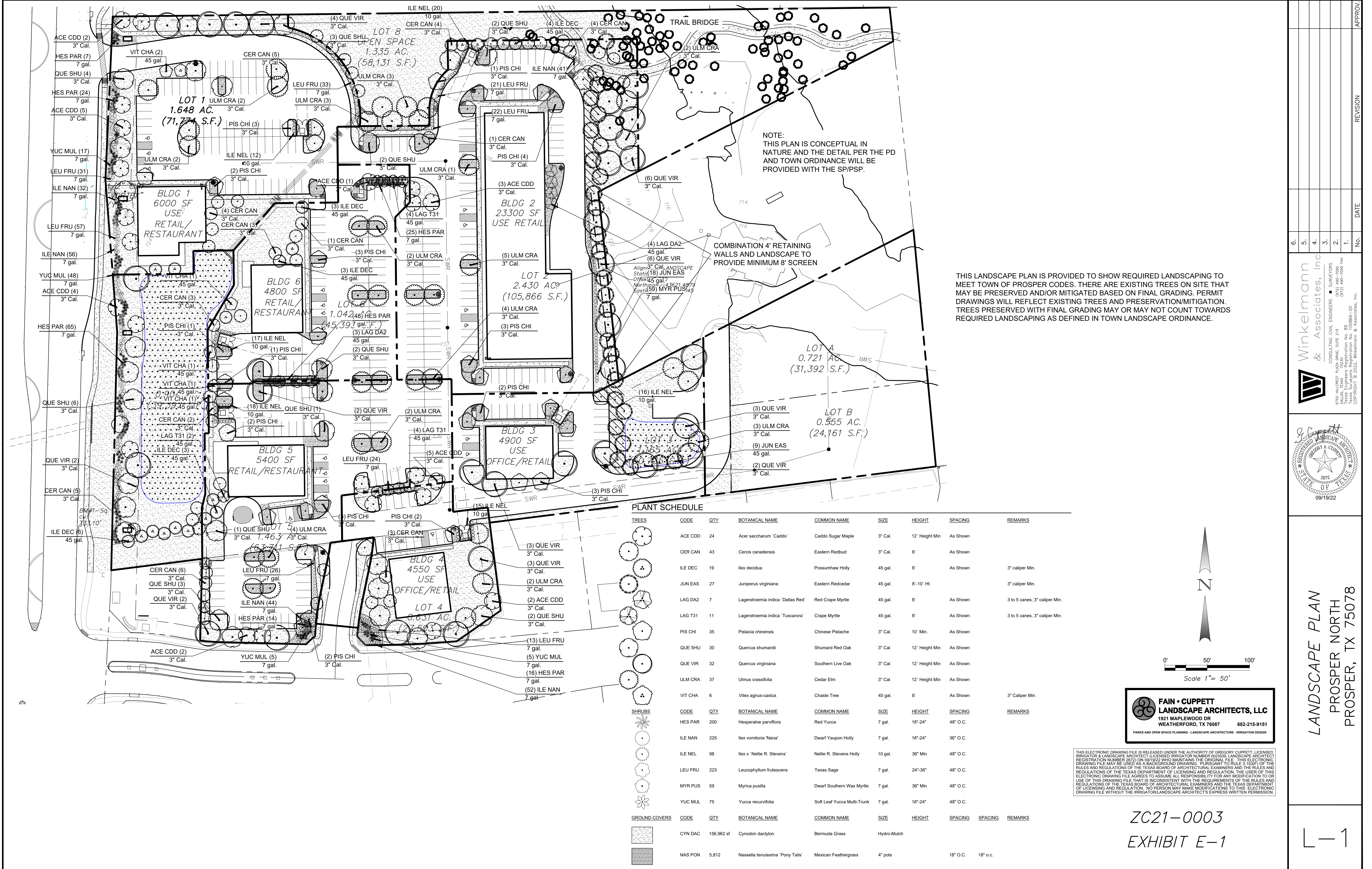
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872) ON 09/28/22 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

ZC21-0003
EXHIBIT E-2

6.	5.	4.	3.	2.	1.	No.	DATE	REVISION	APPROVAL
Winkelmänn & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILDBEST PLAZA DRIVE, SUITE 215 Texas Engineers Registration No. 100865-00 CSC-00001010 07/20/21 Winkelmänn & Associates, Inc. Seal of the State of Texas OFFICE OF THE ATTORNEY GENERAL STATE OF TEXAS 09/15/22									

LANDSCAPE PLAN
PROSPER NORTH
PROSPER, TX 75078

L-2



THIS LANDSCAPE PLAN IS PROVIDED TO SHOW REQUIRED LANDSCAPING TO MEET TOWN OF PROSPER CODES. THERE ARE EXISTING TREES ON SITE THAT MAY BE PRESERVED AND/OR MITIGATED BASED ON FINAL GRADING. PERMIT DRAWINGS WILL REFLECT EXISTING TREES AND PRESERVATION/MITIGATION. TREES PRESERVED WITH FINAL GRADING MAY OR MAY NOT COUNT TOWARDS REQUIRED LANDSCAPING AS DEFINED IN TOWN LANDSCAPE ORDINANCE.

PLANT SCHEDULE									
TREES									
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ACE CDD	24	Acer saccharum 'Caddo'	Caddo Sugar Maple	3" Cal.	12' Height Min	As Shown		
	CER CAN	43	Cercis canadensis	Eastern Redbud	3" Cal.	8'	As Shown		
	ILE DEC	19	Ilex decidua	Possumhaw Holly	45 gal.	8'	As Shown	3" caliper Min.	
	JUN EAS	27	Juniperus virginiana	Eastern Redcedar	45 gal.	8'-10' Ht.		3" caliper Min.	
	LAG DA2	7	Lagerstroemia indica 'Dallas Red'	Red Crape Myrtle	45 gal.	8'	As Shown	3 to 5 canes, 3" caliper Min.	
	LAG T31	11	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	45 gal.	8'	As Shown	3 to 5 canes, 3" caliper Min.	
	PIS CHI	35	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.	As Shown		
	QUE SHU	30	Quercus shumardii	Shumard Red Oak	3" Cal.	12' Height Min	As Shown		
	QUE VIR	32	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown		
	ULM CRA	37	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown		
	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	8'	As Shown	3" Caliper Min.	
SHRUBS									
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	HES PAR	200	Hesperaloe parviflora	Red Yucca	7 gal.	18"-24"	48" O.C.		
	ILE NAN	225	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	7 gal.	18"-24"	36" O.C.		
	ILE NEL	98	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	36" Min	48" O.C.		
	LEU FRU	223	Leucophyllum frutescens	Texas Sage	7 gal.	24"-36"	48" O.C.		
	MYR PUS	59	Myrica pusilla	Dwarf Southern Wax Myrtle	7 gal.	36" Min	48" O.C.		
	YUC MUL	75	Yucca recurvifolia	Soft Leaf Yucca Multi-Trunk	7 gal.	18"-24"	48" O.C.		
GROUND COVERS									
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	156,962 sf	Cynodon dactylon	Bermuda Grass		Hydro-Mulch			
	NAS PON	5,812	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	4" pots		18" O.C.	18" o.c.	

**FAIN • CUPPETT**
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

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ZC21-0003
EXHIBIT E-1

Winkelmänn & Associates, Inc.





LANDSCAPE PLAN
PROSPER NORTH
PROSPER, TX 75078

L-1

No.	DATE	REVISION	APPROV.
6.			
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CONCEPTUAL RENDERING OF OFFICE BUILDING
Z21-0003
EXHIBIT F-1



PICTURE OF REAR OF 9 & 10 KROGER SITE

CONCEPTUAL RENDERING OF RETAIL BUILDING
Z21-003
EXHIBIT F-2



CONCEPTUAL RENDERING OF RETAIL BUILDING
Z21-003
EXHIBIT F-3