

Z21-0003
EXHIBIT C
PLANNED DEVELOPMENT CONDITIONS
MQ PROSPER NORTH

- A1. Statement of Effect: Lots 1-9, 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 10 and 11, Subdistrict B, shall develop under the regulations of the Single Family-15 (SF-15) 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-15 Districts); Exhibit – D Concept Plan, Exhibit – E Landscape Plan; Exhibits F-1-F3 Building Elevations; Exhibit - G Screening Plan

Permitted Uses. Subdistrict A, for Lots 1-7, 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 8 and 9.

List of Permitted Uses:

1. Administrative, Medical or Professional Office
2. Alcoholic Beverage Sales, Lots 1 and 5 only
3. Antique Shop
4. Artisan's Workshop
5. Bank, Savings and Loan, or Credit Union, Lots 1-7 only
6. Beauty Salon, Barber Shop, Lots 1-5 only
7. Business Service, Lots 1 – 5 only
8. Child Care Center, Licensed, only one permitted in PD, Lots 2, 3 and 4 by SUP only
9. Dry Cleaning, Minor
10. Furniture, Home Furnishings and Appliance Store, Lot 3
11. Health/Fitness Center, Lots 1-4
12. Insurance Office, Lots 1-5
13. Message Therapy, Licensed, Lots 1-5
14. Print Shop, Minor, Lots 1-5
15. Restaurant, Lots 1- 7 only (May include outdoor entertainment in Lots 1, 6, and 7 provided speakers face west away from the single family residential to the east.)
16. Retail Stores and Shops, Lots 1-7
17. Retail Service, Indoor, Lots 1-7 only
18. Retail/Service Incidental Use, Lots 1-7
19. School, Private
20. Theatre, Neighborhood, Lot 3 by SUP only

Permitted Uses, Subdistrict B: For Lots 10 and 11, permitted uses are those uses allowed in the SF-15 District, Section 5.3 of the Zoning Ordinance, Town of Prosper.

- A3. Regulations. For Lots 1-9, development is subject to the Retail District except for the following regulations:

1. Maximum Height
 - a. Buildings on Lots 1-7 are limited to one story and a maximum of 30 feet in height.
2. Building Setbacks
 - a. For Lots 1-7, 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, 6 and 7. 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: 9,000 square feet; Lot 3: 15,000 square feet; Lot 4: 5,500 square feet; Lot 5: 6,000 square feet; Lot 6: 6,600 square feet; and, Lot 7: 7,500 square feet.

A4. Design Guidelines. For Lots 1-7, the development shall adhere to the following design guidelines:

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 5. Additional Standards

1. Open Space
 - a. Lots 8 and 9, as depicted on the Exhibit D, shall be maintained as open spaces. Lot 9 shall contain an amenity pond
 - b. The amenity pond in Lot 8 shall contain an operable fountain.
 - c. Lots 8 and 9 improvements shall be developed at the time of construction of phase 1.
 - d. Lots 8 and 9 improvements shall be constructed at the developer's cost.
 - e. Lots 8 and 9 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 Lots 2 and 8.
 - b. The hike and bike trail shall be constructed at the time of construction of phase 1.

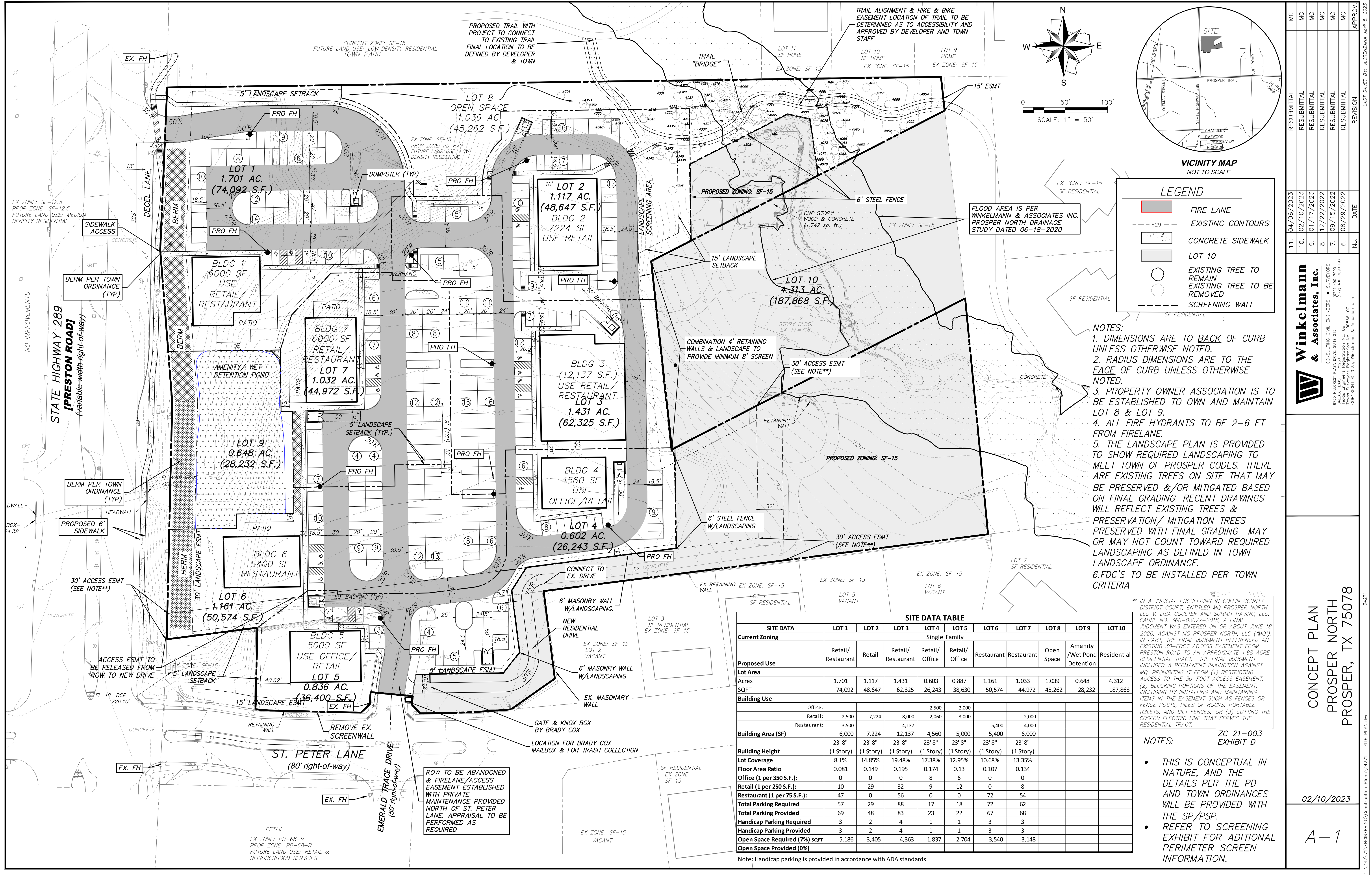
- c. The section of hike and bike trail located on Lots 2 and 8 shall be constructed at the developer's cost.
- 3. Landscaping shall adhere to the Landscape Plan, Exhibit E-1 and E-2.
 - a. A minimum 30-foot landscape easement is required along Preston Road in Lots 1, 6 and 9. The perimeter trees and shrub requirement may be satisfied through a combination of existing and proposed trees per Landscape Plan, Exhibit E-1.
 - b. A berm is required in the landscape easement along Preston Road in Lot 1. Alternative berming is required in the two areas generally identified on the west side of Lots 6 and 9 per the Concept Plan and Landscape Plan.
 - c. A minimum 15-foot landscape easement is required along Saint Peter Lane in Lot 5.
 - d. Perimeter landscaping shall generally comply with the Landscape Plan, Exhibit E-1 and E-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 and all parking lot landscaping within an individual lot 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. Perimeter screening or fencing is not required along the following perimeters adjacent to residentially zoned property:
 - i. northern perimeter of Lot 1
 - ii. eastern, northern, and portions of the southern perimeters of Lot 8
 - iii. the northern, eastern and southern perimeters of Lot 10, contiguous to residentially zoned property
 - b. Perimeter screening is required as follows:
 - a minimum 6-foot tall ornamental metal fence is required along a portion of the southern perimeter of Lot 8, along a portion of the eastern perimeter of Lot 2, and all of the eastern perimeter of Lot 3. Refer to Vegetative Screening Buffer requirements below for vegetative perimeter requirements.
 - ii. a minimum 6-foot tall masonry wall is required along the shared perimeter of Lots 4 and 10. Refer to Vegetative Screening Buffer requirements below for additional perimeter requirements.
- 8. Vegetative screening buffer requirements
 - a. A continuous vegetative hedge is required along a portion of the eastern perimeter of Lot 2 and extending along the entire perimeter of Lot 3 as shown on the Landscape 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. A row of evergreen trees is required along the shared perimeter of Lots 4 and 10.
- 9. Parking Requirements. For parking purposes in satisfying off-street parking requirements in Subdistrict A, Lots 1-7 are considered one lot.

A6. Additional Provisions:

Restaurants located on Lots 1, 6 and 7 may have outdoor dining patios oriented toward the open space (Lot 9).

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

The residential tracts shall be incorporated into Lot 10 by replat through the Town's subdivision platting process. No additional residential tracts or lots will be created.



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
	312 / 30 = 10 TREES (312 / 30) X 15 = 156 SHRUBS	10 TREES 156 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	604 / 15 = 40 SMALL TREES 604 / 15 = 40 SHRUBS	11 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	69 SPACES X 15 = 1,035 SF	2,857 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
	132 / 30 = 4 TREES (132 / 30) X 15 = 64 SHRUBS	4 TREES 64 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	1020 / 15 = 68 SMALL TREES 1020 / 15 = 68 SHRUBS	17 SMALL TREES 27 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	67 SPACES X 15 = 1,005 SF	2,152 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
	723 / 15 = 48 SMALL TREES 723 / 15 = 48 SHRUBS	13 SMALL TREES 91 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	188 / 30 = 7 LARGE TREES	9 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	48 SPACES X 15 = 720 SF	980 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
	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
	866 / 15 = 58 SMALL TREES 866 / 15 = 58 SHRUBS	11 SMALL TREES 30 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	67 SPACES X 15 = 1,005 SF	2,592 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
	1166 / 15 = 78 SMALL TREES 1166 / 15 = 78 SHRUBS	6 SMALL TREES 128 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	176 / 30 = 6 LARGE TREES	11 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	73 SPACES X 15 = 1,095 SF	2,910 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
	12,137 / 10,000 = 2 TREES	2 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
	650 / 15 = 43 SMALL TREES 650 / 15 = 43 SHRUBS	5 SMALL TREES 35 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	1138 / 30 = 38 LARGE TREES	7 TREES, 31 EXISTING
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	0 SPACES X 15 = 0 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
	0 / 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
	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
	372 / 15 = 22 SMALL TREES 372 / 15 = 25 SHRUBS	5 SMALL TREES 35 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	297 / 30 = 10 LARGE TREES	6 LARGE TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	23 SPACES X 15 = 345 SF	1,464 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 9		
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
	210 / 30 = 7 TREES (210 / 30) X 15 = 105 SHRUBS	7 TREES 105 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	503 / 15 = 34 SMALL TREES 503 / 15 = 34 SHRUBS	8 SMALL TREES 31 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	0 SPACES X 15 = 0 SF	NA
	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
	0 / 10,000 = 0 TREE	NA
	46,238 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 (STREET TREES)	PROVIDED
	249 / 30 = 8 TREES (249 / 30) X 15 = 125 SHRUBS	8 TREES 125 SHRUBS
	1 SMALL TREE AND 1 SHRUB PER 15 LF	
	REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
	442 / 15 = 29 SMALL TREES 442 / 15 = 29 SHRUBS	11 SMALL TREE 38 SHRUBS
	1 LARGE TREE PER 30 LF	
	REQUIRED (ADJ RESIDENTIAL)	PROVIDED
	240 / 30 = 8 LARGE TREES	8 TREES
	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE	
	REQUIRED	PROVIDED
REQUIRED PARKING LOT LANDSCAPING	27 SPACES X 15 = 405 SF	714 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	

NET LOT AREA = 417,132 SF
TOTAL OPEN SPACE = 200,695 SF
PERCENT OPEN SPACE = 48%



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 04/18/23 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.

6.

5.

4.

3.

2.

1.

No.

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDBEST PLAZA DRIVE, SUITE 215
Texas Engineers Registration No. 100865-00
GREGORY CUPPETT, P.E. & ASSOCIATES, INC.

LANDSCAPE PLAN

PROSPER NORTH

PROSPER, TX 75078

ZC21-0003

EXHIBIT E-2

L-2

REVISION

DATE

APPROV.



NOTE:
THIS PLAN IS CONCEPTUAL IN
NATURE AND THE DETAIL PER
THE PD AND TOWN
ORDINANCE WILL BE
PROVIDED WITH THE SP/PSP.

LOT 10
4.313 AC.
(187,868 S.F.)

COMBINATION 4' RETAINING
WALLS AND LANDSCAPE TO
PROVIDE MINIMUM 8' SCREEN

TURF SHALL BE ESTABLISHED
PRIOR TO FINAL ACCEPTANCE

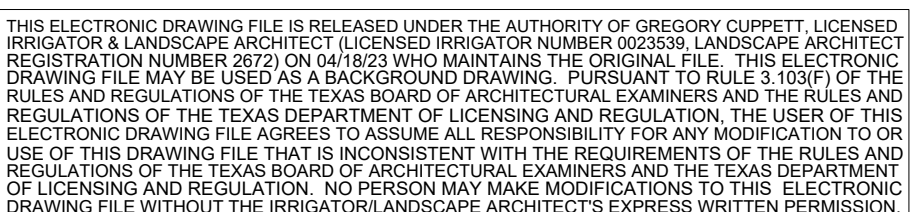
LANDSCAPE TREE

6' WROUGHT IRON FENCE/ COLUMNS

10' MINIMUM

SECTION B-B

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.



ZC21-0003
EXHIBIT E-1



CONCEPTUAL RENDERING OF OFFICE BUILDING
Z21-0003
EXHIBIT F-1



CAST STONE

STONE

BRICK

CAST STONE

STONE

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



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

