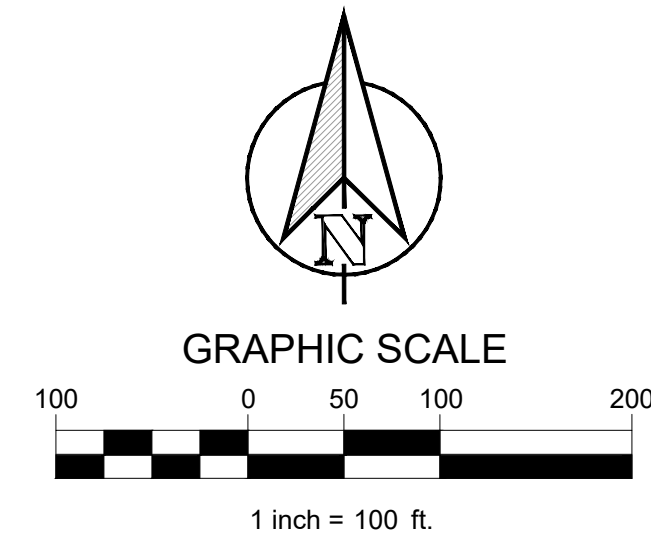
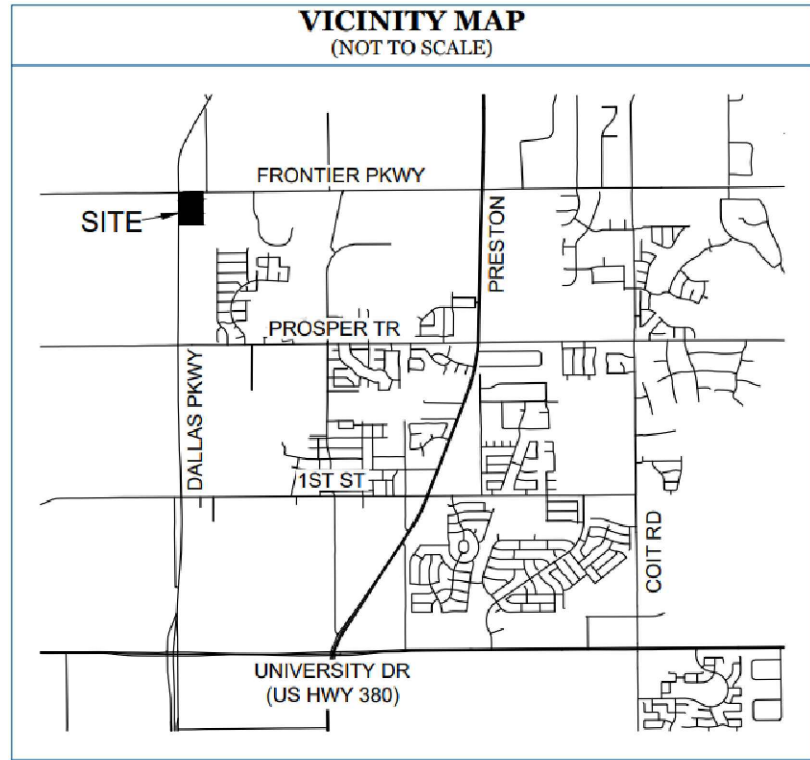
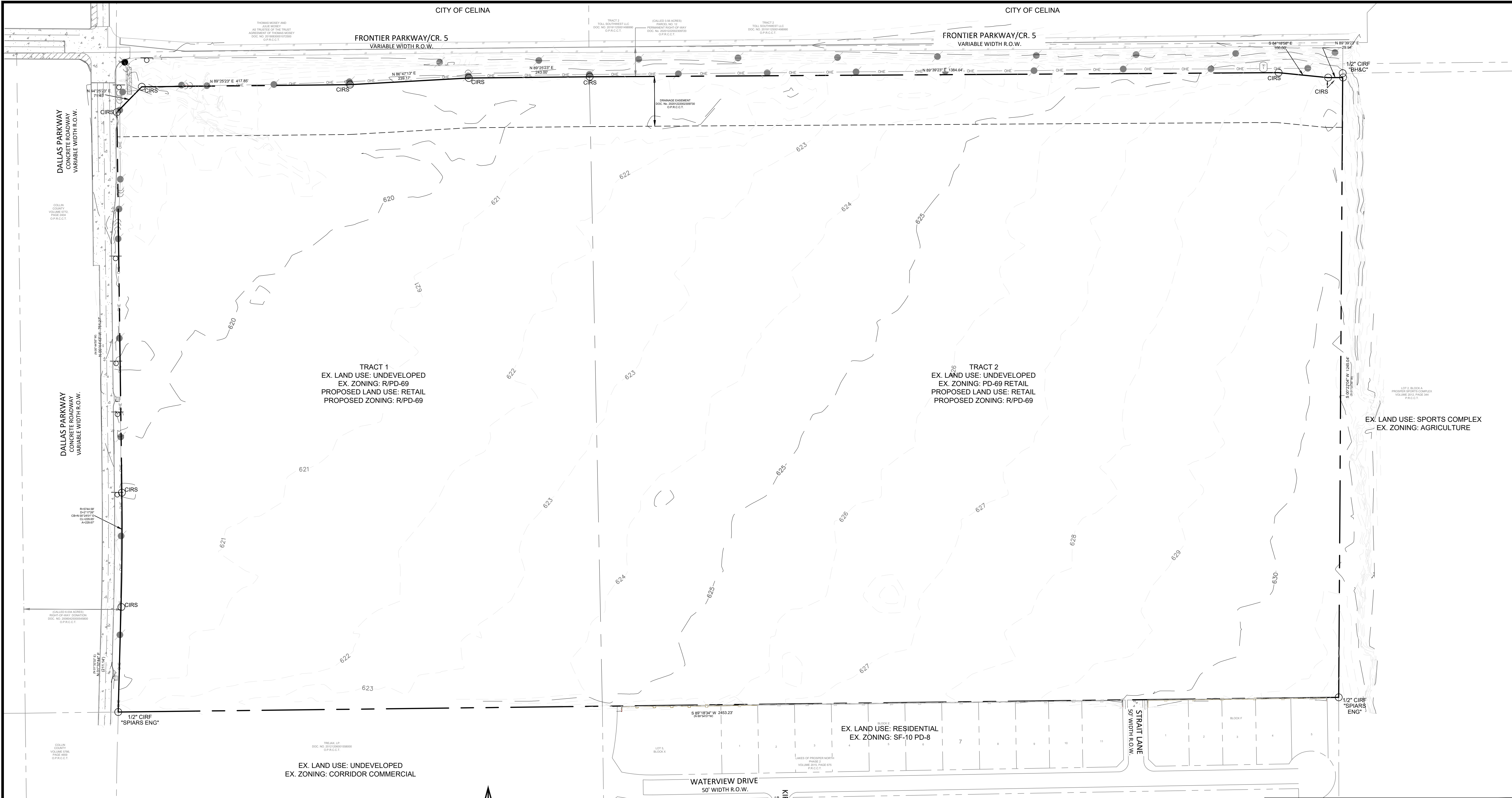


PLOTTED BY: DAN CABALLERO
PLOT DATE: 5/13/2022 8:52 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\SP-1 EXHIBIT A.DWG
LAST SAVED: 5/5/2022 3:13 PM



FLOODPLAIN NOTE
ACCORDING TO MAP NO. 48085C0115J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BEING a 70.91 acre tract of land situated in the Collin County, School Land Survey, Abstract Number 147, Collin County, Texas and being a portion of a called 80.37 acre tract of land described in deed to Metten Real Estate, L.P., recorded in Volume 4234, Page 1349 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "SPIARS ENG" found at the Southeast corner of said Metten Real Estate tract and the common Northeast corner of Lakes of Prosper North, Phase 2, recorded in Volume 2015, Page 675 of the Plat Records of Collin County, Texas and also being in the West line of Lot 2, Block A, Prosper Sports Complex, recorded in Volume 2012, Page 344 of the Plat Records of Collin County, Texas;

THENCE, S 89°15'34" W with the South line of said Metten Real Estate tract and the common North line of said Lakes of Prosper North, Phase 2 and the common North line of a tract of land described in deed to TREJAX L.P., recorded in Document Number 20121206001558000 of the Official Public Records of Collin County, Texas, a distance of 2453.23 feet to a 1/2" iron rod with cap stamped "SPIARS ENG" found at the Northwest corner of said TREJAX tract and the common Southeast corner of a tract of land described in deed to Collin County, recorded in Volume 5772, Page 2404 of the Official Public Records of Collin County, Texas, same being in the East Right-of-Way (R.O.W.) line of Dallas Parkway (a variable width R.O.W.);

THENCE, with the East R.O.W. line of said Dallas Parkway the following courses and distances:

N 01°32'44" E a distance of 211.14 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a curve to the left having a radius of 5744.58 feet, having a delta angle of 02°17'26", a chord bearing of N 00°24'01" E, a chord length of 229.65 feet and an arc length of 229.67 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 00°44'43" W, a distance of 784.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of a tract of land described as "PARCEL NO. 12", in deed to the Town of Prosper, Texas, recorded in Document Number 20201222002309720 of the Official Public Records of Collin County, Texas, same being the South R.O.W. line of Frontier Parkway/County Road 5 (a variable width R.O.W.);

THENCE, with the South R.O.W. line of said Town of Prosper, Texas tract, same being the South R.O.W. of said Frontier Parkway/County Road 5 the following courses and distances;

N 44°25'23" E a distance of 71.45 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°25'23" E a distance of 417.85 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°47'13" E a distance of 239.17 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°25'23" E a distance of 243.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°39'23" E a distance of 1384.64 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

S 84°18'58" E a distance of 100.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 89°32'23" E a distance of 29.94 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set in the East line of said Metten Real Estate tract and the common West line of said Prosper Sports Complex from which a 1/2" iron rod with cap stamped "B&C" found at the Southwest corner of a R.O.W. dedication, recorded in Volume 2012, Page 334 of the Plat Records of Collin County, Texas bears North 00°22'04" East, a distance of 8.57 feet;

THENCE, S 00°22'04" W with said common line, a distance of 1245.04 feet to the **POINT OF BEGINNING** and containing 70.91 acres of land more or less.

PD CASE #: Z22-0007	
OWNER: DNT FRONTIER, LP 4303 W LOVERS LANE, SUITE 200 DALLAS, TX 75209 PH: 817.201.6982	
CONTACT NAME: DAVID FOGEL	
APPLICANT/ENGINEER: CLAYMOORE ENGINEERING, INC. 301 S COLEMAN, SUITE 40 PROSPER, TX 75078 PH: 817.201.6982	
CONTACT NAME: MATT MOORE	
ARCHITECT O'BRIEN ARCHITECTS 5800 DEMOCRACY DRIVE, SUITE 200B PLANO, TX 75024 PH: 972.788.1010	
CONTACT NAME:	
LEGAL DESCRIPTION: BEING PART OF 70.91 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: COLLIN	SURVEY: COLLIN COUNTY SCHOOL
ABSTRACT NO. 147	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.201.6982
1903 CENTRAL DRIVE, SUITE 400B
PROSPER, TX 75077
WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date 5/13/2022

PROSPER COMMERCIAL
BEING PART OF 70.91 ACRES OF LAND
OUT OF COLLIN COUNTY SCHOOL LAND
SURVEY, ABSTRACT NO. 147
PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT A

SHEET
SP-1

CASE NO.



EXHIBIT B – STATEMENT OF INTENT AND PURPOSE

March 18, 2022

Planning Dept.
Town of Prosper
250 W. First Street
Prosper, Texas 75078

Re: Zoning Request – DSF Capital (Metten Tract)
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the PD Zoning amendment associated with the proposed development located at the SE corner of Frontier Parkway and Dallas Parkway. The subject tract is currently zoned PD-69-Retail. The purpose of the planned development amendment is to request a specific use permit for a proposed retail development and modification to a few landscape requirements associated with the project. It is intended to utilize the Town's base standards and incorporate some additional uses and criteria which will better position the proposed development due to proximity to the future Tollway.

Should you have any questions, please feel free to contact me.

Sincerely,
Matt Moore, P.E.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Claymoore Engineering, Inc.
301 S. Coleman, Suite 40
Prosper, TX 75078
817-281-0572

Case Z22-0007

Exhibit C – Planned Development Standards

The proposed development will conform to the development standards of the Retail District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Retail District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.

2. Development Plans

- a) Concept Plan: Tract 1 shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
- b) Landscape Plan: Tract 1 shall be developed in general accordance with the attached landscape plan, set forth in Exhibit F.

Tract 1 & Tract 2 Retail

~~A. General Description: The areas identified as Retail will provide the ability to encourage and to accommodate the development of office and retail service centers within growth corridors located along the North Dallas Tollway extension. The property within these areas shall develop under the standards for the Retail District as contained within the Town of Prosper Zoning Ordinance, as it exists or may be amended, subject to the specific provisions contained herein below.~~

B-A. Permitted Uses: In addition to those permitted uses as allowed per the Retail District of the Town of Prosper Zoning Ordinance, the following use shall be permitted in the retail areas indicated on Exhibit "D". Uses followed by an S are only permitted by Specific Use Permit. Uses followed by a C are permitted subject to the conditional standards in the Town's Zoning Ordinance:

Tract 1

- a) Big Box on Lot 5 as shown on Exhibit D.
- b) Restaurant with drive-through to be incorporated with the big box on Lot 5 as shown on Exhibit D.
- c) Convenience Store with Gas Pumps and or Gas Pumps – In addition to conditional standards, shall only be allowed on Lot 5 as shown on Exhibit D.
- d) Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps) on Lot 5 as shown on Exhibit D.
- e) Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

Tract 2

- a. Hotels - C
- b. Theater, Regional
- c. Research & Development Center —S
- d. Automobile Repair, Minor — In addition to conditional standards, shall not be located within 230 feet of residentially zoned property
- e. Automobile Parts Sales — Shall not be located within 230 feet of residentially zoned property
- f. Restaurant — In addition to conditional standards, shall not be located

- within 230 feet of residentially zoned property.
- g. Retail Shops and Stores — In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.
- ~~h. Convenience Store with Gas Pumps — Shall be prohibited within Tract 2. Tract 1 shall be governed by the Conditional Standards of the Zoning Ordinance as they exist or may be amended.~~

C. Max. FAR: Max. FAR for buildings taller than two (2) stories shall be 1.5:1. Max. FAR for all other buildings shall be 0.4:1.

D. Building Heights: The permitted height of all buildings within the retail areas of the Planned Development District shall be as follows:

- a. The allowed height for Hotels, Office buildings, and Hospitals located within the retail tract shall be eight (8) stories, not greater than one hundred (100) feet. All other uses shall be limited to two (2) stories, not greater than forty (40) feet.
- b. Non-residential buildings located within one hundred fifty feet (150') of a single-family zoned area shall be limited to a maximum height of two (2) stories.
- c. Non-residential buildings, which exceed two (2) stories in height, shall be required to have additional setbacks from single-family zoned areas. These additional setbacks will require one foot (1') of setback, beyond the aforementioned one hundred fifty feet (150'), for each additional foot of building height above two (2) stories.
- d. Only one-story structures are allowed within 84 feet of the south property line of Tract 2.

~~E. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.~~

~~F. Lot Width: The minimum width of any lot shall be one hundred feet (100').~~

~~G. Lot Depth: The minimum depth of any lot shall be one hundred (100').~~

~~H. Lot Coverage: In no case shall more than sixty percent (60%) of the total lot area be covered by the combined area of the main buildings exceeding 2-stories. Parking structures and surface parking facilities shall be excluded from the coverage computations. Lot coverage is limited to forty percent (40%) excluding parking and parking structures for all structures 2-stories and less.~~

~~i. All required detention areas shall be developed as an amenity with upgrades such as landscaping, trees, trails, benches, etc., and constructed as a wet detention pond (constant water level) with a fountain and/ or bubblers. The wet pond requirement may be waived if in conflict with TCEQ regulations, other applicable City/Town downstream water rights and/ or other applicable regulatory requirements. Underground detention may be utilized within nonresidential components of the Planned Development.~~

J. Landscaping:

- a. 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway. Landscaping Proposed will comply with the Town of Prosper's Zoning Ordinance.
- b. Required Foundation Plantings trees to be placed elsewhere on the site on Lot 5 as shown on Exhibit D.
- c. No Trees to be located within 150' of the front doors of the proposed big

box building on Lot 5. The required trees within 150' of the front door to be place somewhere else on the site.

d. The required trees may be planted in groups with appropriate spacing for species both Tract 1 & 2.

e. Earthen berms are not required along Frontier Parkway for both Tract 1 & 2.

a.f. In Tract 2, a 30-foot landscape buffer shall be provided adjacent to residentially zoned property.

b.g. In Tract 2, Perimeter landscaping adjacent to residentially zoned property shall consist of a double row of Nellie R Stevens Holly or Eastern Red Cedar trees, or similar as approved by the Parks Department, planted on 15-foot- centers, minimum of eight feet (8') in height at the time of planting, in addition to canopy trees as require by the Zoning Ordinance.

i. The landscape buffer and associated planting shall be provided in conjunction with the first development that occurs within Tract 2.

K. Screening:

a. Dumpster enclosures shall not be permitted within 100 feet of a residentially zoned property for retail/restaurant uses.

b. An eight-foot (8') ornamental metal fence shall be required along the east property line for a minimum distance of 200 feet and commencing at the southeast corner of the subject property.

i. The ornamental metal fence shall be provided in conjunction with the first development that occurs within Tract 2.

c. In Tract 1 - Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.

e.d. In Tract 1 - Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall insure mechanical equipment cannot be seen from the public right of way

L. Access:

a. ~~Cross-access from Tract 2 shall not be required to the southern adjacent property.~~

Additional Regulations:

1. Restaurant, Drive-Thru Service

Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way.

In additional to the condition standards, there shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

2. Big Box with Gas Pumps

- a. The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
- b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
- c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
- d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.

4. Site Plan and Elevations for Lot 5 set forth in Exhibit D shall be submitted and approved by the Planning & Zoning Commission and City Council.

~~Exhibit D~~

~~Conceptual Development Plan~~

~~Conceptual Development Plan: Prior to application for a Preliminary Site Plan or a Preliminary Plat, a Conceptual Development Plan shall be submitted, receive a recommendation from the Planning & Zoning Commission and be approved by the Town Council. This Conceptual Development Plan shall only be required for the general area within which development is to occur. This general area shall be bounded by thoroughfares, ownership lines, creek ways or other physical barriers that define a geographic boundary that separates the area of interest from other parcels.~~

~~Site Plans and and/or Plats submitted for the development within the PD District shall conform to the data presented and approved on the Conceptual Development Plan. Changes of detail on these final development plan(s) that differ from the Conceptual Development Plan may be authorized by the Planning & Zoning Commission, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:~~

- ~~1) alter the basic relationship of the proposed development to adjacent property,~~
- ~~2) alter the uses permitted,~~
- ~~3) increase the density,~~
- ~~4) increase the building height,~~
- ~~5) increase the coverage of the site,~~
- ~~6) reduce the off-street parking ratio,~~
- ~~7) reduce the building lines provided at the boundary of the site, or~~
- ~~8) significantly alter any open space plans~~

~~If the Planning & Zoning Commission determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held to adequately amend the PDDistrict's granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s)~~



Case Z22-0007

Exhibit C – Planned Development Standards

The proposed development will conform to the development standards of the Retail District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

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3. **TRACT 1 & 2 Retail**

A. Permitted Uses:

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- d) Only one-story structures are allowed within 84 feet of the south property line of Tract 2.

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- d) The required trees may be planted in groups with appropriate spacing for species both Tract 1 & 2.
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 - 1. The landscape buffer and associated planting shall be provided in conjunction with the first development that occurs within Tract 2.

E. **Screening:**

- a) Dumpster enclosures shall not be permitted within 100 feet of a residentially zoned property for retail/restaurant uses.
- b) An eight- foot (8') ornamental metal fence shall be required along the east property line for a minimum distance of 200 feet and commencing at the southeast corner of the subject property.
 - 1. The ornamental metal fence shall be provided in conjunction with the first development that occurs within Tract 2.
- c) In Tract 1 - Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.
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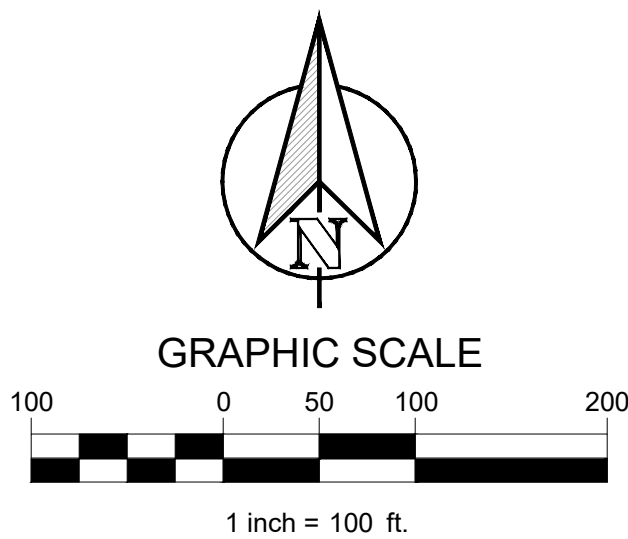
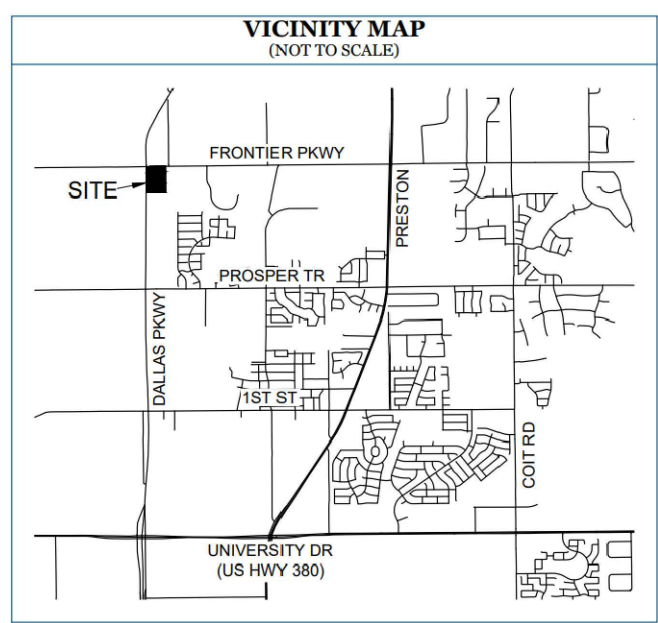
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 - d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.
- ### *4. Site Plan and Elevations for Lot 5 set forth in Exhibit D shall be submitted and approved by the Planning & Zoning Commission and City Council.*

SITE DATA SUMMARY																				
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGHT. (FT-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		PARKING LOT LANDSCAPING		OPEN SPACE	
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)	
5	PD-69	RETAIL/GAS GROCERY	19.81	862,880	108,060	39' - 1 STORY	50% MAX	12.5%	0.5:1 MAX	.0528	1 SPACE / 250 SF (RETAIL)		432	713	16	19	10,695	15,869	60,402	113,916

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING



TEXAS REGISTRATION #141599

CLAYMOORE

ENGINEERING

303 CENTRAL DRIVE, SUITE #400
EDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

P R E L I M I N A R Y

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer MATT MOORE
P.E. No. 95813 Date 5/6/2022

**PROSPER COMMERCIAL
BEING PART OF 70.91 ACRES OF LAND
OUT OF COLLIN COUNTY SCHOOL LAND
SURVEY, ABSTRACT NO. 147
PROSPER, TEXAS**

[illegible]

EXHIBIT D

DESIGN:	MAM
DRAWN:	DC
CHECKED:	MAM
DATE:	5/6/2022

SHEET
SP-2

CASE NO.

PLOTTED BY: DAN CABALLERO
 PLOT DATE: 5/6/2022 8:36 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\SP-2 EXHIBIT D.DWG
 LAST SAVED: 5/6/2022 8:35 AM

ACCORDING TO MAP NO. 48085C0115J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

CONCEPTUAL ONLY
ALL DEVELOPMENT SHALL FOLLOW
THE TOWN OF PROSPER ZONING
ORDINANCE AND SUBDIVISION
ORDINANCE

PD CASE #: Z22-0007

<u>OWNER:</u>	
DNT FRONTIER, LP 4303 W LOVERS LANE, SUITE 200 DALLAS, TX 75209 PH: 817.201.6982	CONTACT NAME: DAVID FOGEL

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
301 S COLEMAN, SUITE 40
PROSPER, TX 75078
PH: 817.201.6982

CONTACT NAME: MATT MOORE

ARCHITECT

O'BRIEN ARCHITECTS
5800 DEMOCRACY DRIVE, SUITE 200B
PLANO, TX 75024
PH: 972.788.1010

CONTACT NAME:

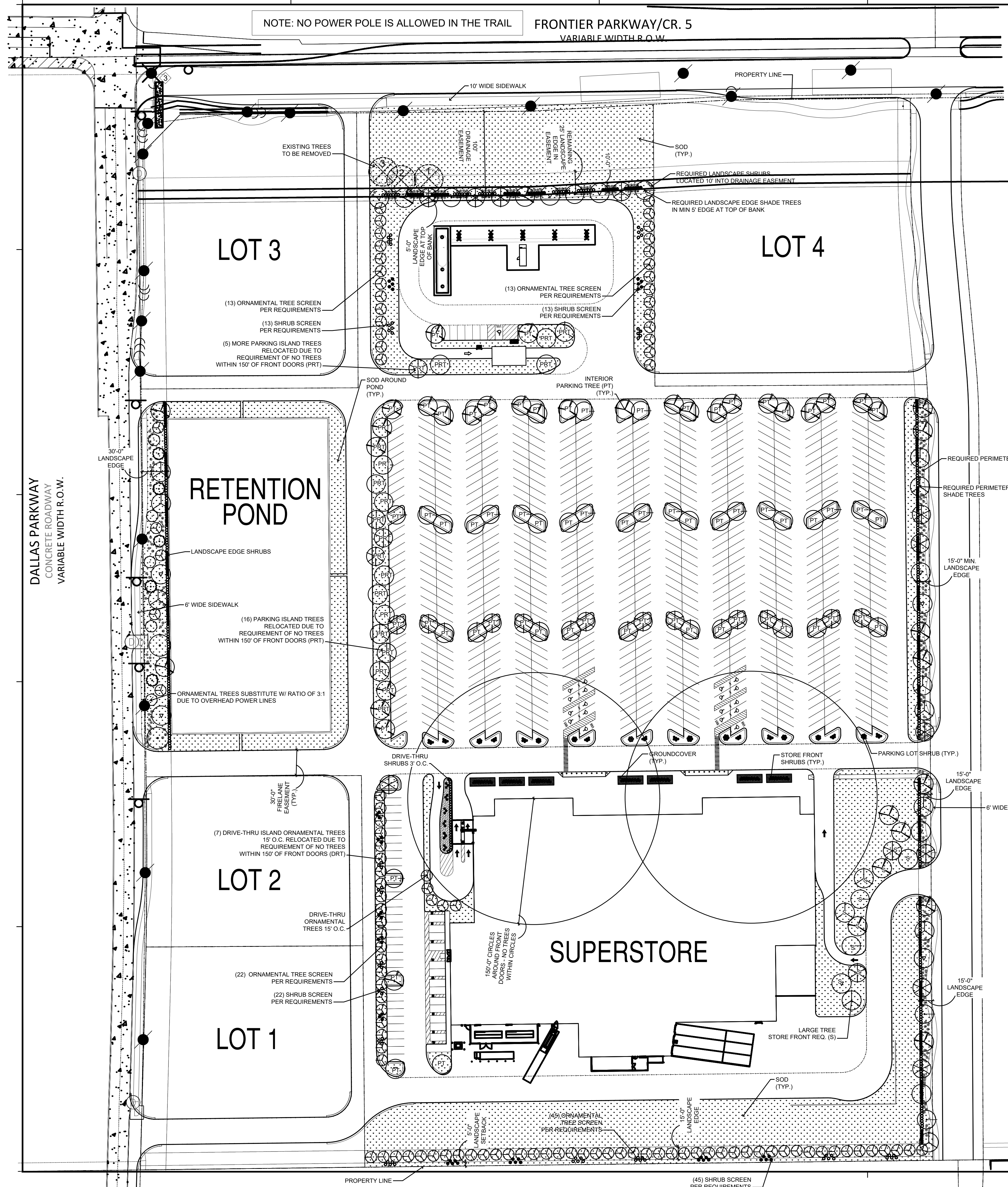
LEGAL DESCRIPTION:
BEING PART OF 70.91 ACRE TRACT OF LAND SITUATED
IN THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147, COLLIN COUNTY, TEXAS

CITY:		STATE:
TOWN OF PROSPER		TEXAS
COUNTY COLLIN	SURVEY: COLLIN COUNTY SCHOOL	ABSTRACT NO. 147



Exhibit E – DSF Retail Development Schedule

It is anticipated that the sanitary sewer line needed to serve this property will be installed by March 2024. Currently, it is anticipated that design of the retail building will occur in 2023 and construction will commence in 2024.



NOTE: NO POWER POLE IS ALLOWED IN THE TRAIL

FRONTIER PARKWAY/CR. 5
VARIABLE WIDTH R.O.W.

NOTE: INSTALLING THE TREE ON TOP OF BANKS MUST MEET TOWN PLANTING REQUIREMENTS. THE DETAILS FOR THE PLANTING MUST BE PROVIDED WITH THE SITE PLAN AND NEED TO BE APPROVED BY PARKS AND REC.

WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SEWER SIZE
③	2"		1	

NOTE: THIS IS CONCEPTUAL IN NATURE AND THE DETAILS PER THE PD AND TOWN ORDINANCES WILL BE PROVIDED WITH THE SP / PSP

LANDSCAPE HYDROZONE SCHEDULE (LWR):

SHRUBS/GROUNDCOVER: 1.25 X [(55.85 X 0.5) - 8.7] x 17,845 / 1,604 = 267,355.14 GAL.
WARM SEASON TURFGRASS: 1.33 X [(55.85 X 0.6) - 8.7] x 258,522.6 / 1,604 = 5,318,296.5 GAL.

LANDSCAPE CALCULATIONS TABLE

TOTAL SITE AREA: 3,088,839.6 SF
SPECIFIC AREA: 862,923.6 SF
DALLAS PARKWAY FRONTAGE: 416 LF
FRONTIER PARKWAY FRONTAGE: 338 LF
OF PARKING SPACES: 778

PERIMETER REQUIREMENTS

DALLAS PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE
(1) 3" CAL. SHADE TREE (OR 3 ORNAMENTALS) AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE
416 LF / 30 = (13.9) 3" CAL. SHADE AND X 15 = (207.9) 5 GAL. SHRUBS

PROVIDED: (9) 3" SHADE TREES, (15) ORNAMENTAL TREES SUBSTITUTING FOR 5 SHADE TREES, AND (210) 5 GAL. SHRUBS ALONG DALLAS PARKWAY

FRONTIER PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE
338 LF / 30 = (11.3) 3" CAL. SHADE AND X 15 = (168.9) 5 GAL. SHRUBS

PROVIDED: (12) 3" SHADE TREES AND (169) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

EASTERN PERIMETER:

REQUIREMENT: 15' LANDSCAPE EDGE
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE
821 LF / 30 = (27.36) 3" CAL. SHADE AND X 15 = (410.49) 5 GAL. SHRUBS

PROVIDED: (27) 3" SHADE TREES AND (411) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

SOUTHERN AND LOTS 1,2,3,4 PERIMETER:

REQUIREMENT: 5' SET BACK WITH 15' LANDSCAPE EDGE
SMALL TREE AND (1) 5 GAL. SHRUBS PER 15 LF

PROVIDED: (1) SMALL TREES AND (1) 5 GAL. SHRUBS CLUSTERED IN GROUPS TO MEET PERIMETER REQUIREMENTS

DRIVE-THRU REQUIREMENTS

REQUIREMENT: MIN. 10' WIDE LANDSCAPE ISLAND
PROVIDED: 10' WIDE LANDSCAPE ISLAND

REQUIREMENT: 3" CAL ORNAMENTAL TREE PLANTED 15' O.C. WITH MIN. 5 GAL. SHRUBS PLANTED 3' O.C.
PROVIDED: DRIVE-THRU REQUIREMENTS MET WITH THE EXCEPTION OF TREES WITHIN 150' OF FRONT DOORS. PER APPROVAL, TREES WERE RELOCATED TO ANOTHER LOCATION TO SCREEN DRIVE-THRU

INTERIOR PARKING LOT LANDSCAPING

REQUIREMENT: (15) SF. OF PERMEABLE LANDSCAPE FOR EACH PARKING SPACE
778 SPACES X 8 SF = 11,670 SF OF PERMEABLE LANDSCAPE
PROVIDED: 48,824.88 SF

REQUIREMENT: (1) SHADE TREE PER EVERY LANDSCAPE ISLAND AND WITHIN 150 FT. OF EVERY PARKING SPACE
PROVIDED: (1) SHADE TREE IN EVERY ISLAND (EXCEPT THOSE WITHIN 150 FT. OF BUILDING FACE) AND ALL PARKING SPACES WITHIN 150 FT. OF A SHADE TREE

OPEN SPACE REQUIREMENT

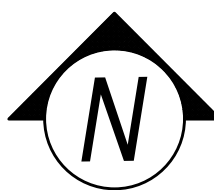
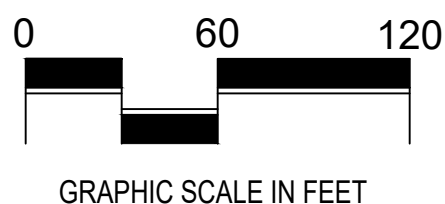
REQUIREMENT: 7% OF LOT AREA IS REQUIRED TO BE OPEN SPACE. THIS SPACE SHALL NOT CONSIST OF VEHICULAR PAVING, PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, LANDSCAPE EDGE, OR SIDEWALKS
PROVIDED: MORE THAN 7% OF OPEN SPACE PROVIDED

BUILDING LANDSCAPING

REQUIREMENT: (1) LARGE 3" CAL. TREE FOR EVERY 10,000 SQ. FT. OF BUILDING AREA
108,418.67 / 10,000 = 10.8 TREES
PROVIDED: 11 TREES

OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"



OWNER/APPLICANT
HEB GROCERY CO.
3890 NORTHWEST HWY., STE 300
DALLAS, TEXAS 75075
PH: (214) 680-7600
CONTACT: JOHN E. ROSE III, P.E.
rose.john@heb.com

LANDSCAPE ARCHITECT
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., STE 300
RICHARDSON, TEXAS 75080
PH: (972) 680-7474
CONTACT: HERB MECKS
hmecks@mdgdl.com

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CITY SUBMITTAL PLAN

H.E.B.: Prosper
PROSPER, TEXAS

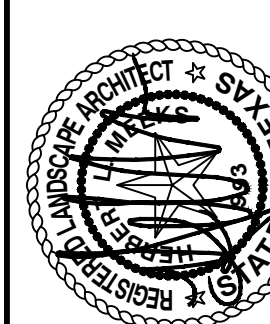
LP.01

SCALE: AS INDICATED
CONSULT: 05/13/2022
DATE: 05/13/2022
SHEET NO.

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD.
SUITE 300
RICHARDSON, TX 75080
P: (972) 680-7474
F: (972) 680-7676

mob
landscape
architects

H-E-B



CITY SUBMITTAL	CITY RESUBMITTAL	CITY RESUBMITTAL
03.22.22	05.08.22	05.15.22

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