

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 15-46

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; REZONING A TRACT OF LAND CONSISTING OF 12.34 ACRES, MORE OR LESS, SITUATED IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED COMMERCIAL (C) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-RETAIL (PD-R); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Lowe's Home Centers, LLC. ("Applicant") to rezone 12.34 acres of land, more or less, situated in the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas; and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Amendments to Zoning Ordinance No. 05-20. Zoning Ordinance No. 05-20 is amended as follows: The zoning designation of the below-described property containing 12.34 acres of land, more or less, situated in the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Retail (PD-R). The property as a whole and the boundaries for each zoning classification are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; 3) the concept plan, attached hereto as Exhibit "D"; 4) the development schedule, attached hereto as Exhibit "E"; 5) the conceptual elevations, attached hereto as Exhibit "F", and 6) the conceptual landscape plan, attached hereto as Exhibit "G", which are incorporated herein for all purposes as if set forth verbatim, subject to the following condition of approval by the Town Council:

1. The parking row islands shall provide ground cover, grasses, shrubs, boulders, etc., in conjunction with decomposed granite.

Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this District shall be sent to all owners of properties within the District as well as all properties within two hundred feet (200') of the District to be amended.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a

separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

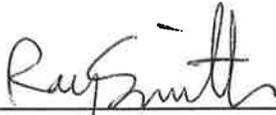
SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF JULY, 2015.



Ray Smith, Mayor

ATTEST:



Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

EISENMANN THEODORE J
WALNUT GROVE #1,
BLK 2, LOT 3A
(NO ZONING-UNINCORPORATED)
COLLIN COUNTY
EXISTING USE: RESIDENTIAL (ESTATE)

CUSTER STORAGE CENTER, LLC
ABS A0995 B P WORLEY SURVEY, TRACT 18
(NO ZONING-UNINCORPORATED)
COLLIN COUNTY
EXISTING USE: MINI-STORAGE

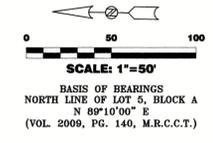
LEWIS MICHELE ANN &
SHERIDAN ELAINE FREMMING &
MICHAEL DOUGLAS FREMMING, JR.
ABS A0995 B P WORLEY SURVEY, TRACT 16
(NO ZONING-UNINCORPORATED)
COLLIN COUNTY
EXISTING USE: RESIDENTIAL (ESTATE)

FREMMING M D ESTATE &
SHIRLEY GRAVES ESTATE
ABS A0995 B P WORLEY SURVEY, TRACT 12
(NO ZONING-UNINCORPORATED)
COLLIN COUNTY
EXISTING USE: RESIDENTIAL (ESTATE)

GESHER VENTURE, LTD.
CUSTER 380 (CMC),
BLOCK A, LOT 2
(ZONED PD-CITY OF MCKINNEY)
EXISTING USE: VACANT

TCG CUSTER/380 INVESTORS, LLC
PARCEL 601 603 (CMC),
BLK A, LOT 2R
(ZONED PD-CITY OF MCKINNEY)

CUSTER ROAD (F.M. 2478)
(VARIABLE-WIDTH R.O.W.)
(C.C.F. No. 2008-005, D.R.C.C.T.)
(VOLUME 2008, PAGE 262, M.R.C.C.T.)



P.O.B.
TRACT A
5/8" I.R.F.C.

P.O.B.
TRACT B

7.5649 ACRES (called)
FF 14TH FAIRWAY L.P.
(VOLUME 4189, PAGE 1138, D.R.C.C.T.)
ZONED: "C"
EXISTING USE: VACANT
FUTURE LAND USE: U.S. 380 DISTRICT

PART OF
LOT 6, BLOCK A
FINAL PLAT
PROSPER PLAZA,
LOTS 5 & 6, BLOCK A
(VOLUME 2009, PAGE 140,
M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA, L.P.
C.C.F. NO. 20120906001115310
D.R.C.C.T.

PROPOSED RESTAURANT/RETAIL
REMAINDER OF
LOT 6, BLOCK A
FINAL PLAT
PROSPER PLAZA,
LOTS 5 & 6, BLOCK A
(VOLUME 2009, PAGE 140,
M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA, L.P.
C.C.F. NO. 20120906001115310
D.R.C.C.T.

EXISTING TACO BUENO
LOT 1, BLOCK A
FINAL PLAT
PROSPER PLAZA,
LOT 1, BLOCK A
(VOLUME 2013, PAGE 462,
M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA L.P.
C.C.F. NO. 20131014010002990
D.R.C.C.T.
ZONED: "C"

WACHOVIA BANK NATIONAL ASSOC.
CUSTER WAL MART (CMC),
BLK A, LOT 4R
(ZONED PD-CITY OF MCKINNEY)

TRACT A
479,619 SQUARE FEET
6.5673 ACRES
CURRENT USE: VACANT
PROPOSED USE: LOWES HOME IMPROVEMENT CENTER
CURRENT ZONING: "C" COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT RETAIL
FUTURE LAND USE: U.S. 380 DISTRICT

TRACT B
57,866 SQUARE FEET
1.3305 ACRES
CURRENT USE: VACANT
PROPOSED USE: RESTAURANT/RETAIL
CURRENT ZONING: "C" COMMERCIAL
PROPOSED ZONING:
PLANNED DEVELOPMENT RETAIL
FUTURE LAND USE: U.S. 380 DISTRICT

EXISTING BURGER KING
LOT 7, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA,
LOT 7, BLOCK A
(VOLUME 2013, PAGE 462,
M.R.C.C.T.)
OWNER:
FIREBRAND PROPERTIES L.P.
C.C.F. NO. 20131003001384780
D.R.C.C.T.
ZONED: "C"

AYCO REALTY, LTD.
CUSTER WAL MART (CMC),
BLK A, LOT 3R
(ZONED PD-CITY OF MCKINNEY)

PART OF
LOT 5, BLOCK A
FINAL PLAT
PROSPER PLAZA, LOTS 5 & 6, BLOCK A
(VOLUME 2009, PAGE 140, M.R.C.C.T.)
OWNER:
KOHL'S ILLINOIS INC.
PROPERTY TAX DEPARTMENT
C.C.F. NO. 20080529000646420
D.R.C.C.T.

REMAINDER OF
LOT 5, BLOCK A
FINAL PLAT
PROSPER PLAZA,
LOTS 5 & 6, BLOCK A
(VOLUME 2009, PAGE 140,
M.R.C.C.T.)
OWNER:
KOHL'S ILLINOIS INC.
PROPERTY TAX DEPARTMENT
C.C.F. NO. 20080529000646420
D.R.C.C.T.

LOT 2, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA, LOTS 1-4 & 7, BLOCK A
(VOLUME 2009, PAGE 140, M.R.C.C.T.)
OWNER: VIEWPOINT BANK
C.C.F. NO. 20090414000434660
D.R.C.C.T.
ZONED: "C"
EXISTING USE: VACANT
FUTURE LAND USE: U.S. 380 DISTRICT

MURPHY OIL USA, INC.
CUSTER WAL MART (CMC),
BLOCK A, LOT 2
(ZONED PD-CITY OF MCKINNEY)

PART OF
LOT 4, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA, LOTS 1-4 & 7, BLOCK A
(VOLUME 2009, PAGE 140, M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA, L.P.
C.C.F. NO. 20120906001115310
D.R.C.C.T.

REMAINDER OF
LOT 4, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA, LOTS 1-4 & 7, BLOCK A
(VOLUME 2009, PAGE 140, M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA, L.P.
C.C.F. NO. 20120906001115310
D.R.C.C.T.
ZONING: C PD-25
FUTURE LAND USE: U.S. 380 DISTRICT

REMAINDER OF
LOT 3, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA, BLOCK A, LOTS 3 AND 10
(VOLUME 2011, PAGE 49, M.R.C.C.T.)
OWNER:
ROSEBRIAR PROSPER PLAZA, L.P.
C.C.F. NO. 20120906001115310
D.R.C.C.T.
ZONING: C
EXISTING USE: VACANT
FUTURE LAND USE: U.S. 380 DISTRICT

ZONING EXHIBIT "A"
Z15-0009
12.341 ACRE TRACT OF LAND
PART OF LOTS 4-5-6, BLOCK A
PROSPER PLAZA
(VOLUME 2009, PAGE 140, M.R.C.C.T.)
out of
JEREMIAH HORN SURVEY, ABSTRACT No. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

THOROUGHFARE NOTE

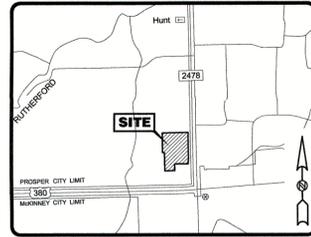
The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment.
The alignment is determined at time of final plat.

PREPARED FOR:
CROSSPOINT ENGINEERING
5620 Old Bullard Road
Suite 130
Tyler, Texas 75703
(903) 705-4416

PROJECT INFORMATION
Date of Survey: 03/02/2015
Job Number: 0714617
Drawn By: W.J.J.
G.P. No.: None
File: Lowes-Prosper-PD Exhibit.Dwg
SHEET 1 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPUS Firm No. 10139600



LOCATION MAP
SCALE: 1"=2000'

LEGEND

5/8" I.R.S.
(C.M.)
C.C.F. NO.
D.R.C.C.T.
I.R.F.
M.R.C.C.T.
PG.
P.O.B.
R.O.W.
VOL.

5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"
COUNTY CLERK'S FILE NUMBER
CONTROLLING MONUMENT
DEED RECORDS, COLLIN COUNTY, TEXAS
IRON ROD FOUND
MAP RECORDS, COLLIN COUNTY, TEXAS
PAGE
POINT OF BEGINNING
RIGHT-OF-WAY
VOLUME

ZONING NOTES

Property is Zoned "C" (Commercial)

"C" Commercial Zoning setback requirements, height and floor area restrictions.
Minimum Front Yard: 30'
Minimum Side Yard: 15' adjacent to a non-residential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
40' for a one-story building adjacent to a residential district, and 60' for a two-story building adjacent to a residential district.
30' adjacent to a street.
Minimum Rear Yard: 15' adjacent to a non-residential district. The minimum rear yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
40' for a one-story building adjacent to a residential district, and 60' for a two-story building adjacent to a residential district.
Minimum Lot Size: 10,000 square feet
Minimum Lot Width: 70'
Minimum Lot Depth: 100'
Maximum Height: Two stories, no greater than 40'
Maximum Lot Coverage: 50%
Maximum Floor Area Ratio: 0.5 to 1

LEGAL DESCRIPTION

TRACT A (Proposed Lowes Tract)

BEING a tract of land located in the Town of Prosper, Collin County, Texas, part of the Jeremiah Horn Survey, Abstract No. 411, and being part of Lots 4, 5 and 6, Block A, Prosper Plaza, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume 2009, Page 140, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5199" found for the northeast corner of said Lot 6, being the most southerly northeast corner of Lot 5, Block A, said Prosper Plaza Addition, being in the west right-of-way line of Custer Road (F.M. 2478, a variable width R.O.W.);

THENCE, along the east line of said Lot 6 and the west line of Custer Road, as follows:
South 00 degrees 50 minutes 00 seconds East, a distance of 589.96 feet to a 5/8" iron rod with plastic cap stamped "RPLS 5199" found;

South 02 degrees 36 minutes 01 seconds West, a distance of 138.58 feet to an "X" in concrete set;

THENCE, departing the west line of Custer Road, over and across said Lot 6 and Lot 5, South 89 degrees 10 minutes 04 seconds West, a distance of 351.50 feet to an "X" in concrete set;

THENCE, South 00 degrees 49 minutes 56 seconds East, a distance of 167.00 feet to an "X" in concrete set, being in the south line of said Lot 5 and the north line of Lot 2, Block A, Prosper Plaza, Lots 1-4 & 7, Block A as recorded in Volume 2009, Page 140, Map Records, Collin County, Texas;

THENCE, along the south line of said Lot 5 and the north line of said Lot 2, South 89 degrees 10 minutes 04 seconds West, a distance of 152.50 feet to an "X" in concrete set, being the northwest corner of said Lot 2 and being in the east line of said Lot 4;

THENCE, along the west line of said Lot 2 and the east line of said Lot 4, South 00 degrees 49 minutes 56 seconds East, a distance of 258.14 feet to a 5/8" iron rod set with plastic cap stamped "RPLS 5199", being the southwest corner of said Lot 2 and the southeast corner of said Lot 4, being in the north right-of-way line of U.S. Highway 380 (variable width R.O.W.);

THENCE, along the south line of said Lot 4 and the north line of U.S. Highway 380, South 89 degrees 10 minutes 04 seconds West, a distance of 51.50 feet to an "X" in concrete set;

THENCE, departing the north line of U.S. Highway 380, over and across said Lot 4 as follows:
North 00 degrees 49 minutes 57 seconds West, a distance of 685.14 feet to an "X" in concrete set;

South 89 degrees 10 minutes 04 seconds West, a distance of 47.47 feet to a 5/8" iron rod set with plastic cap stamped "RPLS 5199";

North 00 degrees 49 minutes 56 seconds West, a distance of 468.28 feet to a 5/8" iron rod set with plastic cap stamped "RPLS 5199", being in the north line of said Lot 4 and the south line of a 7.5649 acre tract described in deed to FF 14th Fairway, L.P. as recorded in Volume 4189, Page 1138, Deed Records, Collin County, Texas;

THENCE, along the north line of said Lots 4, 5 and 6, and the south line of said 7.5649 acre tract, North 89 degrees 10 minutes 00 seconds East, a distance of 611.26 feet to the POINT OF BEGINNING and containing 479,619 square feet or 11.0105 acres of land more or less.

LEGAL DESCRIPTION

TRACT B (Out-Parcel Tract)

BEING a tract of land located in the Town of Prosper, Collin County, Texas, part of the Jeremiah Horn Survey, Abstract No. 411, and being part of Lots 5 & 6, Block A, Prosper Plaza, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume 2009, Page 140, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" in concrete found for the southeast corner of said Lot 6, being the northeast corner of Lot 1, Block A, Prosper Plaza addition as recorded in Volume 2013, Page 462, Map Records, Collin County, Texas, being in the west right-of-way line of Custer Road (F.M. Highway 2478, a variable width R.O.W.);

THENCE, along the south line of Lot 6, South 89 degrees 10 minutes 04 seconds West, passing at a distance of 344.80 the southwest corner of said Lot 6 and the southeast corner of said Lot 5, continuing along the south line of Lot 5 for a total distance of 344.80 feet to an "X" in concrete set;

THENCE, departing the south line of said Lot 5, over and across said Lots 5 & 6 as follows:
North 00 degrees 49 minutes 56 seconds West, a distance of 167.00 feet to an "X" in concrete set;

North 89 degrees 10 minutes 04 seconds East, passing at a distance of 165.00 feet the east line of said Lot 5 and the west line of said Lot 6, continuing for a total distance of 351.50 feet to an "X" in concrete set, being in the east line of said Lot 6 and the west right-of-way line of said Custer Road;

THENCE, along the east line of said Lot 6 and the west right-of-way line of Custer Road, as follows:
South 02 degrees 36 minutes 01 seconds West, a distance of 111.87 feet to a 5/8" iron rod found;

South 00 degrees 50 minutes 00 seconds East, a distance of 55.33 feet to the POINT OF BEGINNING and containing 57,956 square feet or 1.3305 acres of land more or less.


William J. Johnson
Registered Professional Land Surveyor No. 5426



NOTICE:
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT "A"
Z15-0009

**12.341 ACRE TRACT OF LAND
PART OF LOTS 4-5-6, BLOCK A
PROSPER PLAZA**

(VOLUME 2009, PAGE 140, M.R.C.C.T.)

out of
JEREMIAH HORN SURVEY, ABSTRACT No. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PREPARED FOR:
CROSSPOINT ENGINEERING
5620 Old Bullard Road
Suite 130
Tyler, Texas 75703
(903) 705-4416

PROJECT INFORMATION
Date of Survey: 03/02/2015
Job Number: 0714817
Drawn By: W.J.J.
G.F. No.: None
File: Lowes-Prosper PD Exhibit.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600

**-Exhibit B-
Statement of Intent & Purpose**

The Applicant intends to develop a home improvement store along with a garden center. A Kohl's Department Store was originally planned on the property along with a 25,000 sf retail development. Most of the existing infrastructure has been constructed. The proposed home improvement building is currently planned to be approximately 112,000 square feet along with a 28,000 square feet garden center. In addition to the home improvement store, the plan is to develop a 1.33 acre outparcel in the existing parking lot. The outparcel building is currently planned to be restaurant and retail with approximately 8,500 square feet.

-Exhibit C-

Planned 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 A Retail District

- A.1 Except as noted below, the Tract shall develop in accordance with the Retail District, as it exists or may be amended.
- A.2 Development Plans
1. Concept Plan: Development shall be in conformance with the attached concept plan, set forth in Exhibit D.
 2. Elevations: Development shall be in conformance with the attached elevations, set forth in Exhibit F.
 3. Landscape Plan: Development shall be in conformance with the attached landscape plan, set forth in Exhibit G.
- A.3 Uses. Uses shall be permitted in accordance with the Retail District. A big box retail building including a home improvement store with a garden center is a permitted use. The following uses shall be prohibited:
1. Athletic Stadium or Field, Private
 2. Athletic Stadium or Field, Public
 3. Cemetery/Mausoleum
 4. Commercial Amusement, Outdoor
 5. Recycling Collection Point
 6. School District Bus Yard
 7. Sewage Treatment Plant/Pumping Station
 8. Trailer Rental
 9. Utility Distribution/Transmission Facility
 10. Water Treatment Plant
- A.4 Regulations
1. Custer Road
 - a. Tree plantings shall be provided at minimum rate of one tree of a minimum four (4) inch caliper (at the time of planting) per thirty (30) lineal feet.
 - b. Shrub plantings shall be provided at a minimum rate of 25 shrub plantings per thirty (30) lineal feet which shall be a minimum of five (5) gallon shrubs (at the time of planting).
 - c. Primary screening within the landscape buffer shall be provided by Eastern Red Cedars, or a similar species as approved by the Town's Landscape Architecture, spaced on six-foot centers, a minimum 6 feet in height at the time of planting full to the ground, to screen the outdoor sales, storage and display areas.

- d. A continuous split-rail fence shall be provided.
 - e. A berm of a minimum height of three (3) feet shall be provided within the landscape buffer to provide additional screening of the outdoor sales, storage and display areas.
 - f. Trees may be grouped or clustered together to provide additional screening as an alternative to planting all at a specific distance between trees.
2. All landscaping and the perimeter berm along Custer Road shall be installed prior to the issuance of a certificate of occupancy (CO) for the home improvement store.
 3. Parking: Retail parking shall be 1 space per 400 square feet, inclusive of the garden center.
 4. Outdoor sales, display and storage: Shall be permitted but limited to a big box and subject to the following conditions:
 - a. Shall be located in the locations identified on Exhibit D.
 - b. Shall not block or impair sidewalks, ADA access, doorways or fire lanes.
 5. Foundation landscape requirements of the Zoning Ordinance shall not apply.
 6. Cart corrals shall be ornamental metal fence.
 7. Lots shall have a frontage onto a public street or a common public access drive. The common public access drives shall be dedicated as a public access, fire lane and utility easement.
 8. Screening wall requirements of the Zoning Ordinance for loading and service areas shall not apply.
 9. Open storage screening requirements of the Zoning Ordinance shall not apply to open storage on north side of the building.
 10. Interior landscaped island requirements of the Zoning Ordinance (no more than fifteen parking spaces permitted in a continuous row without being interrupted by a landscaped island) shall not apply to parking area on east side of the building in conjunction with outdoor sales, storage and display area.

Tract B Retail District

- B.1 Except as noted below, the Tract shall develop in accordance with the Retail District, as it exists or may be amended.
- B.2 Development Plans
 1. Concept Plan: Development shall be in conformance with the attached concept plan, set forth in Exhibit D.

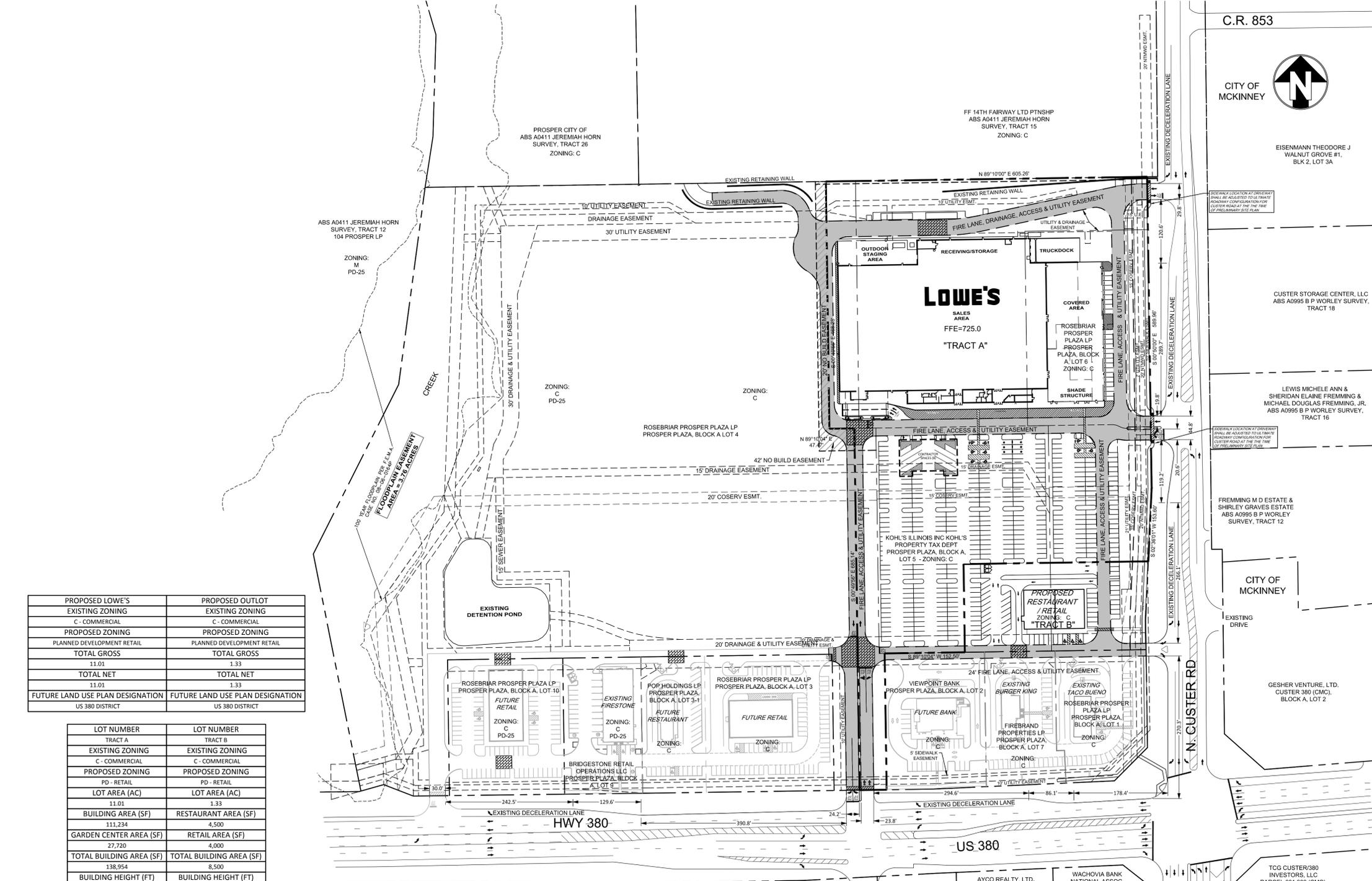
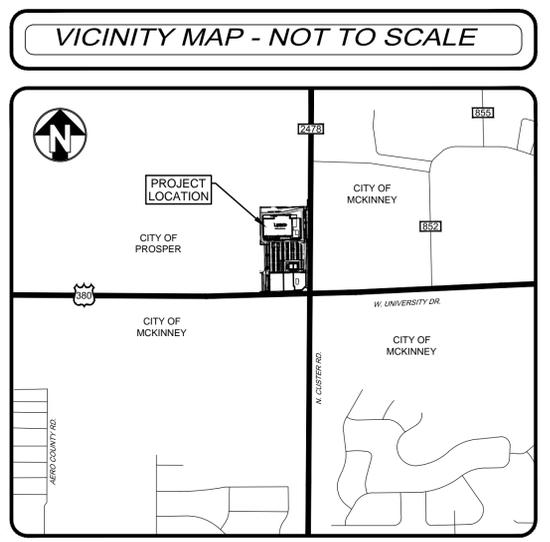
B.3 Uses. Uses shall be permitted in accordance with the Retail District with the exception of the following uses which shall be prohibited:

1. Athletic Stadium or Field, Private
2. Athletic Stadium or Field, Public
3. Cemetery/Mausoleum
4. Commercial Amusement, Outdoor
5. Recycling Collection Point
6. School District Bus Yard
7. Sewage Treatment Plant/Pumping Station
8. Trailer Rental
9. Utility Distribution/Transmission Facility
10. Water Treatment Plant

B.4 Regulations

1. A drive-through landscape island shall be a minimum of nine feet wide.
2. Tree plantings shall be provided at minimum rate of one tree of a minimum four (4) inch caliper (at the time of planting) per thirty (30) lineal feet along Custer Road.
3. Dumpster gates facing right-of-way requirements of the Zoning Ordinance shall be permitted with landscape screening primarily by Eastern Red Cedars, or a similar species as approved by the Town's Landscape Architecture, spaced on six-foot centers, a minimum 6 feet in height at the time of planting full to the ground.

REVISIONS	
DATE	DESCRIPTION



PROPOSED LOWE'S	PROPOSED OUTLOT
EXISTING ZONING	EXISTING ZONING
C - COMMERCIAL	C - COMMERCIAL
PROPOSED ZONING	PROPOSED ZONING
PLANNED DEVELOPMENT RETAIL	PLANNED DEVELOPMENT RETAIL
TOTAL GROSS	TOTAL GROSS
11.01	1.33
TOTAL NET	TOTAL NET
11.01	1.33
FUTURE LAND USE PLAN DESIGNATION	FUTURE LAND USE PLAN DESIGNATION
US 380 DISTRICT	US 380 DISTRICT

LOT NUMBER	LOT NUMBER
TRACT A	TRACT B
EXISTING ZONING	EXISTING ZONING
C - COMMERCIAL	C - COMMERCIAL
PROPOSED ZONING	PROPOSED ZONING
PD - RETAIL	PD - RETAIL
LOT AREA (AC)	LOT AREA (AC)
11.01	1.33
BUILDING AREA (SF)	RESTAURANT AREA (SF)
111,234	4,500
GARDEN CENTER AREA (SF)	RETAIL AREA (SF)
27,720	4,000
TOTAL BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)
138,954	8,500
BUILDING HEIGHT (FT)	BUILDING HEIGHT (FT)
30'	30'
LOT COVERAGE	LOT COVERAGE
28.97%	14.67%
FLOOR AREA RATIO	FLOOR AREA RATIO
29	15

BUILDING WITH GARDEN	RESTAURANT PARKING RATIO
CENTER PARKING RATIO	1:100
1:400	RETAIL PARKING RATIO
TOTAL PARKING REQUIRED	1,250
348	TOTAL PARKING PROVIDED
TOTAL PARKING PROVIDED	61
355	TOTAL PARKING PROVIDED
HC PARKING REQUIRED	63
8	HC PARKING PROVIDED
HC PARKING PROVIDED	3
9	HC PARKING PROVIDED
TOTAL PARKING PROVIDED INCLUDING	3
OUTDOOR SALES AND STORAGE AREA	INTERIOR LANDSCAPING PROVIDED (SF)
400	2,366
INTERIOR LANDSCAPING PROVIDED (SF)	OPEN SPACE PROVIDED (SF)
8,549	7,913
OPEN SPACE PROVIDED (SF)	TOTAL LANDSCAPING AREA (SF)
76,031	10,279
TOTAL LANDSCAPING AREA (SF)	IMPERVIOUS SURFACE AREA (SF)
84,580	47,656
IMPERVIOUS SURFACE AREA (SF)	
395,016	

LEGEND

█ FIRE LANE PER PLAT

- CITY SITE PLAN NOTES**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING AND SUBORDINANCE ORDINANCES.
 - LANDSCAPING SHALL CONFORM TO THE LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED SCHEDULE PLAN.
 - CURB RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED, AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL DIMENSIONS AND RACKS ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

- GENERAL NOTES**
- THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 - NO 100 YEAR FLOOD PLAIN EXISTS ON THE PROPERTY.
 - ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.
 - ALL FIRE LANES TO MEET TOWN OF PROSPER STANDARDS IN TERMS OF WIDTH AND PAVEMENT SECTION.

LOWE'S HOME CENTERS, LLC
 1605 CURTIS BRIDGE ROAD
 WILKESBORO, NC 28697
 (336) 658-4000

ROSEBRIAR HOLDINGS, INC.
 P.O. BOX 541208
 DALLAS, TX 75354
 (214) 902-2287

CROSSPOINT ENGINEERING, LLC
 5620 OLD BULLARD ROAD, SUITE 130
 TYLER, TX 75703
 (903) 705-4416

PROSPER PLAZA
 JEREMIAH HORN SURVEY
 ABSTRACT NO. 411

crosspoint engineering
 5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703
 903 705 4416 | TBP# Firm Reg. No. F-53395
 cpe@cp-engineering.com

LOWE'S HOME CENTERS, INC.
 1605 CURTIS BRIDGE ROAD
 WILKESBORO, NC 28697
 336.658.4000 336.658.2527
 (V) (F)

LOWE'S
 Never Stop Improving®

EXHIBIT D2 - OVERALL
 SITE PLAN
 LOWE'S OF:
 PROSPER, TEXAS
 PROJECT No. 14-1500-051 DRAWN BY: TDG CHECKED BY: DDK

CRITERIA
 ISSUE DATE:
 PERMIT SET
 ISSUE DATE:
 CONSTRUCTION
 SET ISSUE DATE:
 DRAWING NUMBER:

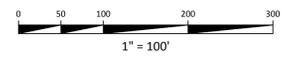


EXHIBIT D2
Z15-0009

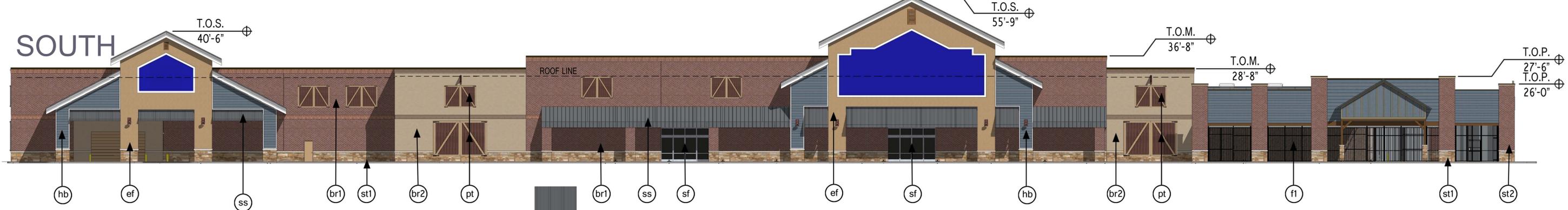
D2

-Exhibit E-

Development Schedule

The development of this project is dependent upon market conditions. Currently the project is expected to be completed by the end of 2017.

SOUTH



SOUTH FACADE (GROSS): 19,639s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 1,381 s.f.
SOUTH FACADE (NET): 18,255 s.f. = 100%

STONE	1,339s.f. = 7%
BRICK	11,593s.f. = 64%
STUCCO	2,303s.f. = 13%
METAL CANOPY	1,368s.f. = 7%
HARDY BOARD	1,652s.f. = 9%

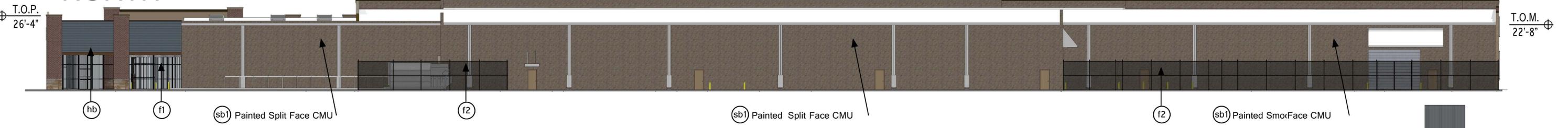
EAST FACADE (GROSS): 9,968 s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,530 s.f.
EAST FACADE (NET): 7,438 s.f. = 100%

CMU	1,231s.f. = 16%
STONE	2,553s.f. = 34%
HARDY BOARD	2,364s.f. = 32%
BRICK	1,290s.f. = 17%

EAST



NORTH



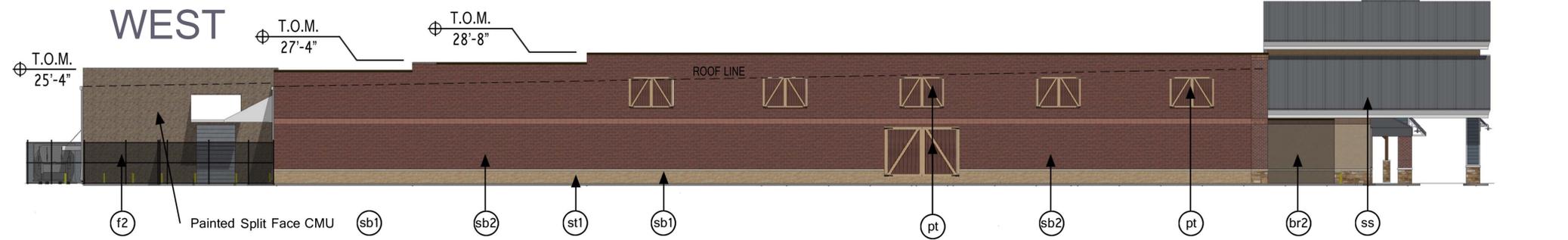
NORTH FACADE (GROSS): 13,235s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,440s.f.
NORTH FACADE (NET): 10,795s.f. = 100%

CMU	10,129s.f. = 94%
STONE	38s.f. = .3%
BRICK	230s.f. = 2%
HARDY BOARD	398s.f. = 4%

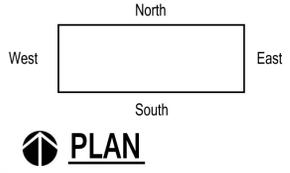
WEST FACADE (GROSS): 9,465s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 591s.f.
WEST FACADE (NET): 887s.f. = 100%

CMU	8,067s.f. = 91%
STONE	108s.f. = 1.1%
BRICK	666s.f. = 7.5%
HARDY BOARD	33s.f. = .4%

WEST



- "THIS CONCEPTUAL ELEVATION 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 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."



FINISH SCHEDULE

- | | |
|---|--|
| (st1) Dry Stack Stone
DFW Stone Supply - Oklahoma Golden Chopped Stone | (sb3) Architectural Concrete Block
Headwaters - Smooth Face CMU, Painted SW7693 |
| (hb) Hardi Board Siding
Paint - SW 7603 Pool House | (pt) Paint - SW 6335 Fire Brick - "Hardi Board Siding"
SW 7693 Stone Barrier - "Hardi Board Siding" |
| (br1) Architectural Brick
Acme Brick - Cranberry Flash Ruff | (cs) Cast Stone
Siteworks - Natural |
| (br2) Architectural Brick
Acme Brick - Canyon Gray | (ss) Standing Seam Metal Roof
Berridge - Galvalume |
| (sb1) Architectural Concrete Block
Headwaters - Split Face CMU, Painted SW7693 | (ef) Paint SW 7693 Stone Barrier |
| (sb2) Architectural Concrete Block
Headwaters - Split Face CMU, Painted SW7591 | (pm) Metal Coping
Berridge - Zinc Grey |
| | (sf) Clear Anodized
Aluminum |
| | (f1) Architectural Fence
Ornamental Fence W/Windscreen |
| | (f2) Architectural Fence
Chain link Fence W/Windscreen |

GRAPHIC REPRESENTATION ONLY/NOT FOR CONSTRUCTION
 Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.



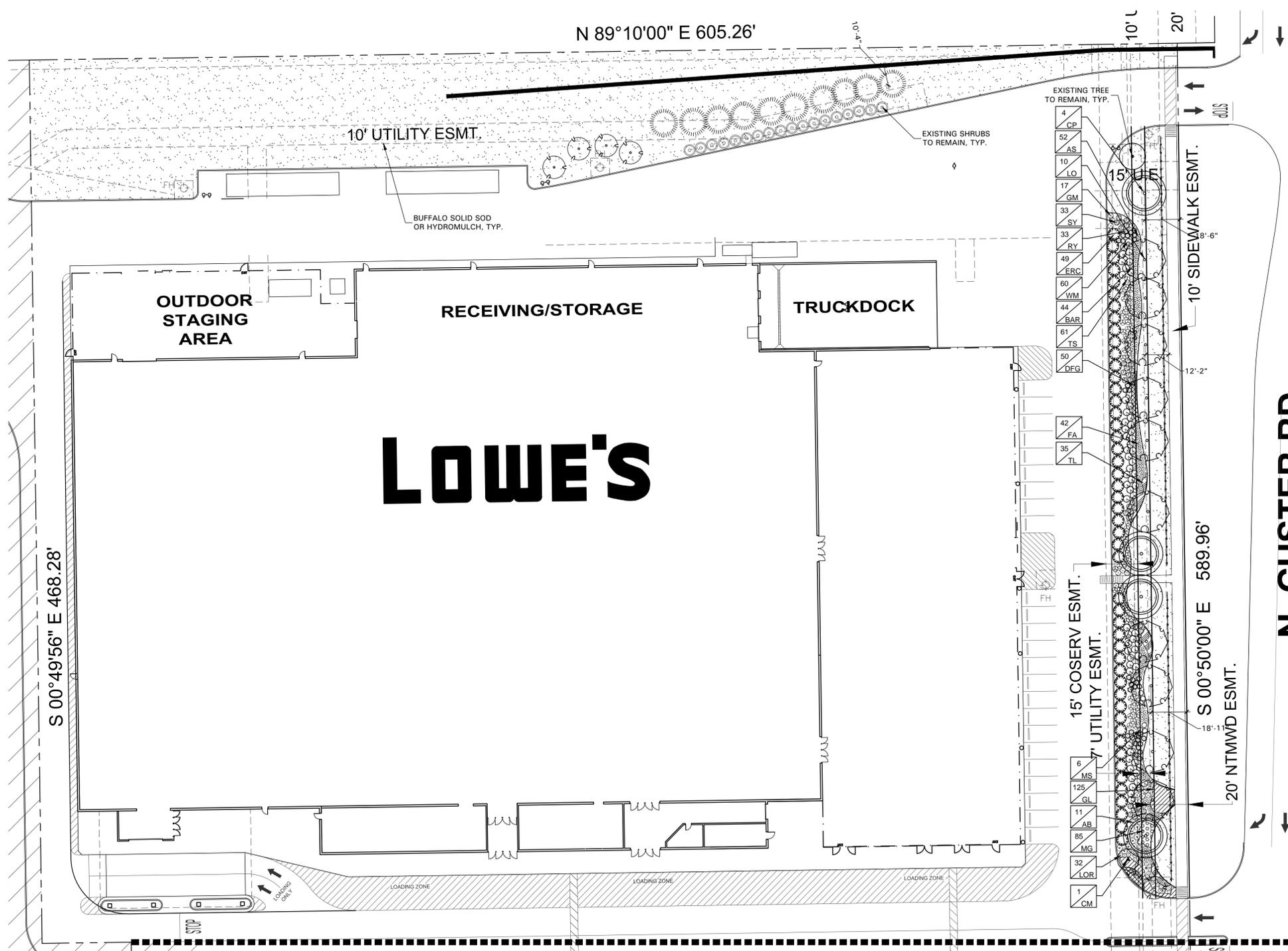
LOWE'S OF PROSPER, TEXAS

W. UNIVERSITY DR. @ N. CUSTER DR.
 PROSPER, TEXAS

EXHIBIT F
 ZONING: Z15-009

9639 McCULLOUGH AVE. PH. 210.340.2400
 SAN ANTONIO, TEXAS 78216 FAX. 210.340.2449
 PROJECT No. 2015006 DATE: 05/05/15





TOWN OF PROSPER LANDSCAPE GENERAL NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. GROUND COVERS IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
4. TREES MUST BE PLANTED FOUR FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
5. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
6. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF PIT WITHIN A 24 HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING OR DEVIATE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK PLANE.
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
12. NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH CHAINSAW, OR USE OF FIRE OR POISON TO CAUSE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 9" IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL TO PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14'.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30" IN HEIGHT AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9'.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3" IN WIDTH. ALL BEDS LESS THAN 3" IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED BY THE TOWN OF PROSPER.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUSH ON THE RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREA SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPADE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND ALL OTHER UTILITY APPURTENANCES WITH FLAGGING OR FIELD VERIFICATION BY THE TOWN.

GENERAL LAWN NOTES

- EROSION CONTROL AND SOIL PREPARATION:**
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGES. ALL CONTOURS SHOULD BE VERIFIED. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.
- ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.
- CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.
- FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- TOPSOIL SHALL BE FRAGILE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.
- SOLID SOD:**
 SOLID SOD SHALL BE PLACED ALONG ALL IMPROVED EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/- 1/16"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.
- DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWING APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.
- HYDROMULCH:**
 SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.
- IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SECEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.
- LANDSCAPE NOTES**
 REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 3". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER A 1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.
- ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
 VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
 STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

LANDSCAPE TABULATIONS for Prosper, TX

PERIMETER REQUIREMENTS

1. A 30' landscape area shall be provided adjacent to and outside of the r.o.w. on all properties.
2. One tree, 4" caliper, shall be provided for every 30 l.f. of roadway frontage.
3. A minimum of 25 shrubs, 5 gal. shall be planted for every 30 l.f. of roadway frontage. Parking abutting the landscape area shall be screened from adjacent roadway.

N. CUSTER ROAD - 737 l.f.

REQUIRED	PROVIDED
30' buffer	30' buffer
25 (4" cal.) trees	24 proposed (4" cal.) trees; 1 existing tree
614 (5 gal.) shrubs	648 (5 gal.) shrubs

INTERIOR PARKING LOT LANDSCAPE

1. 15 s.f. of landscaping shall be provided for each parking space.
2. One shade tree, 3" cal. shall be provided for every 10 spaces.
3. One shade tree, 3" cal. shall be provided no farther than 150' from every parking space.

Parking Spaces = 400

REQUIRED	PROVIDED
6,000 s.f. landscape	8,549 s.f. landscape
42 (3" cal.) trees	27 existing ornamental trees (=9 shade trees); 36 existing trees; 10 (3" cal.) trees

OPEN SPACE

1. 7% of the net lot area shall be open space. Open space cannot include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks or detention ponds.

Site: 479,596 s.f. (11.01s acres)

REQUIRED	PROVIDED
33,572 s.f. open space (7%)	78,031 s.f. open space (15.8%)

MATCHLINE: REF. 1/L2.02

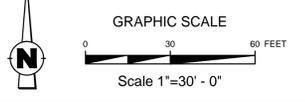
PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
8	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	14' ht., 5' spread, matching
2	CM	Crape Myrtle	<i>Lagerstromia indica</i> (Variety to match existing)	30 gal.	8' ht. 3' spread, matching
6	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	14' ht., 5' spread, matching
75	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6" ht.	3' spread min., full to base
16	LO	Escarpment Live Oak	<i>Quercus fusiformis</i>	4" cal.	14' ht., 5' spread, matching
4	LE	Lacebark Elm	<i>Ulmus parvifolia</i> 'Sempervirens'	4" cal.	14' ht., 5' spread
SHRUBS/GROUND COVER					
20	AB	Edward Goucher Abelia	<i>Abelia x grandiflora</i> 'Edward Goucher'	5 gal.	full, 20" spread, 30" o.c.
96	AS	Autumn Sage	<i>Salvia greggii</i>	5 gal.	full, 24" o.c.
60	BAR	Crimson Pygmy Barberr	<i>Berberis thunbergii</i> 'Autopurpurea'	5 gal.	full, 20" sprd, 24" o.c.
120	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i> 'Little Bunny'	1 gal.	full, 18" o.c.
133	FA	Flame Acanthus	<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	5 gal.	full, 20" sprd, 24" o.c.
350	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
43	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
58	LOR	Loropetalum 'Shang-lo'	<i>Loropetalum chinense</i> 'Shang-lo'	5 gal.	full, 20" sprd, 24" o.c.
200	MG	Variagated Mondo Grass	<i>Ophiopogon japonicus</i> 'Variegata'	1 gal.	full, 12" o.c.
16	MS	Morning Light Miscanthus	<i>Miscanthus sinensis</i> 'Morning Light'	5 gal.	full, 20" sprd, 36" o.c.
51	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
45	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
65	TL	Texas Lantana	<i>Lantana horrida</i>	1 gal.	full, 18" o.c.
94	TS	Texas Sage 'Thundercloud'	<i>Leucophyllum frutescens</i> 'Thundercloud'	5 gal.	full, 24" sprd, 30" o.c.
75	WM	Dwarf Wax Myrtle	<i>Myrica cerifera</i> var. <i>pumila</i>	7 gal.	full, 30" sprd, 40" o.c.
		Buffalograss	<i>Buchloe dactyloides</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Ordinance No. 15-46, Page 14

EXHIBIT G
Z15-0009



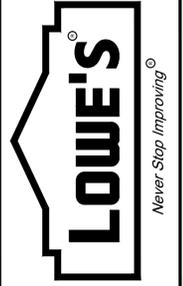
REVISIONS

DATE	DESCRIPTION



crosspoint engineering
 5620 Old Bullard Road, Suite 330 | Waco, Texas 76702
 903.705.4416 | P/E Firm Reg. No. L-53938
 cpe-eng.com

LOWE'S HOME CENTERS, INC.
 1605 CURTIS BRIDGE ROAD
 WILKESBORO, NC 28697
 336.658.4000 (V) 336.658.2527 (F)



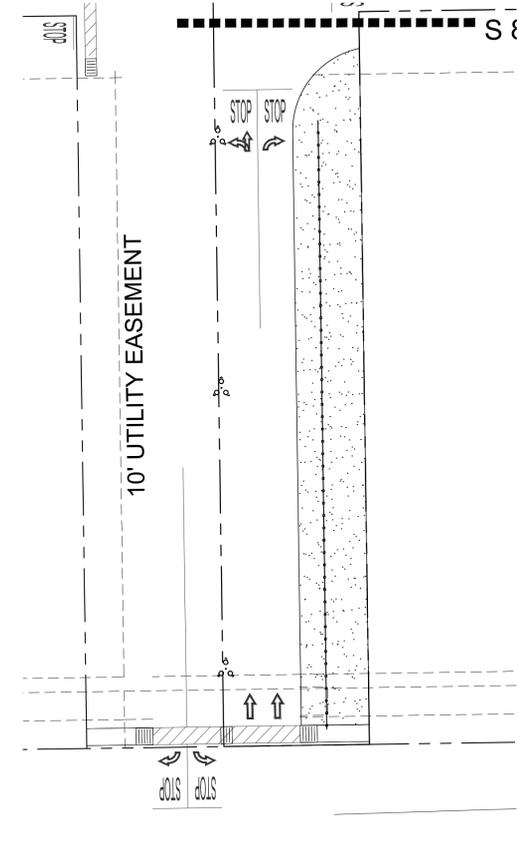
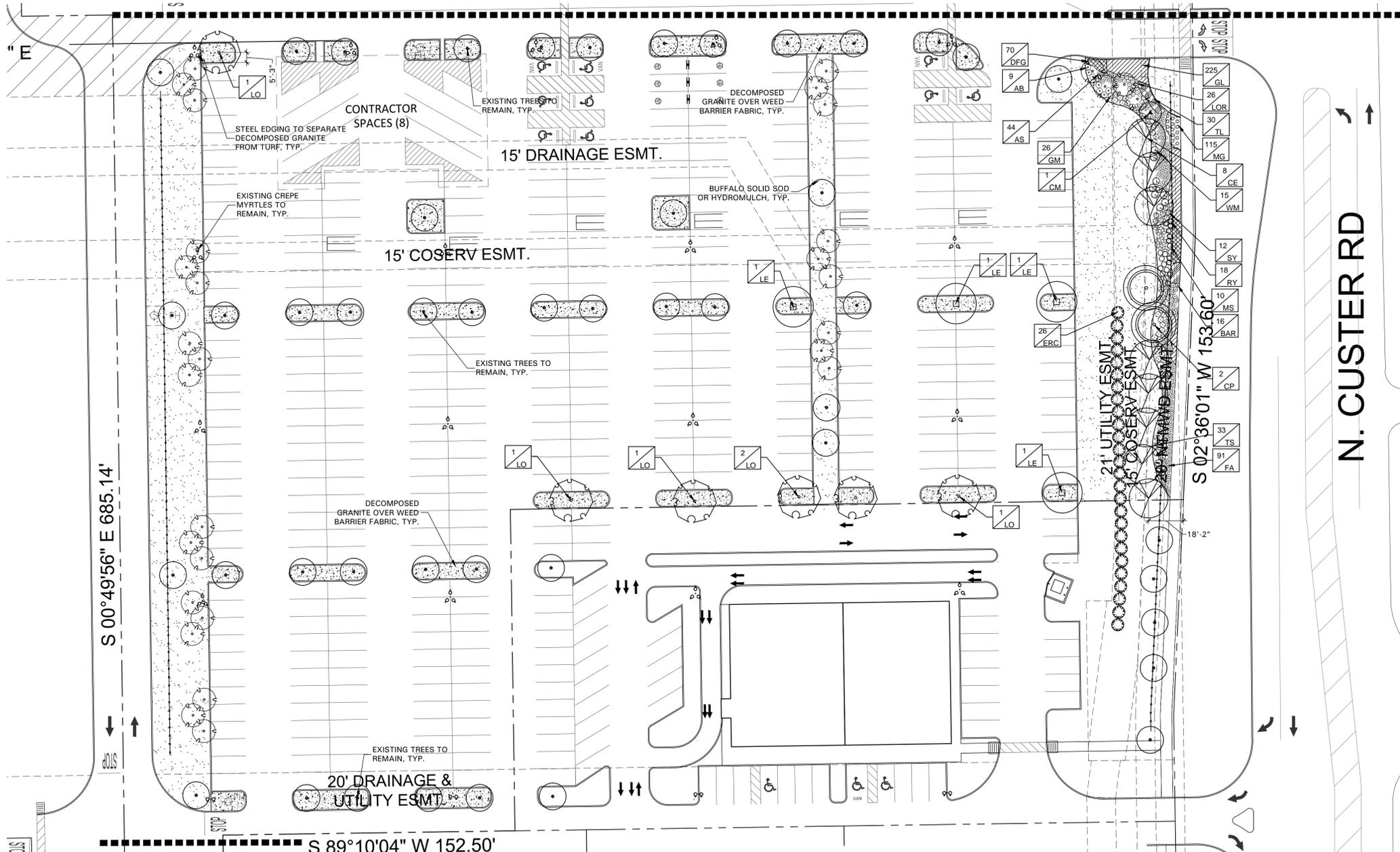
LANDSCAPE PLAN
 LOWE'S OF:
PROSPER, TEXAS
 PROJECT No. 14-1500-06 DRAWN BY: AMWR CHECKED BY: AMWR

CRITERIA
 ISSUE DATE:
 PERMIT SET
 ISSUE DATE:
 CONSTRUCTION
 SET ISSUE DATE:
 DRAWING NUMBER:
L2.01

AWR
 AWR Designs, LLC
 10321 Broadshaw Drive
 Fort Worth, Texas 76108
 awr.designs@gmail.com
 o 682.708.8648
 c 512.517.5589

MATCHLINE: REF. L2.01

MATCHLINE: REF. 1/L2.02



MATCHLINE: REF. 2/L2.02

1 LANDSCAPE PLAN
1"=30'-0"

2 LANDSCAPE PLAN
1"=30'-0"

PLANT SCHEDULE

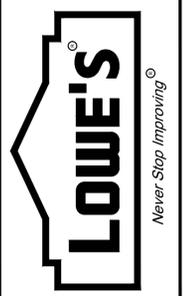
- | TREES | |
|--------------------|---------------------------|
| CE | Cedar Elm |
| CM | Crape Myrtle |
| CP | Chinese Pistache |
| ERC | Eastern Red Cedar |
| LO | Escarpment Live Oak |
| LE | Lacebark Elm |
| SHRUBS/GROUNDCOVER | |
| AB | Edward Goucher Abelia |
| AS | Autumn Sage |
| BAR | Crimson Pygmy Barbary |
| DFG | Dwarf Fountain Grass |
| FA | Flame Acanthus |
| GL | Giant Lirope |
| GM | Gulf Muhly |
| LOR | Loropetalum 'Shang-lo' |
| MG | Variegated Mondo Grass |
| MS | Morning Light Miscanthus |
| RY | Red Yucca |
| SY | Softleaf Yucca |
| TL | Texas Lantana |
| TS | Texas Sage 'Thundercloud' |
| WM | Dwarf Wax Myrtle |
| | Buffalograss |

REVISIONS	
DATE	DESCRIPTION



crosspoint engineering
 5820 Old Bullard Road, Suite 301 | Tyler, Texas 75703
 903 705 4416 | TPBE Firm Reg. No. L-35385
 cpe-eng.com

LOWE'S HOME CENTERS, INC.
 1605 CURTIS BRIDGE ROAD
 WILKESBORO, NC 28697
 336.658.4000 (V) 336.658.2527 (F)
THIS DRAWING IS THE PROPERTY OF LOWE'S HOME CENTERS, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOWE'S HOME CENTERS, INC. COPYRIGHT 2012. ALL RIGHTS RESERVED.



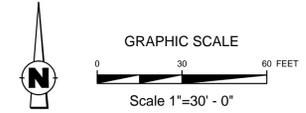
LANDSCAPE PLAN
 LOWE'S OF:
PROSPER
 PROSPER, TEXAS
 PROJECT No. 14-1500-06 DRAWN BY: AMR CHECKED BY: AMR

CRITERIA	
ISSUE DATE:	
PERMIT SET	
ISSUE DATE:	
CONSTRUCTION	
SET ISSUE DATE:	
DRAWING NUMBER:	

L2.02



EXHIBIT G
 Z15-0009



AWR Designs, LLC
 10321 Bradshaw Drive
 Fort Worth, Texas 76108
 awr.designs@gmail.com
 c. 652.708.8048
 c. 512.517.5589