

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 15-64

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING THE TOWN'S ZONING ORDINANCE, BY REZONING A TRACT OF LAND CONSISTING OF 67.715 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, FROM SINGLE FAMILY-15 (SF-15) AND COMMERCIAL CORRIDOR (CC) TO PLANNED DEVELOPMENT FOR SINGLE FAMILY/OFFICE/RETAIL USES (PD-SF/O/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 the Town's Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper"), has received a request from Prosper 67 Partners, LTD. ("Applicant"), to rezone 67.715 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, 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, THAT:

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 the Town's Zoning Ordinance. The Town's Zoning Ordinance, adopted by Ordinance No. 05-20, is amended as follows: The zoning designation of the below-described property containing 67.715 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, 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-Single-Family/Office/Retail (PD-SF/O/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 landscape plans, attached hereto as Exhibits F and F-1, and 6) the conceptual elevations, attached hereto as Exhibit G, which are incorporated herein for all purposes as if set forth verbatim.

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 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.

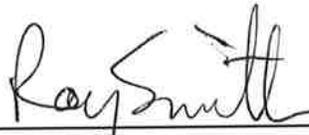
SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance 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 13TH DAY OF OCTOBER, 2015.

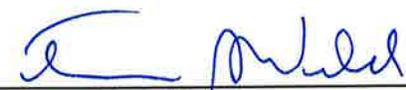


Ray Smith, Mayor

ATTEST:


Robyn Battle, Town Secretary

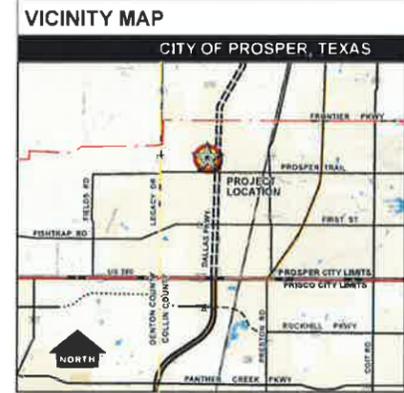
APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-36
EX USE: AGRICULTURE
FLUP: MEDIUM DENSITY
RESIDENTIAL
C.C.F. NO.
2014002000000350
D.R.C.C.T.

COTHRAN MALIBU INVESTMENTS
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
VOL. 5537, PG. 532
D.R.C.C.T.



METES AND BOUNDS DESCRIPTION
PROSPER 67 PARTNERS LTD,
67.715 AC Tract

All that certain tract of parcel of land situated in Lot 12 of the Collin County School Land Survey, Abstract Number 147, County of Collin, State of Texas, said tract being part of a called 85,789 acre tract as described in Deed to JB/J Calder Fund V Joint Venture and Calder Bros. Co., filed 11 November 2003, and recorded in Volume 5543 page 3212 (2003-0023475) of the Real Property Records of the County of Collin, State of Texas, and being more fully described as follows:
Beginning for the southwest corner of the tract being described herein at a found survey mark nail, said nail being South 89 degrees 55 minutes 36 seconds East, a distance of 319.88 feet (320') from the southwest corner of said 85,789 acre tract, said nail also being the southeast corner of a called 10,445 acre tract as described in Deed to Mike A. Myers Investment Holding, filed 07 February 2007, and recorded at Clerks File Number 2007-0207000176870 of said Deed Records, said nail also being in Collin County Road Number 4 (also known as West Prosper Trail);
Thence North 00 degrees 03 minutes 23 seconds East, with the east line of said Myers tract, a distance of 1421.66 feet to a set 1/2 inch Steel Square Tubing with a plastic cap marked "COX 4577" for the northeast corner of said Myers tract, said tubing being South 89 degrees 52 minutes 43 seconds East, a distance of 320.05 feet (320.05') from the northwest corner of said 85,789 acre tract and the northwest corner of said Myers tract;
Thence South 89 degrees 52 minutes 43 seconds East, with the north line of said 85,789 acre tract, a distance of 2114.49 feet to a found 1/2 inch Steel Rebar for the north east remainder corner of said 85,789 acre tract, and the northeast corner of a called 8,134 acre tract as described in Deed to Collin County, Texas filed 12 September 2006 and recorded at Clerk's File No. 2006-1319340 (also known as the North Dallas Tollway);
Thence South 04 degrees 34 minutes 50 seconds West, with the west line of said Tollway, a distance of 263.92 feet to a set 1/2 inch Steel Tubing with a plastic cap marked "COX 4577" for a corner and the start of a curve to the left whose radius is 574.58 feet, central angle of 02 degrees 17 minutes 28 seconds, and a chord bearing of South 03 degrees 21 minutes 09 seconds West, a distance of 494.06 feet;
Thence With the west ROW line of said Tollway, an arc length of 229.67 feet to a set survey mark nail for a corner of said Tollway tract;
Thence South 02 degrees 12 minutes 25 seconds West, with the west ROW line of said Tollway, a distance of 435.05 feet to a set 1/2 inch Steel Square Tubing with a plastic cap marked "COX 4577" for a corner and the start of a curve to the left whose radius is 17388.73 feet, central angle of 01 degree 37 minutes 41 seconds, chord bearing of South 01 degree 23 minutes 35 seconds West, a distance of 494.06 feet;
Thence With the west ROW line of said Tollway, an arc length of 494.06 feet to a set survey mark nail for the southwest corner of said Tollway tract, the southeast remainder corner of said 85,789 acre tract, and in said Collin County Road Number 4;
Thence North 89 degrees 53 minutes 39 seconds West, with the South line of said 85,789 acre tract, and in said road, a distance of 2052.62 feet to the POINT OF BEGINNING and containing 67,715 acres of land.

Tract 2: (Easement Estate)
Easements created by that certain Signs, Utilities, and Road Easements and Masonry Wall Construction and Maintenance Agreement dated February 5, 2007, by and between JB/J Calder Fund V Joint Venture and Calder Bros. Co., and Mike A. Myers Investment Holdings, L.P., filed February 7, 2007, recorded in Clerk's File No. 20070207000176880, Official Public Records, Collin County, Texas.

- GENERAL NOTES:
- 1) 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
 - 2) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS
 - 3) ALL THOROUGHFARES AND ROADWAYS SHALL COMPLY WITH THE TOWN'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT THE TIME OF SITE PLAN AND FINAL PLAT APPROVAL.

Z14-0005
EXHIBIT A
± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
PLANO, TX 75024

PLANNER/APPLICANT
BGE | KERRY R. GILBERT & ASSOCIATES

— Land Planning Consultants —
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



AUGUST 11, 2015
KGA #1-292A

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-60
EX USE: AGRICULTURE
FLUP: LOW DENSITY
RESIDENTIAL
DOC NO.
2014002000000350
D.R.C.C.T.

PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 18.8
NET ACRES: 14.1
EX. ZONING: SF-15
EX. USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
PROP. ZONING: PD-SF 15
PROP. MAX. DENSITY: 2.5
PROP. MIN. LOT SIZE: 13,500

PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 35.6
NET ACRES: 26.4
EX. ZONING: COMM CORRIDOR
EX. USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
PROP. ZONING: PD-R

DOC NO.
20060912001319330
D.R.C.C.T.

PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 7.5
NET ACRES: 6.0
EX. ZONING: SF-15/ COMM CORRIDOR
EX. USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
PROP. ZONING: PD-OFFICE

BLUE STAR ALLEN LAND L.P.
EX ZONING: PD-66-SF
EX USE: AGRICULTURE
FLUP: MEDIUM AND LOW
DENSITY RESIDENTIAL
C.C.F. NO.
200136300000676920
D.R.C.C.T.

183 LAND CORP. INC.
EX ZONING: PD-66-R
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
C.C.F. NO.
97-0005168
D.R.C.C.T.

183 LAND CORP. INC.
EX ZONING: PD-66-R
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
C.C.F. NO.
97-0005168
D.R.C.C.T.

DOC NO.
20060612001319220
D.R.C.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.92'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C2	229.67'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'35" W	494.06'
C4	494.06'	574.58'	1°37'41"	S 01°23'35" W	494.06'

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

-Exhibit B- Statement of Intent

I. Statement of Intent

A. Overall Intent

This 67 acre property is intended to be developed in a manner that will allow flexibility of uses within the categories of retail, commercial and residential zones. The development will include recreational and detention space and will grow into an active community of mixed uses.

B. Description of Property

Located at the northwest intersection of the Dallas Parkway and Prosper Trail, this 67.7 acre tract is owned by Avex Group. Shawnee Trail, a four (4) lane divided minor thoroughfare runs north and south through the middle of the property and will provide access to the proposed uses within the development. Driveway access for the development will also be taken off Prosper Trail on the southern boundary of the site and Dallas Parkway along the eastern boundary. A floodplain, open space and detention basin runs east and west through the site along the creek. With the exception of the existing 20 foot wide paving for Prosper Trail along the southern boundary, the subject property is currently vacant. To the north and west of the site is a proposed single family development, Legacy Crossing (PD-36 and PD-60). To the south is the proposed 880 acre Villages of Star Trail, a Planned Development (PD-66) which incorporates single family, office, retail and commercial zoning. Exhibit A and Exhibit D depict the location and boundary of the project.

C. Description of Proposed Development

The location of this project, at the intersection of a major highway and two thoroughfares, lends itself well for commercial, retail, and/or office development. A mixture of small pad sites, retail centers and large big box retail tracts will allow for a variety of uses, including banks, small offices, restaurants, grocery stores, etc. Additionally, with the site's close proximity to residential developments, there is an opportunity for large single family lots in the northwest corner of the subject property.

The proposed multiple uses are divided into three (3) main categories: office, retail and single family residential. As shown in Exhibit D, the portion of the property west of Shawnee Trail will be single family residential to the north and neighborhood service to the south. The eastern portion of the property, between the future Shawnee Trail and Dallas Parkway, is composed of retail and commercial uses. As mentioned in the previous section, a large east/west detention and open space area divides the property, creating two detention areas, ± 6.2 acres of detention/open space to the west of Shawnee Trail and ± 8.9 acres on the eastern side of it. As shown on Exhibit D, a hike and bike trail connecting to the trail in the neighboring development will extend through the property, along the creek. In addition to creating recreational opportunities within the development, the detention/open space areas provide a significant buffer between the residential and neighborhood service areas, as well as between the varying scales of the commercial development.

II. Current Zoning and Land Uses

A. Current Zoning Classification

Between Dallas Parkway and the boundary of the proposed minor thoroughfare, Shawnee Trail, the current zoning is CC-Commercial Corridor District. To the west of the proposed minor thoroughfare boundary, the majority of the property is currently zoned SF-15.

B. Future Land Use Plan

The Future Land Use plan designates the eastern portion of the property as Dallas North Tollway District and the western portion as Medium Density Residential.

C. Compatibility with Comprehensive Plan

The current designations shown on the Future Land Use map for this area, Medium Density Residential and Dallas North Tollway District, are defined within the Comprehensive Plan to include uses within the classifications of office, retail and residential.

In regards to Medium Density Residential, the designation requires lot sizes with a range between 12,500 square feet and 20,000 square feet. In addition to the lot size, the density for Medium Density Residential zones is recommended to be between 1.6-2.5 dwelling units per acre. The average lot size on the proposed concept plan is approximately 15,000 square feet with an approximate density of 1.9 units per acre. This is within the parameters of both the proposed SF-12 zoning district as well as the standards set forth within the Comprehensive Plan.

Within the area designated as the Dallas North Tollway District, the proposal of various retail, banking, and restaurant spaces throughout the development meets the intention of providing multiple uses that benefit residents, commuters and visitors of the area. As the area continues to grow and develop, the demand for such spaces will increase, and the location of the site at the intersection of the Tollway and a Minor Thoroughfare will create the convenient access that is conducive to the needs of everyone.

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-Single Family 15 District

- A.1 Except as noted below, Tract A shall develop in accordance with the Single Family 15 District as it exists or may be amended.
- A.2 Uses. The site shall be limited to the following permitted uses.
1. Accessory Building
 2. Day Care Center, In-Home **C**
 3. Farm or Ranch
 4. Home Occupation **C**
 5. Homebuilder Marketing Center **C**
 6. House of Worship
 7. Model Home
 8. Municipal Uses Operated by the Town of Prosper
 9. Park or Playground
 10. Private Street Development **C**
 11. School, Public
 12. Single Family Dwelling, Detached
- A.3 Density: Maximum of 2.5 du/a, per gross acreage.
- A.4 Regulations
1. Minimum Side Yard – Ten (10) feet, fifteen (15) feet on corner adjacent to a side street
 2. Minimum Front Yard – Thirty (30) feet, twenty five (25) on cul-de-sac lots
 3. Minimum Rear Yard – Twenty (20) feet
 4. Minimum Lot Area –
 - a. A maximum of three (3) lots within Tract A may be less than 15,000 square feet. These lots must have a minimum square footage of thirteen thousand five hundred (13,500).
 - b. Minimum average lot area of all lots within Tract A must be no less than fifteen thousand (15,000) square feet
 5. Minimum Lot Width – One hundred (100) feet
 6. Minimum Lot Depth – One hundred and thirty five (135) feet
 - i. When located on a cul-de-sac, the lot depth may be a minimum of one hundred and twenty five (125) feet, so long as the minimum lot area is met
 7. Minimum Dwelling Area – Two thousand (2,000) square feet
 8. Maximum Impervious Coverage –
 - a. The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. The front wall of a j-swing wall can be used to meet the requirement.
 9. Alternating Single Family Plan Elevations (Anti-Monotony)

- a. A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three (3) homes of each other on the same side of the street.
 - b. Different exterior elevations can be met by meeting at least two of the following criteria:
 - i. Different roof forms/profiles
 - ii. Different façades consisting of different window and door style and placement
 - iii. Different entry treatments such as porches and columns
 - iv. Different number of stories
10. Open Space Requirements:
- a. Within the SF-15 District, a minimum of five (5) acres of open space is required. This space may include detention and floodplain areas and must contain landscaping and amenities where applicable.
 - i. An eight (8) foot wide hike and bike trail connecting to the overall trail plan must be located with this area.
 - ii. Landscaping (Trees and/or shrubs) must be planted along the northern edge of the hike and bike trail, between the trail and the back of the residential lots.
11. Additional Masonry Requirements:
- a. Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.
 - b. Chimneys shall be clad with 100% clay fired brick, natural or manufactured stone or stucco.
12. Garage Requirements:
- a. In no instance shall a garage door directly facing a street be less than twenty five (25) feet from the property line.
 - b. Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.
 - c. Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house.
 - d. Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage doors are located behind the main structure.
13. Fencing Requirements:
- a. Privacy fences on single family residential lots shall be located a minimum of ten (10) feet behind the front elevation of the main building and shall not exceed eight (8) feet in height above grade.
 - b. Wood fences shall be board on board with a top rail. A common fence stain color shall be established for the development by the developer/HOA.
 - c. Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail.
 - d. Fences on corner lots shall be ornamental metal, tubular steel or split rail.
14. Carports are prohibited.
15. Additional Tree Requirements:
- a. A minimum of two (2), four (4) inch caliper trees shall be planted in the side yard of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement.

Tract B Office District

- B.1 Except as noted below, Tract B shall develop in accordance with the Office District as it exists or may be amended.
- B.2 Uses. Uses shall be permitted in accordance with the Office District with the exception of the following uses which shall be prohibited:
1. Athletic Stadium or Field, Public
 2. Cemetery or Mausoleum
 3. Civic/Convention Center
 4. Commercial Amusement, Indoor
 5. Golf Course and/or Country Club
 6. Private Boarding School
 7. Recycling Collection Point
 8. Rehabilitation Care Institution
 9. Restaurants with Drive-up or Drive-through service
 10. School District Bus Yard
 11. Sewage Treatment Plant/Pumping Station
 12. Telephone Exchange
 13. Utility Distribution/Transmission Facility
 14. Water Treatment Plant
- B.3 Regulations
1. Lot Coverage – Maximum of thirty (30) percent
 - a. Lot coverage is defined as the area covered by the building footprint
 2. Maximum Floor Area – Ten thousand (10,000) square feet
 - b. The maximum floor area may exceed ten thousand (10,000) square feet under either of the following conditions
 - i. The entire structure is in excess of two hundred and fifty (250) feet from a residential lot.
 - ii. The structure is separated from a residential lot by a public right of way
 3. Landscape Buffer –
 - a. A minimum of a twenty-five (25) foot landscape buffer shall be required when adjacent to any residential zoning district.
 - i. Planting Standards within Buffer
 1. Four (4) inch caliper large evergreen trees shall be planted every thirty (30) feet on center
 2. Two (2) to three (3) inch caliper evergreen ornamental trees shall be staggered every fifteen (15) feet to provide a solid living screen.
 - a. When the required open space for the planned development is located between the office and residential zones, it may count toward the required 25' buffer, provided that the above mentioned landscape requirements are met.
 - b. A minimum of a twenty-five (25) foot landscape buffer shall be required along Shawnee Trail and Prosper Trail
 - i. Planting Standards within Buffer
 1. One (1) – Four (4) inch caliber evergreen trees shall be planted per thirty (30) linear feet of frontage. These trees may be planted in groups with appropriate spacing for species.
 2. One (1) – Three (3) inch caliber ornamental tree shall be planted per thirty (30) linear feet of frontage. These trees may be planted in groups with appropriate spacing for species.

3. A minimum of fifteen (15) shrubs with a minimum size of five (5) gallons each shall be planted in the landscape area for every thirty (30) feet of frontage. Where parking spaces face the right-of-way, a second row of shrubs may be required in order to further screen the parking lot from view.
 4. In addition to the tree and shrub requirements, berms with a minimum height of two (2) feet must be provided within the landscape buffer.
4. Façade Plan and Architectural Style Approval
- a. Upon submittal of the first Preliminary Site Plan and/or Site Plan, a detailed style/material plan shall be submitted along with the Façade Plan for Planning and Zoning Commission and Town Council approval.

B.4 Design Guidelines

1. Architectural standards
 - a. Buildings must be one hundred percent (100%) masonry, excluding windows, doors, trim and accent materials.
 - i. Masonry materials include brick, stone, and/or stucco
 - ii. The primary material shall be brick and/or stone. Stucco may be used as an accent not to exceed twenty percent (20%) of any exterior elevation.
 - b. The style of all buildings must be consistent and in keeping with the style of the entire Planned Development as shown on the conceptual elevations (Exhibit G)
 - c. All materials and exterior colors shall be compatible with those used throughout the development as well as any similar developments adjacent to the Planned Development
 - d. Building articulation is required on all elevations. This may be achieved through recessed or projecting architectural elements, variation in roof line, etc.
 - e. No single finish shall cover more than eighty (80) percent of the front of any building
 - f. Pitched Roofs are required for all development within Tract B
 - i. Buildings less than 5,000 sq. ft. shall have a minimum roof pitch of 8:12
 - ii. Buildings less than 10,000 sq. ft. shall have a minimum roof pitch of 6:12
 - iii. Any building 10,000 sq.ft. or larger must have a minimum roof pitch of 4:12
2. Screening
 - a. Service, Mechanical and Utility Equipment
 - i. All service, mechanical and/or utility equipment shall be completely screened from public view by architectural screens, fences and/or landscaping.
 - ii. Trash cans and dumpster locations shall be permanently fenced or screened with enclosures rendering these functions hidden from public view. These enclosures shall be reinforced masonry and must match the materials used on the primary structure. Solid metal gates a minimum of six (6) feet in height must be provided.
 - iii. When possible, all service areas and mechanical equipment shall be located at the rear of the building and out of view of the roadways.

Tract C Retail District

C.1 Except as noted below, the Tract C shall develop in accordance with the Retail District as it exists or may be amended.

C.2 Uses. Uses shall be permitted in accordance with the Retail District with the exception of the following:

Permitted with Specific Use Permit:

1. Convenience Store with Gas Pumps as an Accessory Use

- a. Accessory gas pumps are only allowed as an accessory use to a big box tenant and are subject to the following development standards
 - i. Accessory gas pumps must be located on the same lot as a big box tenant
 - ii. Convenience store with gas pumps is permitted only within two hundred and fifty (250) feet of the right-of-way line of Dallas Parkway
 - iii. Accessory gas pumps shall be located at least two hundred and fifty (250) feet from a property line of a residential lot
 - iv. Canopies shall have pitched roofs (min. roof pitch of 4:12) and the color and style of the metal roof on the gas station canopy shall be consistent with the metal roof on the big box building
 - v. Canopy support columns shall be fully encased with masonry materials that are complimentary to that used on the main building
 - vi. The canopy band face shall be a color consistent with the main structure and may not be backlit or used as signage
 - vii. Use shall be removed if closed for more than six (6) months, including reclassification of fuel tanks per TCEQ Regulations
 - viii. A raised landscape planter of the same material as the masonry columns shall be provided at both ends of all pump islands

Prohibited Uses:

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

C.3 Regulations

1. Outdoor sales and display shall be permitted with a Specific Use Permit but are limited to a big box use and subject to the following conditions:
 - a. Shall be located within twenty five (25) feet of the front of the main building
 - b. Shall not block or impair sidewalks, ADA access, doorways or fire lanes
 - c. Shall not be displayed or stored on wooden crates, cardboard boxes, plastic cling wrap or in a fashion that resembles open storage of materials
 - d. Permitted merchandise shall be seasonal and may include, but is not limited to: Christmas trees, flowers, landscaping materials, and outdoor furniture
2. Lot Coverage – Maximum of forty (40) percent
 - a. Lot coverage is defined as the area covered by the building footprint
3. Drive-Thru Restaurants

- a. Drive-Thru Restaurants may not be located on adjacent property and are limited to the following locations:
 - i. No more than two (2) drive thru restaurants shall be permitted along the Dallas North Tollway/Dallas Parkway
 - ii. No more than one (1) drive-thru restaurant shall be permitted along Prosper Trail
 - b. No drive-thru restaurant shall be permitted any sooner than simultaneously with a certificate of occupancy that has been issued for the big box/anchor retail
4. Screening/Buffering
- a. A minimum of a twenty-five (25) foot landscape buffer is required along Prosper Trail and a minimum thirty (30) foot buffer is required along Dallas Parkway
 - i. Planting Standards within Buffer
 - 1. One (1) – Four (4) inch caliber evergreen tree shall be planted per thirty (30) linear feet of frontage. These trees may be planted in groups with appropriate spacing for species.
 - 2. One (1) – Three (3) inch caliber ornamental tree shall be planted per thirty (30) linear feet of frontage. These trees may be planted in groups with appropriate spacing for species.
 - 3. A minimum of fifteen (15) shrubs with a minimum size of five (5) gallons each shall be planted in the landscape area for every thirty (30) feet of frontage. Where parking spaces face the right-of-way, a second row of shrubs may be required in order to further screen the parking lot from view.
 - 4. In addition to the tree and shrub requirements, berms must be provided within the landscape buffer. The berms must range in height from two (2) feet to four (4) feet. A minimum of fifty (50) percent of the berms must be four (4) feet in height.
 - b. In addition to all screening requirements listed in Chapter 4, Section 5 of the Town of Prosper Zoning Ordinance, a minimum of a thirty (30) foot landscape buffer is required when the rear elevation and/or loading zone of any retail use backs a major or minor thoroughfare. This space shall be made up of a mixture of traditional landscape and four (4) foot landscaped berms in order to adequately screen the area.
 - i. Planting Standards within Buffer
 - a. One large evergreen tree, a minimum of four (4) inch caliber, must be planted for every 20 linear feet of street frontage.
 - b. Ten (10) gallon shrubs shall be provided at a rate of 10 shrubs per 30 linear feet of street frontage
 - ii. A minimum of twenty (20) feet of the landscape buffer shall be exclusive of all utility easements, right turn lanes, drainage easements, and right of ways. None of the required trees and/or shrubs shall be located within any utility easement.

C.4 Additional Standards

- 1. Elevation Review and Approval
 - a. All development within Tract C must submit a detailed material/style plan along with the façade plan/elevations in order to define the architectural character of the property. This must be submitted at the time of Preliminary Site Plan and/or Site Plan approval and is subject to approval by the Town of Prosper Planning & Zoning Commission and Town Council.
 - b. The design of any major tenant and/or attached retail component shall reflect the general concept developed in the conceptual elevations (Exhibit D). Changes to materials and architectural elements is permitted so long as the original character is maintained and all design guidelines specified within this document are adhered to.
- 2. Open Space/Detention

- a. Within the Retail District, a minimum of six (6) acres of open space is required. This space may include detention and floodplain areas and will contain landscaping and amenities where applicable.
 - i. An eight (8) foot wide hike and bike trail connecting to the overall trail plan will be located with this area
 - ii. Planting standards
 - a. One (1) – Four (4) inch caliper evergreen tree shall be planted per thirty (30) feet of linear frontage. These trees may be planted in groups with appropriate spacing for species.
 - b. One (1) – Three (3) inch caliper ornamental tree shall be planted per thirty (30) linear feet of frontage. These trees may be planted in groups with appropriate spacing for species.
 - c. A minimum of fifteen shrubs with a minimum size of five (5) gallons each shall be planted in the landscape area for every thirty (30) feet of frontage
 - d. It is intended that all plant types promote a natural landscape. Where possible, the planting shall be in accordance with the general planting style as shown in Exhibit F-1.
- b. Detention/Retention
 - a. Detention located within the Floodplain must meet all Town of Prosper, FEMA and all other applicable regulations

C.5 Design Guidelines

1. Architectural standards

- a. Buildings must be one hundred percent (100%) masonry, excluding windows, doors, trim and accent materials
 - i. Masonry materials include brick, stone, and/or stucco
 - ii. The primary material shall be brick and/or stone. Stucco may be used as an accent not to exceed 20% of any exterior elevation.
- b. The style of all buildings must be consistent and in keeping with the style of the entire Planned Development as shown on the conceptual elevations (Exhibit G)
- c. All materials and exterior colors shall be compatible with those used throughout the development as well as any similar developments adjacent to the Planned Development
- d. Building articulation is required on all elevations. This may be achieved through recessed or projecting architectural elements, variation in roof line, etc.
- e. No single finish shall cover more than eighty (80) percent of the front of any building.
- f. Pitched Roofs are required for all Pad Sites in Tract C
 - i. Buildings less than 5,000 sq. ft. shall have a minimum roof pitch of 8:12
 - ii. Buildings less than 10,000 sq. ft. shall have a minimum roof pitch of 6:12
 - iii. Any building 10,000 sq.ft. or larger must have a minimum roof pitch of 4:12

2. Screening

- a. Service, Mechanical and Utility Equipment
 - i. All service, mechanical and/or utility equipment shall be completely screened from public view by architectural screens, fences and/or landscaping
 - ii. Trash cans and dumpster locations shall be permanently fenced or screened with enclosures rendering these functions hidden from public view. These enclosures shall be reinforced masonry and must match the materials used on the primary structure. Solid metal gates a minimum of six (6) feet in height must be provided.
 - iii. When possible, all service areas and mechanical equipment shall be located at the rear of the building and out of view of the roadways

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-36
EX USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
C.C.F. NO. 2014002000000350
D.R.C.C.T.

COTHRAN MALIBU INVESTMENTS
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
VOL. 5537, PG. 532
D.R.C.C.T.

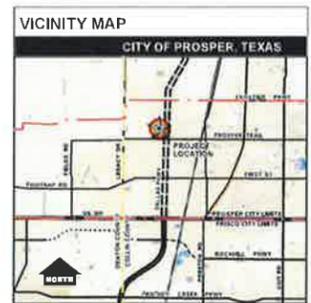
THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-60
EX USE: AGRICULTURE
FLUP: LOW DENSITY RESIDENTIAL
DOC NO. 2014002000000350
D.R.C.C.T.

TRACT A
PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 18.8
NET ACRES: 14.1
EX. ZONING: SF-15
EX. USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
PROP. ZONING: PD-SF 15
PROP. MAX. DENSITY: 2.5
PROP. MIN. LOT SIZE: 13,500
PROP. MIN. AVG. LOT SIZE: 15,000

TRACT C
PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 35.6
NET ACRES: 26.4
EX. ZONING: COMM CORRIDOR
EX. USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
PROP. ZONING: PD-R

OPEN SPACE/ DETENTION/ FLOODPLAIN
±6.2 Ac.

OPEN SPACE/ DETENTION/ FLOODPLAIN
±9.0 Ac.



PROPOSED ZONES	USE*	BUILDING PAD (SF)*	LOT SIZE (ACRES)
SF-15	Office	3,400	1.0
OFFICE	Office	23,700	5.0
RETAIL	Office	17,300	2.4
TOTAL		44,400	**6.0

PROPOSED ZONES	USE*	BUILDING PAD (SF)*	LOT SIZE (ACRES)
OFFICE	Office	23,700	5.0
RETAIL	Office	17,300	2.4
TOTAL		41,000	**4.4

PROPOSED ZONES	USE*	BUILDING PAD (SF)*	LOT SIZE (ACRES)
OFFICE	Office	23,700	5.0
RETAIL	Office	17,300	2.4
TOTAL		41,000	**4.4

- GENERAL NOTES:
- 1) ALL FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION.
 - 2) THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - 3) ALL THOROUGHFARES, DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL COMPLY WITH THE TOWN'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT TIME OF SITE PLAN AND FINAL PLAT APPROVAL.
 - 4) THE BUILDING SITES SHOWN ON THIS EXHIBIT ARE THE APPROXIMATE SHAPE AND LOCATION. THESE MAY CHANGE DURING DEVELOPMENT AND CONSTRUCTION.
 - 5) ALL SITE USES LISTED ARE PROPOSED. THEY ARE NOT REQUIRED AND MAY CHANGE AS PROJECT DEVELOPS.
 - 6) FINAL PARKING REQUIREMENTS WILL BE BASED ON THE USE AND WILL BE DETERMINED AT TIME OF PERMITTING AND CONSTRUCTION.
 - 7) A TWENTY FIVE (25) FOOT LANDSCAPE BUFFER WILL BE PROVIDED BETWEEN ANY NON-RESIDENTIAL USE AND A RESIDENTIAL ZONE (SEE EXHIBIT C-PLANNED DEVELOPMENT STANDARDS).
 - 8) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 9) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 10) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 11) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 12) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 13) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 14) FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 15) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR ALL PROPERTY AT ALL TIMES.
 - 16) SIZED BURNING BARS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 17) 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.
 - 18) ALL SIGNAGE IS SUBJECT TO BUILDING OR DIVISION OF FINAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 22) SIDEWALKS OF NO LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 23) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - 24) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - 25) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDER GROUND.
 - 26) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 27) A MINIMUM TEN (10) FOOT WIDE NO BUILD, PRESERVATION AND ACCESS EASEMENT IS REQUIRED OUTSIDE THE FLOODPLAIN.
 - 28) AS TWENTY FIVE (25) FOOT HIKE AND BIKE TRAIL EASEMENT IS REQUIRED.

EXHIBIT D

± 67.7 ACRES OF LAND

OUT OF THE COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)408-3000
PLANO, TX 75024

PLANNER/APPLICANT
BGE | KERRY R. GILBERT & ASSOCIATES



- Land Planning Consultants -
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340

SCALE: 1" = 100'
SEPTEMBER 16, 2015
KGA #1-292A

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.92'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C2	229.67'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'55" W	494.06'
C4	494.06'	574.58'	1°37'41"	S 01°23'55" W	494.06'

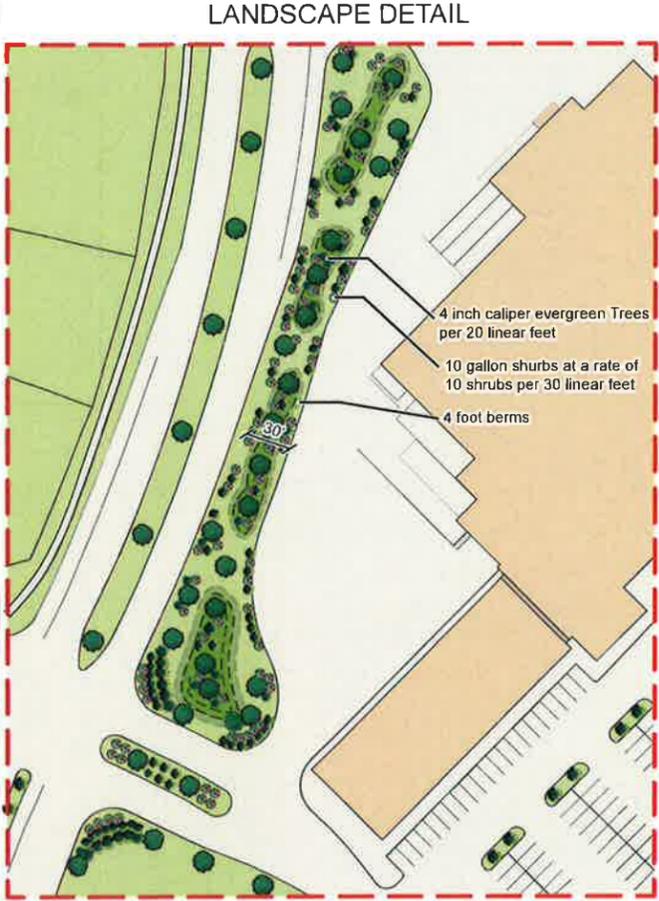
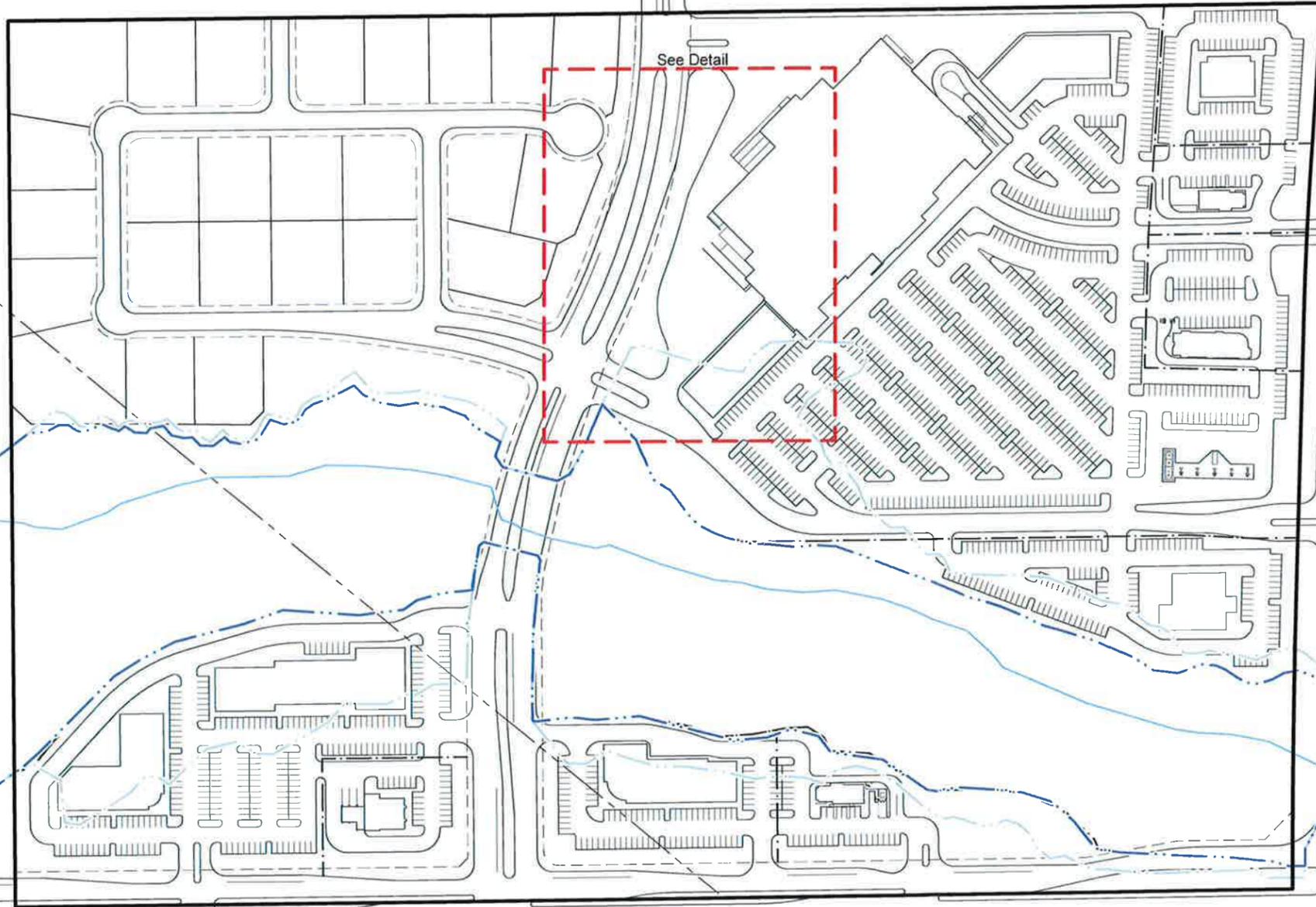
LEGEND

[Yellow Box]	PROPOSED PD-SF 15
[Pink Box]	PROPOSED PD-OFFICE
[Red Box]	PROPOSED PD-RETAIL

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-Exhibit E- Development Schedule

The phasing and development of this project is dependent upon market conditions and the construction of the Dallas North Tollway and Prosper Trail. Upon initiation of development, the project is expected to be completed in three (3) to four (4) phases, lasting approximately 12-36 months for each phase.



NOTES:
THIS IS A REPRESENTATION OF THE TYPICAL LANDSCAPE STANDARDS FOR THE REQUIRED LANDSCAPE BUFFER AND DOES NOT REPRESENT THE ACTUAL LOCATION. FINAL LANDSCAPE PLANS WILL BE SUBMITTED DURING THE PERMITTING PROCESS. LANDSCAPING MUST MEET THE MINIMUM STANDARDS SET FORTH IN EXHIBIT C AND REPRESENTED ABOVE.

EXHIBIT F LANDSCAPE BUFFER

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

PLANNER/APPLICANT
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



AUGUST 11, 2015
KGA #1-292A

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NOTES:
THE IMAGES WITHIN THIS EXHIBIT SHOW EXAMPLES OF POTENTIAL LANDSCAPING METHODS FOR THE OPEN SPACE AREA WITHIN THE PLANNED DEVELOPMENT. THE INTENT IS TO CREATE NATURAL LANDSCAPE THAT ENHANCES THE EXISTING CREEK AND SURROUNDING AREA.

EXHIBIT F-1 OPEN SPACE LANDSCAPING

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

PLANNER/APPLICANT



– Land Planning Consultants –
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340

NOT TO SCALE

SEPTEMBER 11, 2016
KGA #I-282A

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BUILDING 0-1



BUILDING 0-2 (LEFT)



BUILDING 0-2 (RIGHT)

The above elevations are conceptual and do not represent the final design or materials of any buildings. These elevations are representative of the design guidelines specified in Exhibit C of the Planned Development. All materials and colors will be determined at final design and will be subject to the applicable approval process.



BUILDING R-1



BUILDING R-3



BUILDING R-2

The above elevations are conceptual and do not represent the final design or materials of any buildings. These elevations are representative of the design guidelines specified in Exhibit C of the Planned Development. All materials and colors will be determined at final design and will be subject to the applicable approval process.