

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT WITH DRIVE-THROUGH SERVICES CONSISTING OF 1.078 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; 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 Jones Carte, Inc. ("Applicant") for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, consisting of 1.078 acres of land, more or less, in the Collin County School Land Survey, Abstract No. 172, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes; 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

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, consisting of 1.078 acres of land, more or less, in the Collin County School Land Survey, Abstract No. 172, in the Town of Prosper, Collin County, Texas, and being 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 Specific Use Permit shall conform to, and comply with the conceptual development plans, attached hereto as Exhibits

"B", "C", and "D" which are incorporated herein for all purposes as if set forth verbatim, subject to the following condition of approval by the Town Council:

1. Approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- 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.

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 8TH DAY OF FEBRUARY 2022.

APPROVED:



Ray Smith, Mayor

ATTEST:



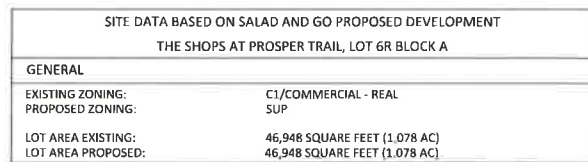
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

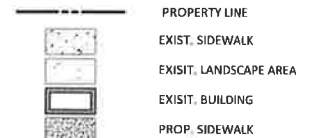


Terrence S. Welch, Town Attorney





100-YEAR FLOOD PLAIN
 ACCORDING TO MAP NO. 85CD120J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
 FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY DATED JUNE 2, 2009, THE SUBJECT TRACT IS
 SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD



SALAD AND GO - PROSPER - PRESTON AND PROSPER TRAIL
1300 NORTH PRESTON ROAD - PROSPER, TEXAS 75078

LOT 6R, BLOCK A
THE SHOPS AT PROSPER TRAIL
ABSTRACT NUMBER: 172
1.078 ACRES
PREPARATION DATE: 11/22/2021

SHEET NO. 1

SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT ESTATES ABOVE WIMBLEDON, LOT 3R BLOCK 6, S21-0005	
GENERAL	
EXISTING ZONING:	PD-68/COMMERCIAL - REAL SUP
PROPOSED ZONING:	
FRONT SETBACK:	20 FEET
SIDE SETBACK:	NONE
REAR SETBACK:	NONE
LOT AREA:	46,948 SQUARE FEET (1.078 AC)
LOT COVERAGE ALLOWED:	N/A
BUILDING AREA:	DRIVE THRU RESTAURANT - 750 SQUARE FEET (0.017 AC)
PROPOSED BUILDING AREA:	750 SQUARE FEET
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU AND NO INDOOR DINING
PARKING REQUIRED:	10 SPACES (1/2 SPACE PER SQUARE FEET OF BUILDING)
PARKING PROVIDED:	10 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	3,286 SQUARE FEET (7%)
LANDSCAPE AREA PROVIDED:	9,749 SQUARE FEET
LOT COVERAGE PERCENTAGE:	0.02%
IMPERVIOUS AREA PERCENTAGE:	37.199 SQUARE FEET
FLOOR AREA RATIO:	0.02 : 1

OWNER
MQ PROSPER RETAIL, LLC
4622 MAPLE AVENUE,
SUITE 200
DALLAS, TEXAS 75129
TEL (972) 980-8789
CONTACT: DONALD L. SILVERMAN

APPLICANT
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TEXAS 76201
TEL (940) 222-3009
CONTACT: MASON DECKER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



LEGEND

- PROPERTY LINE
- EXIST. FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- EXIST. CONCRETE DRIVE
- EXIST. CONCRETE SIDEWALK
- EXIST. FIRE LANE
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
- PROPOSED MENU BOARD
- PROP. BARRIER FREE RAMP
- PROP. WATER METER
- PROP. GREASE TRAP

BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLSTAR RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" CUT ON TOP OF CURB INLET LOCATED ON THE WEST SIDE OF THE EASTERN PRIVATE DRIVE, APPROXIMATELY 14 FEET SOUTH AND 3 FEET EAST OF THE NORTHEAST CORNER NEAR THE PARKING DRIVE AISLE FOR KROGER SUPERMARKET
ELEVATION 747.40 FEET, NAVD 88 (2011 ADJUSTMENT)

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48085C01201 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY DATED JUNE 2, 2009, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X", DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

WATER METER SERVICES		
ID	TYPE	SIZE
"a"	DOMESTIC METER AND SERVICE	1/2"
"b"	IRRIGATION METER AND DCDC	1"

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.

2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.

3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.

4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.

5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.

6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.

7) OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

8) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.

9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.

10) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

11) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS.

AMENDMENT 503.1

12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1

13) BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26 FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26 FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D.105

14) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4

15) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4

16) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.

17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1

18) AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID.

19) FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES" AMENDMENT 507.5.1

19) FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1

20) FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1

21) THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1

22) A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1

23) THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5

24) ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R23.2.2

25) 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.

26) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.

27) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.

28) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.

29) SIDEWALKS OF NOT 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.

30) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.

31) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.

32) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

33) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.

34) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

35) IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

36) THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

CASE NO. S21-0005

EXHIBIT B

CAUTION: OVERHEAD ELECTRIC
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS11 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas11.org
Texas811 or 1-800-545-6005

LOT 7R1, BLOCK A
THE SHOPS AT PROSPER TRAIL
OWNER: AUTO ZONE
LAND USE: RETAIL
ZONNING: PD-68/COMMERCIAL - REAL
DOC. NO. 20201230010004980
P.R.T.C.T

EXISTING AUTOZONE
1340 NORTH PRESTON ROAD

LOT 10, BLOCK A
THE SHOPS AT PROSPER TRAIL
OWNER: KROGER
LAND USE: RETAIL
ZONNING: PD-68/COMMERCIAL - REAL
DOC. NO. 2016-193
P.R.T.C.T

LOT 6R, BLOCK A
THE SHOPS AT PROSPER TRAIL
DOC. NO. 20201230010004980
P.R.T.C.T

LOT 1, BLOCK A
THE SHOPS AT PROSPER TRAIL
OWNER: KROGER
LAND USE: RETAIL
ZONNING: PD-68/COMMERCIAL - REAL
DOC. NO. 2016-193
P.R.T.C.T

LOT 2, BLOCK A
THE SHOPS AT PROSPER TRAIL
OWNER: KROGER
LAND USE: RETAIL
ZONNING: PD-68/COMMERCIAL - REAL
DOC. NO. 2016-193
P.R.T.C.T

EXISTING KROGER FUEL CENTER
1252 NORTH PRESTON ROAD

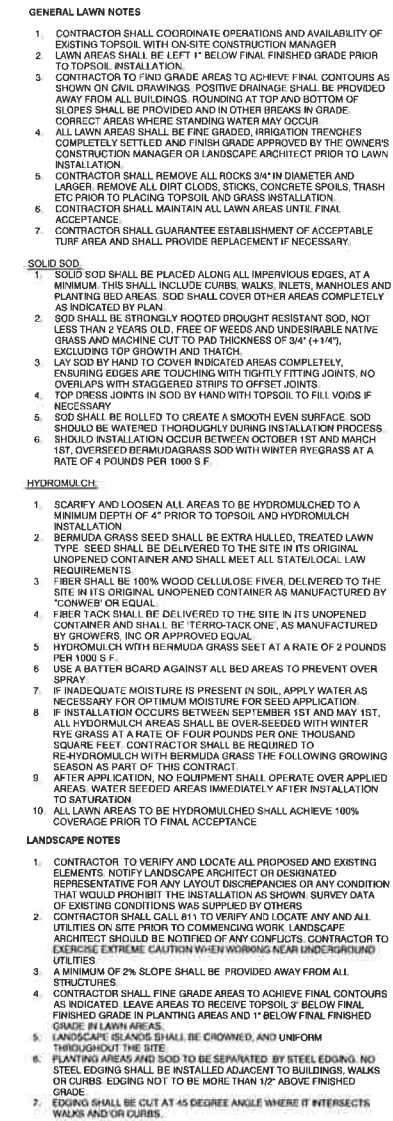
SITE PLAN

LOT 6R, BLOCK A
THE SHOPS AT PROSPER TRAIL
ABSTRACT NUMBER: 172
1.078 ACRES
PREPARATION DATE: 11/21/2021

SALAD AND GO - PROSPER - PRESTON AND PROSPER TRAIL
1300 NORTH PRESTON ROAD - PROSPER, TEXAS 75078

SHEET NO.

2



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, 3" caliper, shall be provided for every 30 l.f. of roadway frontage.	
3. A minimum of 15 shrubs, 5 gal. shall be planted for every 30 l.f. of roadway frontage.	
4. Parking a building the landscape area shall be screened from adjacent roadway.	
5. Where development is adjacent to the property line of parcels zoned for uses other than residential, a 5' wide landscape area is required.	
6. One small tree and one 5 gallon shrubs shall be planted for every 15 l.f. in the 5' wide landscape area in the drive thru area	
State Highway 289 - 166 l.f.	
REQUIRED	PROVIDED
30' buffer	30' buffer
5.5 (3" cal.) trees	5 existing trees, 1 proposed tree
83 (5 gal.) shrubs	mass of existing shrubs to remain 83+ shrubs; 33 additional shrubs added
parking screen	parking screen is existing but additional shrubs to be provided
Drive Thru Area - 127'	
REQUIRED	PROVIDED
10' buffer	10' buffer
8 ornamental trees	8 ornamental trees
42 (5 gal.) shrubs	46 proposed shrubs
South and West - 307 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
21 ornamental trees	21 ornamental trees
21 (5 gal.) shrubs	51 proposed 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 no farther than 150' from every parking space. One large tree is required for each parking terminus island or 3 small trees for one required large tree.	
Parking Spaces = 10	
REQUIRED	PROVIDED
150 s.f. landscape	106 s.f. landscape
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	
REQUIRED	PROVIDED
2. 282 s.f. landscape	3. 874 s.f. landscape

No.		Date	REVISIONS		App.
<div><div><div><div>JONES CARTER Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.484.5511</div></div><div><div>EXHIBIT C LANDSCAPE PLAN</div></div></div><div><div><div>SALAD AND GO - CITY - PRESTON AND PROSPER TRAIL 1300 NORTH PRESTON ROAD • PRESTON, TEXAS 75078</div><div><div>SHEET NO.</div><div>L1.02</div><div>OF</div></div></div><div><div>SCALE: _____ AS SHOWN</div><div>DATE: NOVEMBER 2021</div><div>JOB NO.: _____</div></div><div><div>DESIGNED BY: _____</div><div>CHECKED BY: _____</div><div>DRAWN BY: _____</div></div></div></div>					

NORTH ELEVATION MATERIALS			
	DESCRIPTION	AREA	PERCENTAGE
STONE	STONE	180.88 S.F.	14.94 %
BRICK	BRICK	188.88 S.F.	68.84 %
BUMP	STUCCO	160.2 S.F.	18.75 %

EAST ELEVATION MATERIALS			
	DESCRIPTION	AREA	PERCENTAGE
STONE	STONE	38.43 S.F.	10.30 %
BRICK	BRICK	248.78 S.F.	80.00 %
BUMP	STUCCO	67.88 S.F.	17.76 %

SOUTH ELEVATION MATERIALS			
	DESCRIPTION	AREA	PERCENTAGE
STONE	STONE	147.81 S.F.	13.15 %
BRICK	BRICK	791.82 S.F.	98.70 %
BUMP	STUCCO	194.9 S.F.	14.75 %

WEST ELEVATION MATERIALS			
	DESCRIPTION	AREA	PERCENTAGE
STONE	STONE	42.18 S.F.	11.71 %
BRICK	BRICK	308.01 S.F.	85.09 %
BUMP	STUCCO	198.33 S.F.	50.32 %

FINISH SAMPLES

STONE



TEXAS STONE DESIGN, INC.
GRANBURY COBBLE

BRICK



QUICK BRK
TILES AND W/
RED FLASH

BUMP



DRYVIT
OYSTERSHELL

MT-01



METAL
CHARCOAL GREY

MT-02



PAS-CLAD
CHARCOAL GREY
STANDING SEAM

STRFNT



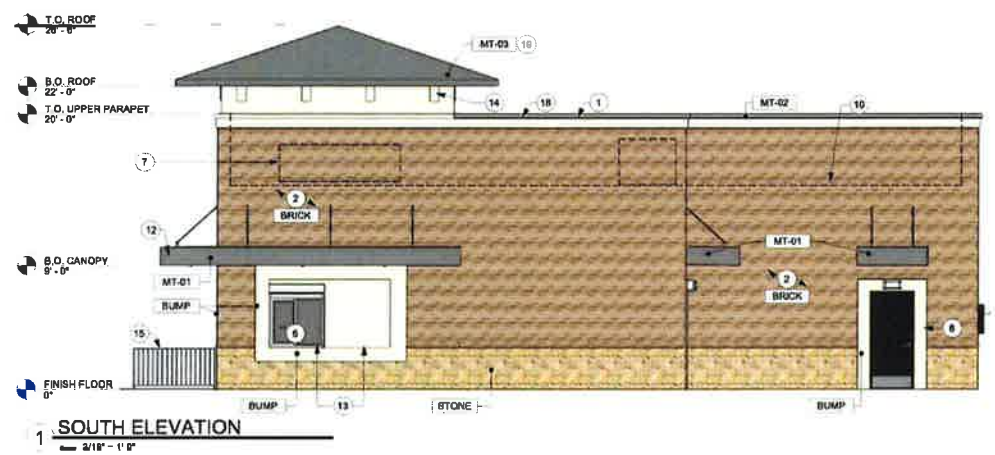
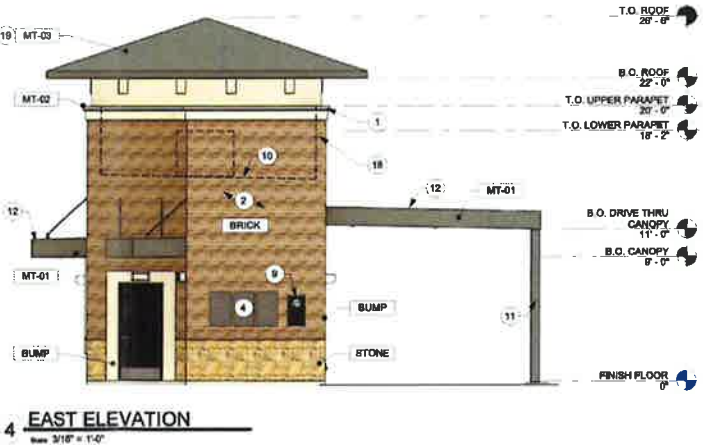
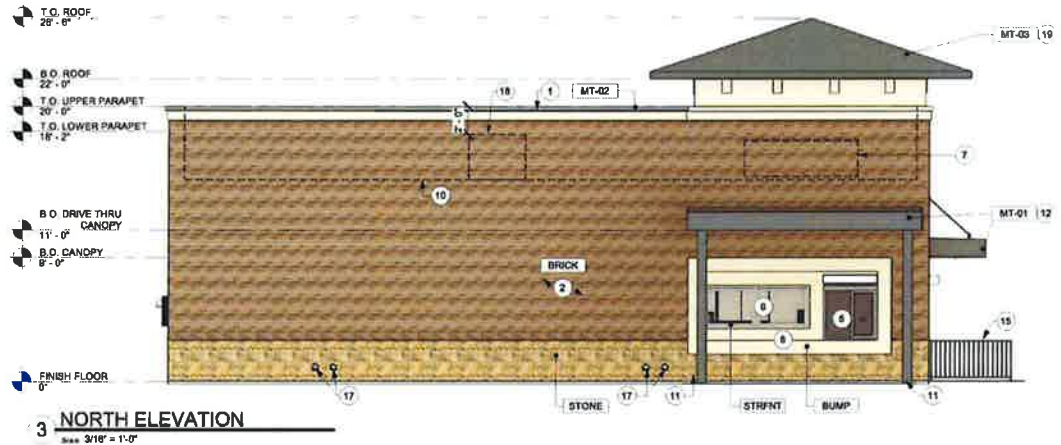
CLEAR ANODIZED

EXTERIOR FINISH SCHEDULE				
	DESCRIPTION	PRODUCT	FINISH	COLOR
STONE	STONE	TEXAS STONE DESIGN	COBBLE	GRANBURY
BRICK	BRICK	QUICK BRK	N/A	TIMBERLAND W/ RED FLASH
BUMP	STUCCO	DRYVIT	PAINTED	OYSTER SHELL
MT-01	METAL FASCIA	T&B	-	CHARCOAL GREY
MT-02	METAL COPING	T&B	-	CHARCOAL GREY
MT-03	METAL ROOFING	STANDING SEAM	-	CHARCOAL GREY
STRFNT	STOREFRONT	KAMMER	CLEAR ANODIZED	

EXTERIOR ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED SW 7063 MONORAL SILVER.
- BRICK FINISH AS SCHEDULED.
- FIRE DEPARTMENT KNOX BOX
- ELECTRICAL PANELS, REF: ELEC. PAINTED TO MATCH ADJACENT BUILDING MATERIAL
- SLIDER WINDOW WITH DOUBLE INSULATED GLASS
- FIXED WINDOW WITH DOUBLE INSULATED GLASS
- FUTURE BUILDING SIGNAGE LOCATION. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
- POP-OUT
- ELECTRICAL EQUIPMENT, UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH BUILDING COLOR. REF: ELECTRICAL PAINTED TO MATCH ADJACENT BUILDING MATERIAL
- ROOF LINE, BEHIND
- PAINTED STEEL COLUMN
- PAINTED C-CHANNEL CANOPY
- ACCESSIBLE SERVICE COUNTER
- STUCCO ACCENTS TO MATCH COMPLEX
- PAINTED 3'-6" METAL GUARD RAIL
- BUILDING NUMBER
- ROOF DRAIN
- PARAPET WALL TO SCREEN ROOFTOP EQUIPMENT. MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- STANDING SEAM METAL ROOF

ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL, SEC 22.100.0A.
MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



OWNER
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743 N. GILBERT RD
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(410) 371-1563

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FACADE PLAN - 11/12/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE
REV. DATE BY DESCRIPTION


PRESTON & PROSPER TRAIL
1300 NORTH PRESTON ROAD
PROSPER, TX 75048

PROJECT #: 21-1125
ORIGINAL ISSUED DATE: 11/12/2021
PRODUCTION DESIGNER: J. JEFFERY
CHECKED BY: A. MORELAND
SHEET TITLE:
**EXHIBIT D
FACADE PLAN**
SHEET NUMBER:
FP-01