

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2021-51

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING THE TOWN'S ZONING ORDINANCE AND ZONING ORDINANCE NO. 08-030, AS AMENDED, BY REZONING A TRACT OF LAND CONSISTING OF 16.986 ACRES, MORE OR LESS, SITUATED IN THE J. SALING SURVEY, ABSTRACT NO. 1675, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-40 (PD-40) TO PLANNED DEVELOPMENT-40 (PD-40); 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 (Case Z21-0007) from Northeast 423/380, L.P. ("Applicant") to rezone 16.986 acres from Planned Development-40 (PD-40) to Planned Development-40 (PD-40), situated in the J. Saling Survey, Abstract No. 1675, in the Town of Prosper, Denton 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

Amendments to the Town's Zoning Ordinance. The Town's Zoning Ordinance is amended as follows: The zoning designation of the property containing 16.986 acres of land, more or less, situated in the J. Saling Survey, Abstract No. 1675, in the Town of Prosper, Denton County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-40 (PD-40) 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 Planned Development District shall conform to, and comply with 1) the Statement of Intent and Purpose, attached hereto as Exhibit B; 2) the Development Standards, attached hereto as Exhibit C; 3) the Site Plan, attached hereto as Exhibit D; 4) the Development Schedule, attached hereto as Exhibit E; and 5) the Façade Plans, attached hereto as Exhibit F, which are incorporated herein for all purposes as if set forth verbatim, subject to the approval of a Development Agreement.

All development plans, standards, and uses for the Property shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

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, 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.

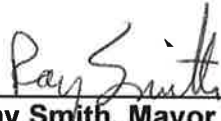
SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance, as amended, 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 14TH DAY OF SEPTEMBER, 2021.



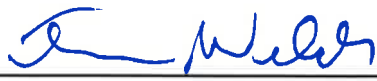
Ray Smith, Mayor

ATTEST:



Robyn Battle, Interim Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

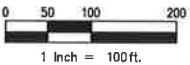


OWNER'S CERTIFICATE

THENCE, S 89°53'42" W, 112.49 feet to a 1/2 inch iron rod capped "SPIARSENG" set;

S 77°12'21" W, 15.11 feet to a 1/2 inch iron rod capped "SPIARSENG" set;

THENCE, S 88°34'34" W, 630.66 feet along said north right-of-way line of U.S. Highway 380 to the POINT OF BEGINNING with the subject tract containing 739,919 square feet or 16.986 acres of land.



Zoning: R PD-91
Ex. Use: Childrens
Hospital



EXHIBIT B – STATEMENT OF INTENT OF PURPOSE

Windsong Ranch Marketplace

16.98 acres – Existing Lots 7R, 9R, 15R, and 16, Block A

NEC US Highway 380 & Gee Road

Prosper, Texas

The purpose of the proposed planned development is to facilitate development of the subject parcel in a manner consistent with current retail and commercial development trends.

EXHIBIT C

Except as otherwise set forth in these development standards, the property, as described in Exhibit A, shall develop under Ordinance 08-030, as adopted by the Town Council on March 25, 2008.

3. Mixed-Use Tract

- d. Mixed-Use Development Standards (Traditional Retail). Retail development within the Mixed Use Tract is intended predominately for heavy retail, service, light intensity wholesale and commercial uses, but excluding warehousing uses. The nature of uses in this District has operating characteristics and traffic service requirements generally compatible with typical office, retail, and some residential environments. Uses in this District may require open, but screened, storage areas for materials. In the event all or a portion of the Mixed Use Tract is developed solely for retail uses (i.e. not a mixed use development) then the development for retail uses shall conform to the following standards:

a. Size of Yards

1. Minimum Front Yard: thirty (30) feet
2. Minimum Side Yard:
 - a. Fifteen (15) feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
 - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.
 - c. Thirty (30) feet adjacent to a street.
3. Minimum Rear Yard:
 - a. Fifteen (15) feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
 - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.

b. Size of Lots:

1. Minimum Size of Lot Area: Ten thousand (10,000) square feet.
 2. Minimum Lot Width One hundred (100) feet.
 3. Minimum Lot Depth One hundred (100) feet.
- c. Maximum Height: Two (2) stories, no greater than forty (40) feet in height, excluding unoccupied architectural elements, such as towers, parapets, and cornices, that may be allowed up to forty-five (45) feet in height for the anchor only.

- d. Lot Coverage: Fifty (50) percent.
- e. Floor Area Ratio: Maximum 0.5:1.
- f. Permitted Uses: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town's Zoning Ordinance, unless specifically outlined in Section 3.g. of this document.
- Accessory Building
 - Administrative, Medical, or Professional Office
 - Alcoholic Beverage Sales **C**
 - Antenna and/or Antenna Support Structure, Non-Commercial **C**
 - Antique Shop and Used Furniture
 - Artisan's Workshop
 - Assisted Care of Living Facility **S**
 - Auto Parts Sales, Inside
 - Automobile Paid Parking Lot/Garage
 - Automobile Parking Lot/Garage
 - Automobile Repair, Minor
 - Bank, Savings and Loan, or Credit Union
 - Beauty Salon / Barber Shop
 - Bottling Works
 - Building Material and Hardware Sales, Major **S**
 - Building Material and Hardware Sales, Minor
 - Bus Terminal **C**
 - Business Services
 - Cabinet / Upholstery Shop
 - Car Wash
 - Caretaker's / Guard's Residence
 - College, University, Trade, or Private Boarding School
 - Commercial Amusement, Indoor
 - Community Center
 - Convenience Store with Gas Pumps **C**
 - Daycare Center, Adult **S**
 - Daycare Center, Child **C**
 - Day Care Center, Incidental **S**
 - Dry Cleaning, Minor
 - Equipment and Machinery Sales and Rental, Minor
 - Fairgrounds / Exhibition Area **S**
 - Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
 - Furniture Restoration
 - Furniture, Home Furnishings and Appliance Store
 - Gas Pumps **C**
 - Golf Course and/or Country Club
 - Governmental Office
 - Gunsmith
 - Gymnastics / Dance Studio

- Health / Fitness Center
- Homebuilder Marketing Center
- Hospital
- Hotel **C**
- House of Worship
- Indoor Gun Range **S**
- Insurance Office
- Locksmith / Security System Company
- Machine Shop
- Massage Therapy, Licensed
- Mortuary / Funeral Parlor
- Municipal Uses Operated by the Town of Prosper
- Museum / Art Gallery
- Nursery, Minor
- Office / Showroom
- Outdoor Sales **C**
- Park or Playground
- Pet Day Care **C**
- Print Shop, Minor
- Private Recreation Center
- Private Utility, Other Than Listed
- Research and Development Center **C**
- Residence Hotel **C**
- Restaurant or Cafeteria **C**
- Restaurant, Drive In
- Restaurant, Drive-Through - Shall be permitted, as shown on Ex. D
- Retail Stores and Shops
- Retail / Services Incidental Use
- School District Bus Yard **C**
- School, Private or Parochial
- School, Public
- Stealth Antenna, Commercial **C**
- Taxidermist
- Telephone Exchange
- Temporary Building **C**
- Theater, Neighborhood
- Theater, Regional
- Veterinarian Clinic and / or Kennel, Indoor
- Veterinarian Clinic and / or Kennel, Outdoor **S**
- Winery

g. Conditional Development Standards

1. Outdoor Sales

Outdoor Sales is subject to the following regulations:

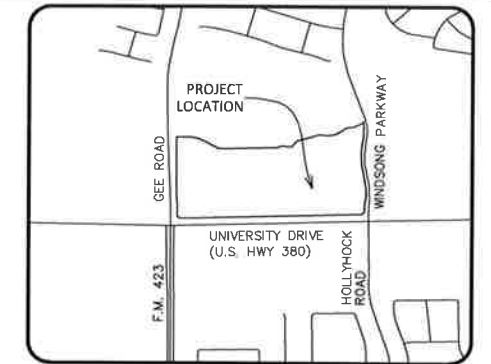
- a. Screening of Outdoor Sales areas is not required, if the outdoor sales area complies with the constraints in 3.g.2.b. below.

b. Merchandise displayed for Outdoor Sales may be located in accordance with the areas identified in Zoning Exhibit 'D', with the following stipulations:

- i. Merchandise cannot block sidewalks, doorways, accessible route(s), driveways, and/or firelanes;
- ii. Merchandise may be displayed within twenty-five (25) feet of the exterior wall of the main building of the primary use with a maximum total area of eight-thousand (8,000) square feet.
- iii. Merchandise may be displayed within ten (10) feet of the main building and within the limits of the canopy footprint of the Convenience Store with Gas Pumps up to a maximum total area of seventeen-hundred and fifty (1,750) square feet.
- iv. Permitted merchandise shall be seasonal merchandise and may include, but is not limited to; Christmas trees, flowers, landscaping materials, and outdoor furniture.

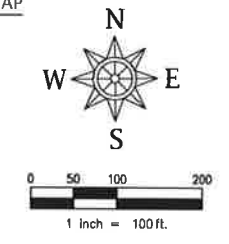
h. Exterior Appearance

1. Permitted primary exterior materials are clay fired brick, natural, precast, and manufactured stone, granite, marble, architectural concrete block, split face concrete masonry unit, architecturally finished concrete tilt wall, "Quik Brik" (a four (4) inch manufactured concrete masonry unit) and cultured stone (manufactured) individually stacked, as provided in the conceptual building elevations Exhibit 'F'. The conceptual building elevations in Exhibit 'F' are representative of the architectural style, color, and material selections.
 2. Secondary materials used on the façade of a building are those that comprise a total of ten (10) percent or less of an elevation area. Permitted secondary materials are all the primary materials, aluminum or other metal, cedar or similarly decorative wood, stucco, and high impact exterior insulation and finish systems (EIFS), as provided in the conceptual building elevations Exhibit 'F'.
- i. Lot Frontage: Lots shall have frontage on a common access drive or a public street. The common access drive shall be a dedicated public access, utility, and firelane easement.
- j. Lighting: On-site lot lighting shall include dimmers.
- k. Screening: Developer shall maintain three (3) foot berms for purposes of screening along Gee Road and Windsong Parkway and shall use best efforts to install berms along US Highway 380.



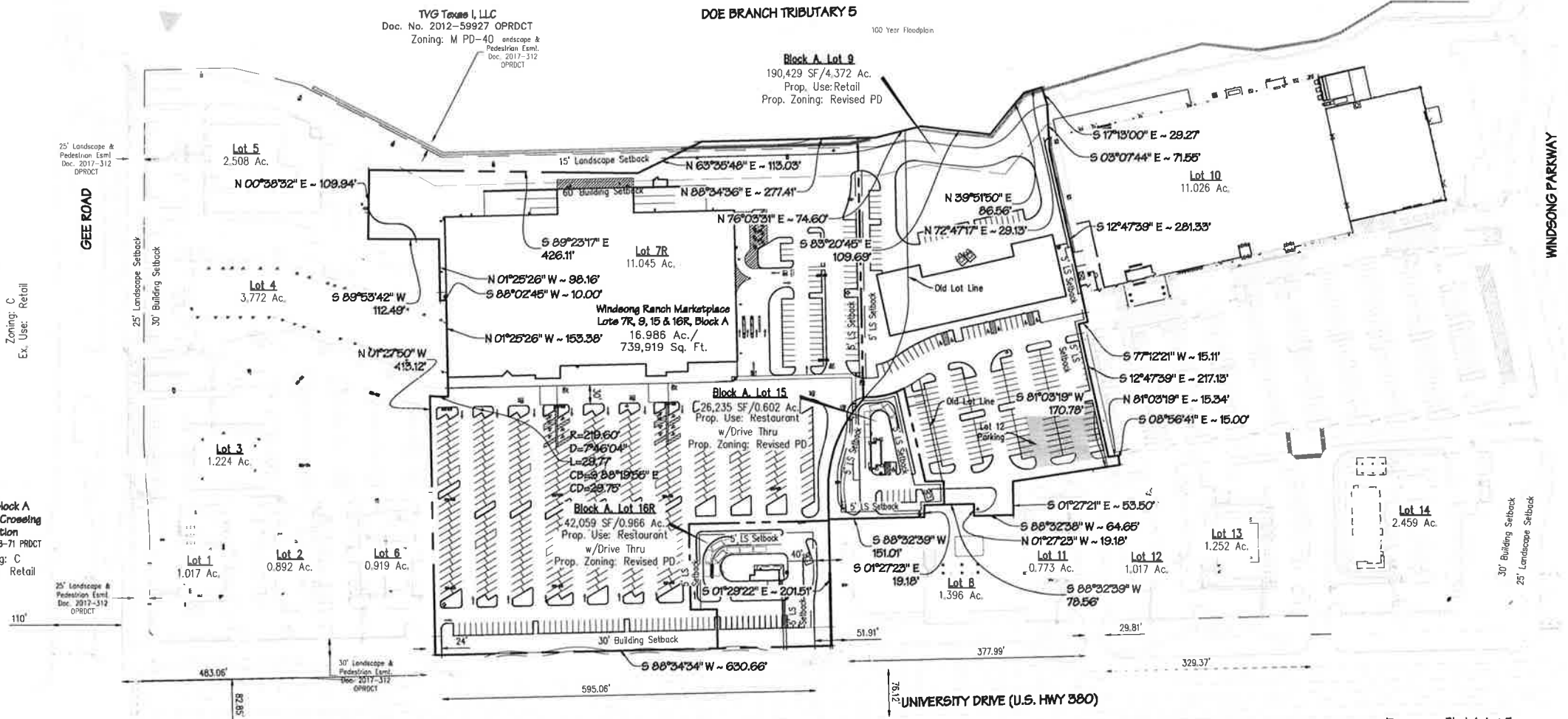
Michael F. Olson, S.T.D., Bishop
of the Catholic Diocese of Fort Worth
Doc. No. 2015-20538 OPRDCT

Zoning: R PD-91
Ex. Use: Childrens
Hospital



TVG Texas I, LLC
Doc. No. 2012-59927 OPRDCT
Zoning: M PD-40

DOE BRANCH TRIBUTARY 5



Lot 4, Block A
Shopping Center Addition
Doc. No. 2016-2225 PROCT
Ex. Use: Retail
Zoning: R PD-254
(City of Frisco)

Block A, Lot 4
Frisco Crossing
Addition
Doc. No. 2015-235 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 5
Frisco Crossing
Addition
Doc. No. 2015-235 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 6
Frisco Crossing
Addition
Doc. No. 2018-157 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 7
Frisco Crossing
Addition
Doc. No. 2018-157 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 8
Frisco Crossing
Addition
Doc. No. 2018-157 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 9
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 10
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 11
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 12
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 13
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 14
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 15
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Block A, Lot 16
Frisco Crossing
Addition
Doc. No. 2020-219 PROCT
Zoning: Retail
(City of Frisco)

Town of Prosper Site Plan Notes:

- Dumpsters and trash enclosures shall be screened in accordance of the Zoning Ordinance. Metal gates shall match wall enclosure in height.
- 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 Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to 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 lanes 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.
- Speedbumps/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 uniform 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 facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and five (5) feet in width along collectors and residential streets, and barrier free 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.
- Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.

- All Retaining walls along creek to be stone.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed in accordance with 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 final out permit may result in additional impact fees and/or parking requirements.

CITY DATA				
Land Use	Lot 7R	Lot 9	Lot 15	Lot 16R
Greenway/More	11.05 Acres	4.37 Acres	0.60 Acres	0.73 Acres
Site Area	481,204 SF	190,429 SF	26,230 SF	31,596 SF
Building Area	119,556 SF	25,769 SF	600 SF	856 SF
Building Height				
Lot Coverage	24.80%	13.50%	2.48%	2.71%
Floor Area Ratio	0.2480	0.1350	0.0248	0.0271
PARKING DATA				
Standard Parking	429	104	7	8
Standard HC Parking	19	6	1	1
Standard HC Parking	549	199	9	12
Standard HC Parking	12	6	1	1
LANDSCAPE DATA				
Interior Landscaping	7,765 SF	2,985 SF	105 SF	225 SF
Interior Landscaping	25,431 SF	10,098 SF	5,496 SF	7,075 SF
Impervious Area	302,347 SF	106,078 SF	14,141 SF	21,413 SF
Open Space	33,684 SF	13,330 SF	1,836 SF	2,212 SF
Open Space Provided	33,870 SF	48,494 SF	5,946 SF	2,250 SF

Owner
Kroger Texas, L.P.
1014 Vine Street
Cincinnati, OH 45202

Owner/Developer
Northeast 423/380, L.P.
7001 Preston Road, Suite 410
Dallas, Texas 75205
Contact: Robert Dorazil

Engineer/Surveyor
Spars Engineering, Inc.
655 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. E-2121
Contact: Kevin Wier

Case No. Z21-0007 EXHIBIT 'D' WINDSONG RANCH MARKETPLACE BLOCK A, LOTS 7R, 9, 15 & 16R 16.986 Acres J. SALING SURVEY, ABST. 1675 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

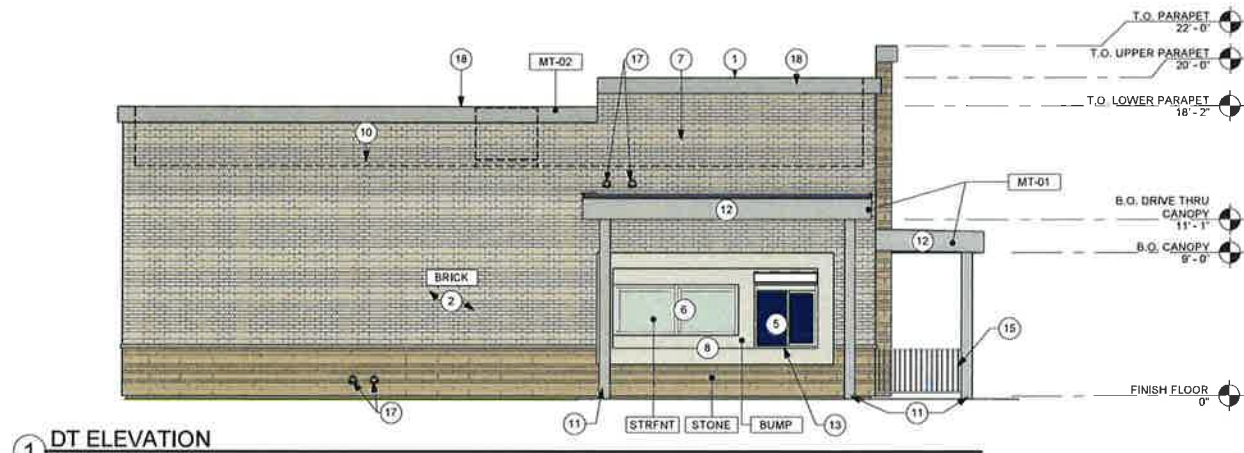
SE/ 21-034 Scale 1"=100' July, 2021

EXHIBIT E – DEVELOPMENT SCHEDULE

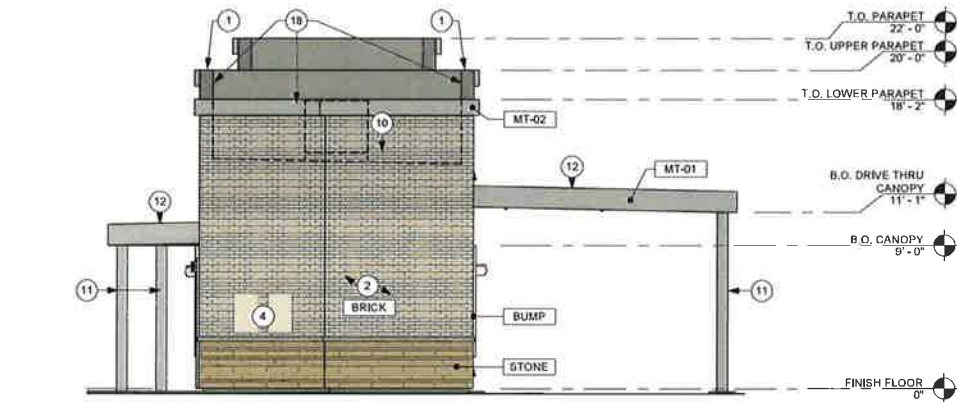
Windsong Ranch Marketplace
16.98 acres – Existing Lots 7, 9, 15, Block A
NEC US Highway 380 & Gee Road
Prosper, Texas

The anticipated schedule for this development is:

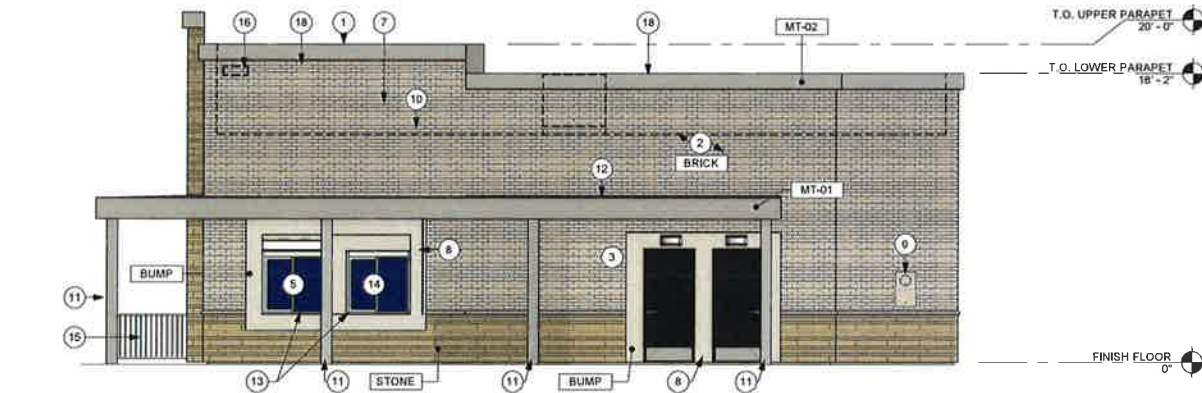
- Lot 7 – Existing in place
- Lot 15 – Start October 2021
- Proposed Lot 16 – Start October 2021
- Lot 9 – Start December 2021



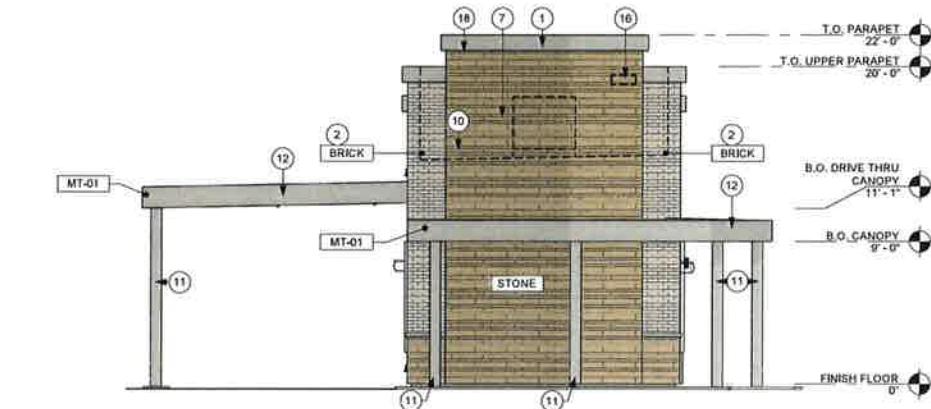
1 DT ELEVATION
Scale: 3/16" = 1'-0"



2 REAR ELEVATION
Scale: 3/16" = 1'-0"



3 PICK-UP ELEVATION
Scale: 3/16" = 1'-0"



4 FRONT ELEVATION
Scale: 3/16" = 1'-0"

DT ELEVATION MATERIALS			
DESCRIPTION	AREA	PERCENTAGE	
STONE	163 S.F.	19%	
BRICK	610 S.F.	71%	
BUMP	43 S.F.	5%	

REAR ELEVATION MATERIALS			
DESCRIPTION	AREA	PERCENTAGE	
STONE	51 S.F.	17%	
BRICK	241 S.F.	83%	
BUMP	0 S.F.	0%	

PICK-UP ELEVATION MATERIALS			
DESCRIPTION	AREA	PERCENTAGE	
STONE	144 S.F.	17%	
BRICK	581 S.F.	67%	
BUMP	63 S.F.	7%	

FRONT ELEVATION MATERIALS			
DESCRIPTION	AREA	PERCENTAGE	
STONE	272 S.F.	78%	
BRICK	75 S.F.	22%	
BUMP	0 S.F.	0%	

FINISH SAMPLES	
STONE	FREEDOM BUILDING STONE - BUNKER HILL
BRICK	ALASKA WHITE DART-TEX
BUMP	SW 7004 256-C2 'SNOWBOUND'
MT-01	SW 7663 233-C3 'MONORAIL SILVER'
MT-02	SW 7663 233-C3 'MONORAIL SILVER'
STRFNT	CLEAR ANODIZED

EXTERIOR FINISH SCHEDULE				
DESCRIPTION	PRODUCT	FINISH	COLOR	
STONE	CORONADO	FREEDOM BUILDING STONE (LARGE)	BUNKER HILL	
BRICK	BELDAN	N/A	ALASKA WHITE DART-TEX	
BUMP	STUCCO	TBD	PAINTED	SW 7004 256-C2 'SNOWBOUND'
MT-01	METAL FASCIA	TBD	PAINTED	SW 7663 233-C3 'MONORAIL SILVER'
MT-02	METAL COPING	TBD	PAINTED	SW 7663 233-C3 'MONORAIL SILVER'
STRFNT	STOREFRONT	KAWNEER	CLEAR ANODIZED	

EXTERIOR ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED SW 7663 'MONORAIL 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
- DISPLAY KIOSK WITH SLIDING GLASS DOORS
- 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.

ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL; SEC 22.100.4A.

MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

OWNER

SALAD AND GO CONCEPTS, LLC
743 N. GILBERT RD
GILBERT, AZ 85234

MATTHEW COPENHAVER
(410) 371-1563

ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102

JERAMY WILLIAMS
(817) 820-0433 PHONE
(882) 244-8917 FAX
CONTACT: ASHLEY MORELAND

ARCHITECT OF RECORD



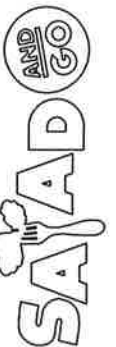
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 6/30/2021

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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS



PROSPER - HWY 380 & 423
4650 W. UNIVERSITY DR
PROSPER, TX 75078

PROJECT #: TBD
ORIGINAL ISSUE DATE: 6/30/2021
PRODUCTION DESIGNER: S. RAMIREZ
CHECKED BY: A. MORELAND

SHEET TITLE:

FACADE PLAN

Exhibit F

HWY 380 & 423
PROSPER, TX

