

SITE PLAN EXHIBIT

PARKER ROAD & JOSEY LANE

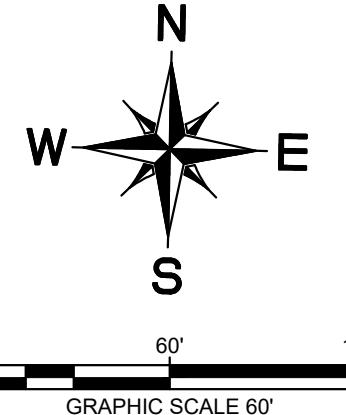
CITY OF CARROLLTON

DATE: 12/02/2025

Kimley »» Horn

BUILDING DATA	
BUILDING COVERAGE	17.50%

Site Use Table									
Lot	Lot Area	Existing Use	Proposed Use	Existing Zoning	Proposed Zoning	Required Parking Spaces	Provided Parking Spaces	ADA Spaces Required	ADA Spaces Provided
TRACT A	15.48 ACRES 674,452 SF	VACANT	RETAIL	LR-2	PD	343	613	13	16
TRACT B	1.66 ACRES 72,176 SF	VACANT	PARKING LOT	LR-2	PD	0	110	0	0
TOTAL	17.14 ACRES 746,628 SF	-	-	-	-	-	723	-	16



LEGEND

	PROPOSED FIRE LANE
	PUBLIC PAVEMENT
	PROPOSED BUILDING
	PROPERTY LINE
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
TYP	TYPICAL
EX	EXISTING
PROP.	PROPOSED

STANDARD NOTES:

A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.

DEVELOPER WILL CONSTRUCT SIDEWALKS
NG THE REAR AND SIDE OF LOTS THAT ABUT
LECTOR OR ARTERIAL THOROUGHFARES OR
CH ABUT PERIMETER STREETS, OR WHERE AN
EY IS ADJACENT TO A COLLECTOR OR ARTERIAL
ROUGHFARE.

BUILDER ON A LOT WILL CONSTRUCT ALL
SIDEWALKS ON THE FRONT AND SIDE OF
LOTS ON INTERNAL STREETS.

CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED
TIL SUCH REQUIREMENTS HAVE BEEN MET.

- B. A FENCRETE, OR APPROVED ALTERNATIVE, SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE NORTHERN PROPERTY LINE FOR A DISTANCE OF 1,811 FEET.
- C. A MINIMUM OF 10 % OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THIS PLANNED DEVELOPMENT, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- D. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

Kimley Horn

Haley >> Horn
515 KIMLEY-HORN AND ASSOCIATES, INC.
N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-617-0535

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purpose

NEC PARKER ROAD AND JOSEY LANE

SITE PLAN EXHIBIT

ASE NO. PLZPD 2025-182
SITE PLAN

ing ±17.14 Acres
PROPERTY ID 622082

City of Carrollton, Denton County, Texas
December 2nd, 2025

Owner:
HEB Grocery Company, LP
PO BOX 839999
San Antonio, Texas 78283
Contact: Ben Scott
Email: scott.ben@heb.com

Engineer:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Ste. 400
Richardson, Texas 75080
Contact: Jonathan Kerby, P.E.
Phone: (972) 770-1370
Email: jonathan.kerby@kimley-horn.com

SHEET NUMBER
SPE

xSurv : xSite : xAerial : xBdr-Lscr : xLscr : xExUtil : xStm : xUtil
xREFS : xLAST SAVED : xDRAFT BY : xDRAWING PATH
12/2/2025 12:07 PM : SHARP, SUZANNE 12/2/2025 12:11 PM : KIRCH, CIVIL069227483 - GROCER CARROLLTON CAD PLANSHEETS LANDSCAPE - ZONING

REFS: xSurv xSite xAerial xBdr-Lsop xLsop xUtil xStm xUtil
LAST SAVED 12/2/2015 12:07 PM
PLOTTED BY SHARP, SUZANNE 12/2/2025 12:11 PM
WING PATH KIRCH, CIVIL 069221483 - GROCER CARROLLTONICAPLANSHEETS\LANDSCAPE - ZONING

CITY OF LEWISVILLE
LAKEWOOD HILLS EAST ADDITION
PHASE II
INST. NO. 2020-429
ZONED: PUD
RESIDENTIAL

CALLED 1.0470 ACRES
ELEVATE CRE LLC

CALLED 0.7190 ACRES
R-JOSEY PHASE II 24 LP

CALLED 1.1110 ACRES
SREM-JOSEY LC

CALLED 0.6890 ACRES
MYH LLC

CALLED 1.1198 ACRES
AVERY PROPERTIES LLC

CALLED 1.8930 ACRES
GINGERCREST INC

CALLED 1.8930 ACRES
GINGERCREST INC

CALLED 1.1760 ACRES
AG CARROLLTON RE HOLDINGS LLC

CALLED 4.574 ACRES
CROW BILLINGSLEY
544/CARROLLTON LTD

CALLED 4.8688 ACRES
BCO DALLAS INDUSTRIAL LTD

TRACT A
±15.48 ACRES
±674,452 SF

PROPOSED ±120,000 SF
BUILDING FOOTPRINT

PROPOSED CANOPY

40 - 10'x20' GROCERY
PICK UP STACKING
SPACES PROVIDED

14 - 10'x20' RESTAURANT
STACKING SPACES
PROVIDED

14 - 10'x20' PHARMACY
STACKING SPACES
PROVIDED

OUTDOOR DISPLAY AREA

PROPOSED CANOPY

18" RAISED CONCRETE PAVING
AT FACE OF CURB (TYP.)

18" RAISED CONCRETE PAVING
AT FACE OF CURB (TYP.)

PROPOSED TENANT
PYLON SIGN "A"

ACCESS DRIVE

10' STREET
EASEMENT

CANOPY TREE (TYP.)

LANDSCAPE ISLAND (TYP.)

ORNAMENTAL TREE (TYP.)

20' ELECTRIC
EASEMENT

RELOCATED POWER POLE

UNDERGROUND
DETENTION
FOOTPRINT

PROPOSED DOUBLE LEFT
TURN LANES

EXISTING TRAFFIC SIGNAL

RELOCATED TRAFFIC
SIGNAL POLE

PROP. RIGHT
TURN LANE

10' STREET EASEMENT

PROPOSED DOUBLE
LEFT TURN LANES

EX. TRAFFIC
SIGNAL POLE

CALLING 6'12' FENCRETE
SCREENING WALL

TOWN OF HEBRON 10' STRIP

65' BUILDING SETBACK

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TRACT B
±1.66 ACRES
±72,176 SF

FUEL STATION
(6 PUMPS)

CAR WASH

18" RAISED CONCRETE PAVING
AT FACE OF CURB (TYP.)

PROPOSED TENANT
PYLON SIGN "B"

CANOPY TREE (TYP.)

ORNAMENTAL TREE (TYP.)

50' BUILDING SETBACK

18" RAISED CONCRETE PAVING
AT FACE OF CURB (TYP.)

10' STREET EASEMENT

PROPOSED DOUBLE LEFT
TURN LANES

EXISTING TRAFFIC SIGNAL

RELOCATED TRAFFIC
SIGNAL POLE

PROP. DECEL. LANE

PROPOSED TRAFFIC SIGNAL

10' STREET EASEMENT

15' LANDSCAPE BUFFER

20' ELECTRIC EASEMENT

PARKER ROAD (F.M. 544)
(VARIABLE WIDTH R.O.W.)

CASE NO. PL
LANDSCAI
Being ±17
PROPERTY
City of Carrollton, D
December

Owner:
HEB Grocery Company, LP
PO BOX 839999

NOTE: REFER TO LP 2.00 FOR
SCHEDULE AND NOTES

ASE NO. PLZPD 2025-182
LANDSCAPE PLAN
Being ±17.14 Acres
PROPERTY ID 622082
Carrollton, Denton County, Texas
December 2nd, 2025

andscape Architect:
mley-Horn and Associates, Inc.
00 Pacific Ave, Ste. 1100
allas, Texas 75226
ontact: Andy J Harcar, PLA, LEED AP
one: (469) 718-8849
ail: andy.harcar@kimley-horn.com

SHEET NUMBER
LP 1.00

NEC PARKER ROAD AND JOSEY LANE

ZONING LANDSCAPE PLAN

Kimley-Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
100 N. CENTRAL EXPRESSWAY, SUITE 400
DALLAS, TEXAS 75201-3020

A compass rose indicating 'NORTH' with a shaded triangle. Below it is a graphic scale in feet with markings for 30, 60, and 120 feet, accompanied by a vertical bar divided into three segments.

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Kimley-Horn

CONCEPTUAL SAMPLE BUILDING ELEVATIONS

