

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, February 16, 2016, 6:00 p.m.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.

**CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a. Consider and act upon minutes from the January 5, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Preliminary Site Plan for a big box retail building and fuel center (Kroger), in Prosper Plaza, on 21.0± acres, located on the north side of US 380, 250± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D15-0065).
- 3c. Consider and act upon a Site Plan for Lakewood Amenity Center, on 5.4± acres, located 2,100± feet east of Coit Road, 450± feet south of First Street. This property is zoned Planned Development-25 (PD-25). (D16-0003).
- 3d. Consider and act upon a Site Plan for a medical/general office building (Stone Creek Commercial, Building #5), on 0.6± acre, located on the west side of Preston Road, 500± feet north of Broadway Street. This property is zoned Planned Development-62 (PD-62). (D16-0004).
- 3e. Consider and act upon a Final Plat for a segment of St. Peter Lane, on 0.7± acre, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0007).
- 3f. Consider and act upon a Final Plat for Montclair, for 27 single family residential lots and 3 HOA/open space lots, on 29.5± acres, located 300± feet east of Preston Road, 2,000± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0008).

## **REGULAR AGENDA**

(If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.)

4. Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003).
5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002).
6. Introductory discussion of the Capital Improvements Advisory Committee (CIAC).
7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
8. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

## **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on February 12, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

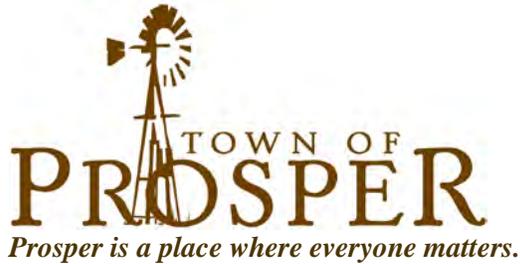
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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

## **NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Planning & Zoning Commission.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Planning & Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 5, 2016, 6:00 p.m.

**1. Call to Order / Roll Call.**

The meeting was called to order at 6:00 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Brandon Daniel, Tripp Davenport, and Chad Robertson  
Commissioner(s) absent: Craig Andres

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

**2. Pledge of Allegiance.**

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the December 15, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Site Plan for a child day care center (Prosper Montessori Academy), on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0085).**
- 3c. Consider and act upon a Final Plat for Prosper Montessori Academy Addition, Block A, Lot 1, on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0086).**
- 3d. Consider and act upon a Final Plat for Star Trail, Phase 1, for 394 single family residential lots and 30 HOA/Open Space lots, on 175.8± acres, located on the south side of Prosper Trail, 2,000± feet west of Dallas Parkway. This property is zoned Planned Development-66 (PD-66). (D15-0095).**
- 3e. Consider and act upon a Preliminary Site Plan for a commercial development (Saddle Creek Commercial), on 15.0± acres, located on the northwest corner of Preston Road and Prosper Trail. This property is zoned Planned Development-31 (PD-31). (D15-0098).**
- 3f. Consider and act upon a Site Plan for a big box retail building (Lowe's), on 11.0± acres, located on the west side of Custer Road, 200± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D15-0099).**

- 3g. Consider and act upon a Final Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and 1 HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Fishtrap Road and Gee Road. This property is zoned Planned Development-40 (PD-40). (D15-0100).
- 3h. Consider and act upon a Site Plan for seven office/warehouse buildings (Prosper Business Park), on 15.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0101).
- 3i. Consider and act upon a Final Plat for Prosper Business Park, Block A, Lots 1-7, and consider and act upon a Conveyance Plat for Prosper Business Park, Block A, Lot 8, on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0102).

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

**REGULAR AGENDA**

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. Adjourn.

Motioned by Hema, seconded by Snyder, to adjourn at 6:03 p.m. Motion approved 6-0.

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Pamela Clark, Planning Technician

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David, Snyder, Secretary



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – February 16, 2016

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a big box retail building and fuel center (Kroger), in Prosper Plaza, on 21.0± acres, located on the north side of US 380, 250± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D15-0065).

**Description of Agenda Item:**

The Preliminary Site Plan shows a 123,590 square foot grocery store with a fuel center. Access is provided from US 380 and Custer Road. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-R development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Preliminary Site Plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



D15-0065

UNIVERSITY DR

CUSTER RD

CR 853

CR 854

0 137.5 275 550  
Feet









## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

**Through:** Alex Glushko, AICP, Senior Planner

**Re:** Planning & Zoning Commission Meeting – February 16, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for Lakewood Amenity Center, on 5.4± acres, located 2,100± feet east of Coit Road, 450± feet south of First Street. This property is zoned Planned Development-25 (PD-25). (D16-0003).

**Description of Agenda Item:**

The Site Plan shows a 1,904 square foot amenity center with a restroom and storage facility, a swimming pool, and a covered deck. Access is provided from future Meadowbrook Blvd. Adequate parking has been provided. The Site Plan conforms to the PD-25 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

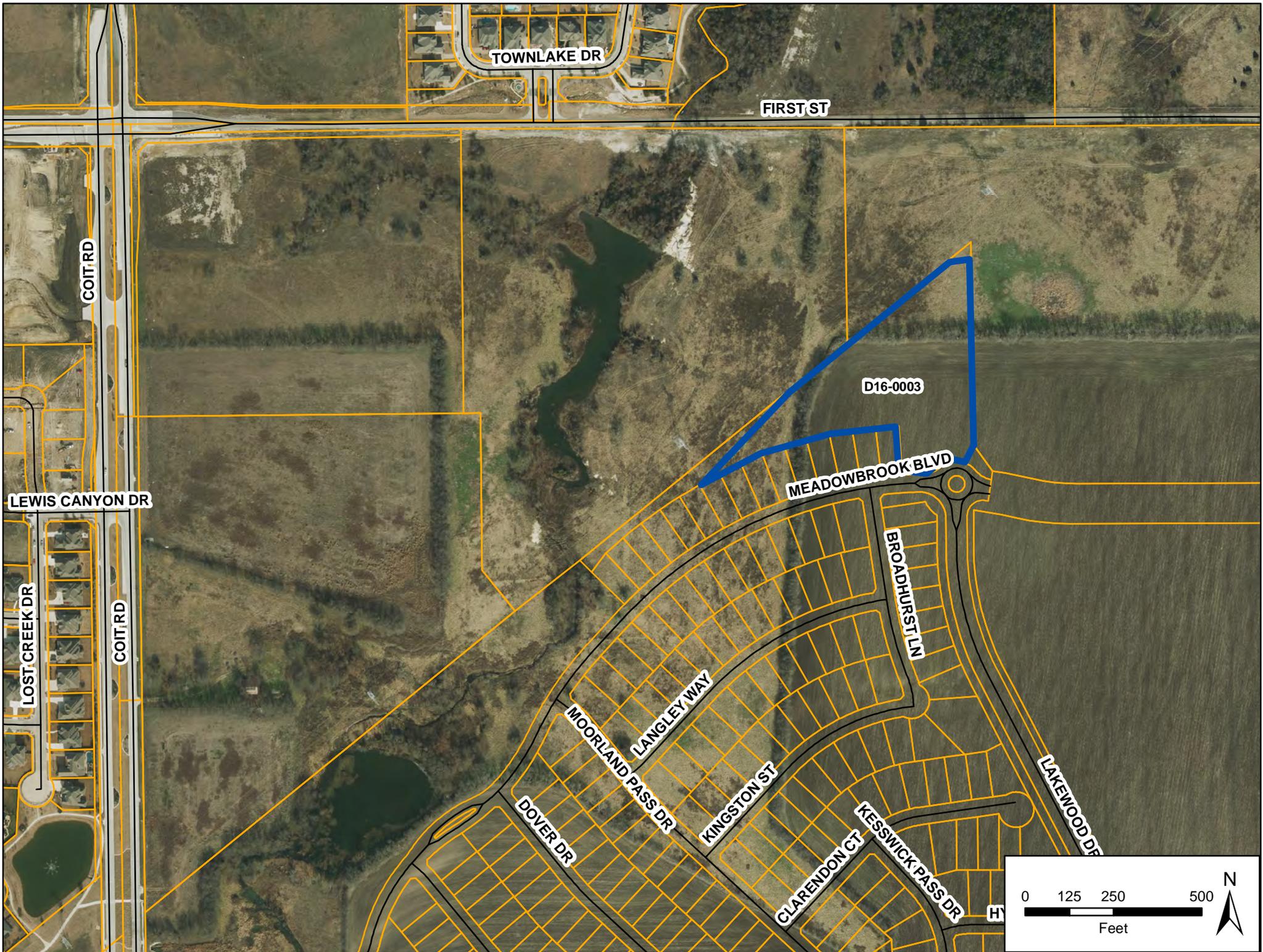
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



TOWNLAKE DR

FIRST ST

D16-0003

MEADOWBROOK BLVD

LEWIS CANYON DR

BROADHURST LN

LOST CREEK DR

COIT RD

MOORLAND PASS DR

LANGLEY WAY

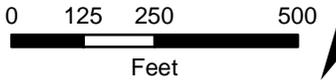
KINGSTON ST

DOVER DR

CLARENDON CT

KESSWICK PASS DR

LAKWOOD DR



MATCHLINE - RE. A/SP2



LOCATION MAP - N.T.S.

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
INCORPORATED

LANDSCAPE  
ARCHITECTURE  
PLANNING

730 EAST PARK BOULEVARD, SUITE 100  
PLANO, TX 75074  
PHONE: (972) 509-1266 / FAX: (972) 509-1269

ARCHITECT

**Gahl Architecture Inc.**  
3875 REGENT DRIVE  
DALLAS, TX 75093  
PHONE: (972) 941-7151

IRRIGATION DESIGNER

**SETH HEIDMAN**  
IRRIGATION DESIGN  
AND CONSULTING

6009 W. PARKER ROAD #149-221  
PLANO, TX 75093  
PHONE: (972) 816-5141

DATE	NO.	REVISIONS

PROJECT

**PHASE 1**  
**LAKEWOOD**  
**AMENITY CENTER**  
**IMPROVEMENTS**  
**PROSPER, TEXAS**

**CASE # D16-0003**  
LOT INFORMATION:  
LAKEWOOD - PHASE 1 (AMENITY CENTER)  
JAMES STONE SURVEY, ABSTRACT NO. 847  
I.C. WILLIAMS SURVEY, ABSTRACT NO. 948  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
NOVEMBER 2015  
LOT 234, 353 SF (5.38 ACRES)

SEAL

SHEET TITLE

**SITE PLAN**

PROJECT MANAGER: **BJV** PROJECT DESIGNER: **DCB**

DRAWN BY: **JCM** CHECKED BY: **BJV**

ISSUE DATE: **02/11/16** SCALE: **AS NOTED**

SHEET NO.

**SP1**

**SITE DATA SUMMARY TABLE**  
(FOR THE PHASE 1 LAKEWOOD AMENITY CENTER)

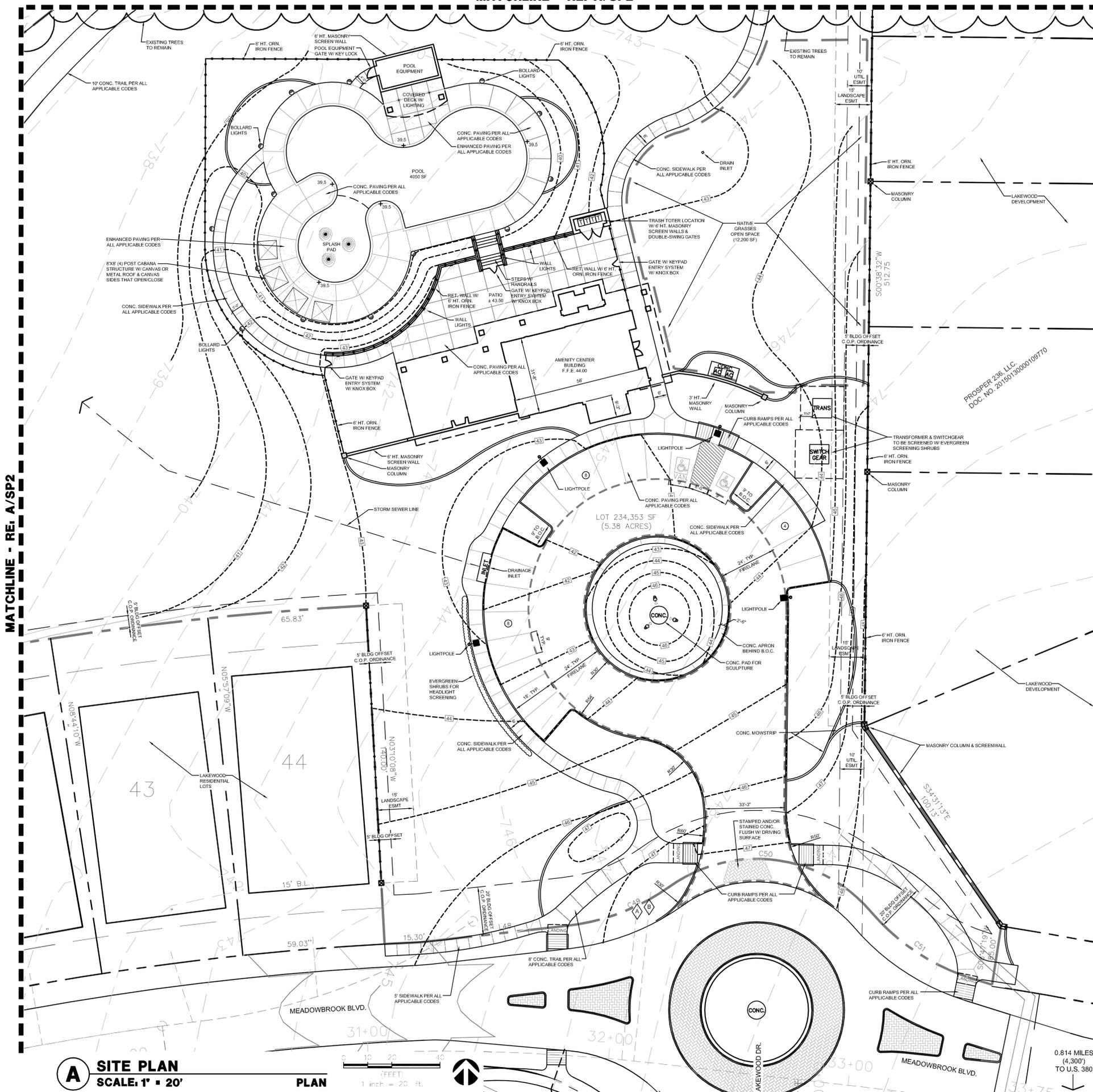
GENERAL SITE DATA	
ADDRESS:	PD-25 AMENITY CENTER
ZONING:	234,353 S.F. or 5.38 ACRES
PROPOSED USE:	1,904 SF
LOT AREA:	30'
TOTAL BUILDING AREA:	38,723 SF
BUILDING HEIGHT:	.012
LOT COVERAGE:	10 (PER CHAPTER 4 SECTION 4.5 OF DEVELOPMENT REQUIREMENTS)
FLOOR AREA RATIO:	18 REG + 1 HC + 1 HC VAN = 20 TOTAL
TOTAL PARKING REQUIRED:	1 HC & 1 HC VAN
TOTAL PARKING PROVIDED:	1 HC & 1 HC VAN
HANDICAP PARKING PROVIDED:	105,777 SF
IMPERVIOUS SURFACE:	234,353 SF X 7% = 16,405 SF TOTAL
OPEN SPACE REQUIRED:	129,142 SF
OPEN SPACE PROVIDED:	

- NOTES:
- ALL ADJACENT LAND USES WITHIN 200' OF THE SITE ARE SINGLE FAMILY RESIDENTIAL.
  - THERE ARE NO EXISTING PROTECTED TREES ON SITE TO BE MITIGATED. (TREE SURVEY PLANS BY CODY JOHNSON STUDIO ON JULY 23, 2015)

**NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.**

LAND OWNER:	PREPARER:	SITE PLAN OF
DALLAS/FORT WORTH ASSETS UNITED DEVELOPMENT FUNDING 1301 MUNICIPAL WAY, STE 200 GRAPEVINE, TX 76051 PHONE: 817-835-0650 EMAIL: ARICHARDS@UMTH.COM	DAVID C. BALDWIN, INC. 730 EAST PARK BLVD., STE 100 PLANO, TX 75074 PHONE: 972-509-1266 EMAIL: DAVID@DAVIDCBALDWIN.NET	LAKEWOOD - PHASE 1 (AMENITY CENTER) JAMES STONE SURVEY, ABSTRACT NO. 847 I.C. WILLIAMS SURVEY, ABSTRACT NO. 948 IN THE TOWN OF PROSPER COLLIN COUNTY, TEXAS NOVEMBER 2015

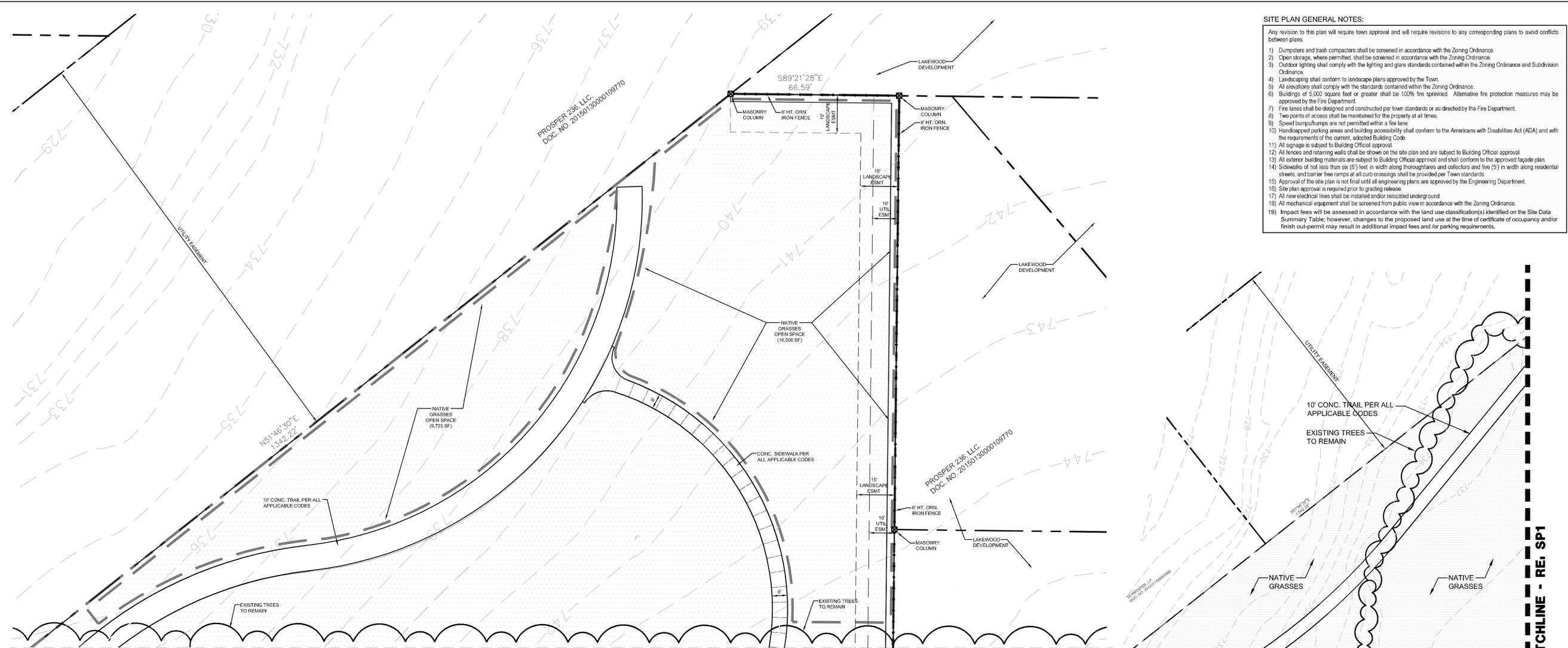
MATCHLINE - RE. A/SP2



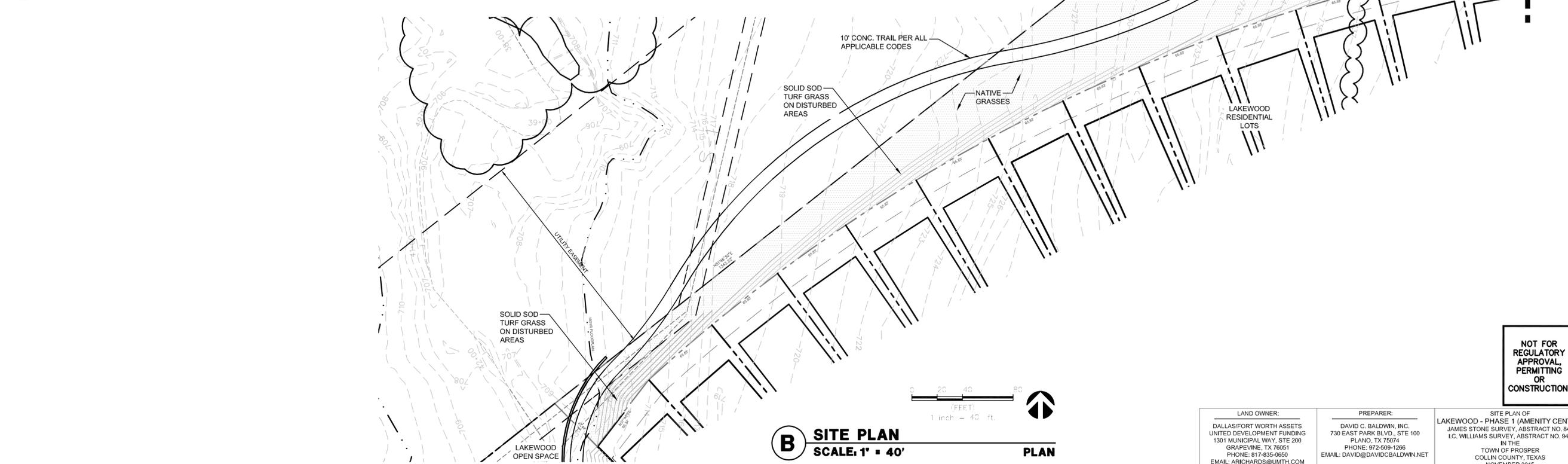
**A SITE PLAN**  
SCALE: 1" = 20'  
PLAN



0.814 MILES  
(4,300')  
TO U.S. 380



**A SITE PLAN**  
SCALE: 1" = 20'  
PLAN



**B SITE PLAN**  
SCALE: 1" = 40'  
PLAN

- SITE PLAN GENERAL NOTES:**
- Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
  - Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision 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 all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) in width along 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.
  - 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 certificate of occupancy and/or finish out-permit may result in additional impact fees and/or parking requirements.

**NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.**

<b>LAND OWNER:</b> DALLAS/FORT WORTH ASSETS UNITED DEVELOPMENT FUNDING 1301 MUNICIPAL WAY, STE 200 GRAPEVINE, TX 76051 PHONE: 817-835-0650 EMAIL: ARICHARDS@UMTH.COM	<b>PREPARER:</b> DAVID C. BALDWIN, INC. 730 EAST PARK BLVD., STE 100 PLANO, TX 75074 PHONE: 972-509-1266 EMAIL: DAVID@DAVIDCDBALDWIN.NET	<b>SITE PLAN OF</b> LAKEWOOD - PHASE 1 (AMENITY CENTER) JAMES STONE SURVEY, ABSTRACT NO. 847 I.C. WILLIAMS SURVEY, ABSTRACT NO. 948 IN THE TOWN OF PROSPER COLLIN COUNTY, TEXAS NOVEMBER 2015
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PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN INCORPORATED**

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100  
PLANO, TX 75074  
PHONE: (972) 509-1266 / FAX: (972) 509-1269

ARCHITECT

**Gahl Architecture Inc.**

3875 REGENT DRIVE  
DALLAS, TX 75093  
PHONE: (972) 941-7151

IRRIGATION DESIGNER

**SETH HEIDMAN**  
IRRIGATION DESIGN AND CONSULTING

6009 W. PARKER ROAD #149-221  
PLANO, TX 75093  
PHONE: (972) 816-5141

DATE	NO.	REVISIONS

PROJECT

**PHASE 1**

**LAKEWOOD**

AMENITY CENTER IMPROVEMENTS

PROSPER, TEXAS

**CASE # D16-0003**

LOT INFORMATION:  
LAKEWOOD - PHASE 1 (AMENITY CENTER)  
JAMES STONE SURVEY, ABSTRACT NO. 847  
I.C. WILLIAMS SURVEY, ABSTRACT NO. 948  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
NOVEMBER 2015  
LOT 234, 353 SF (5.38 ACRES)

SHEET TITLE

**SITE PLAN**

<b>PROJECT MANAGER:</b> BJV	<b>PROJECT DESIGNER:</b> DCB
<b>DRAWN BY:</b> JCM	<b>CHECKED BY:</b> BJV
<b>ISSUE DATE:</b> 02/11/16	<b>SCALE:</b> AS NOTED

SHEET No.

**SP2**



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

**Through:** Alex Glushko, AICP, Senior Planner

**Re:** Planning & Zoning Commission Meeting – February 16, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for a medical/general office building (Stone Creek Commercial, Building #5), on 0.6± acre, located on the west side of Preston Road, 500± feet north of Broadway Street. This property is zoned Planned Development-62 (PD-62). (D16-0004).

**Description of Agenda Item:**

The Site Plan shows a 9,500 square foot medical/general office building. Access is provided from Preston Road. Adequate parking has been provided. The Site Plan conforms to the PD-62 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



BROOK VIEW CT

OAK GLENC

CREEK VIEW DR

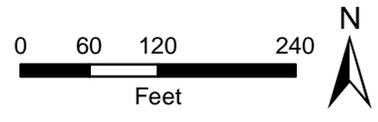
STONE CREEK DR

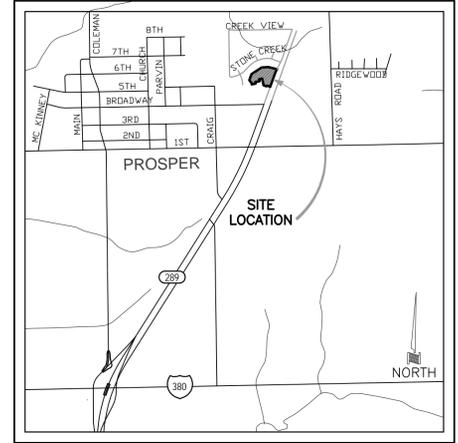
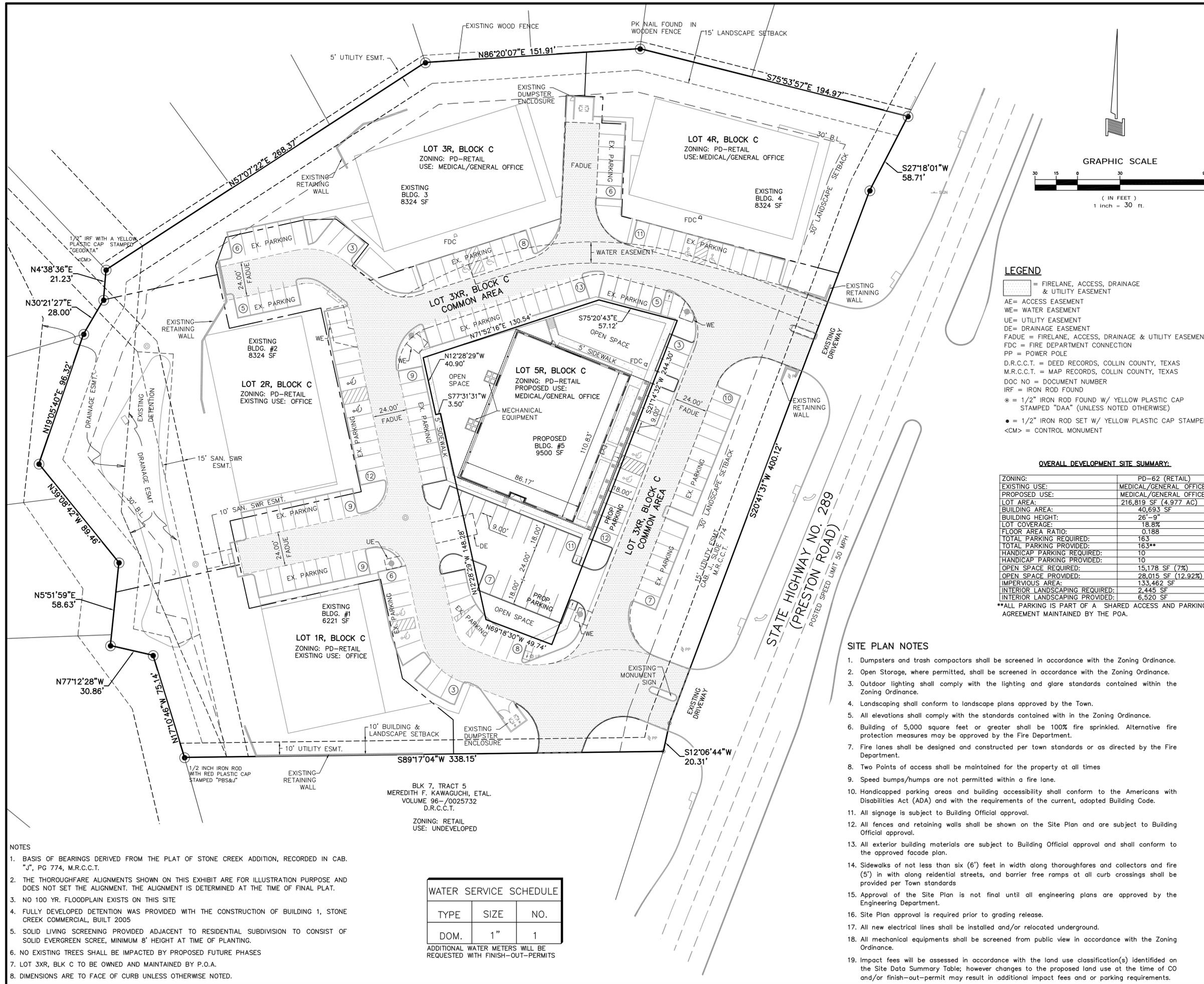
STONE HOLLOW CT

D16-0004

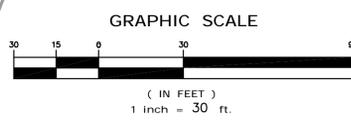
PRESTON RD

BROADWAY ST





LOCATION MAP



- LEGEND**
- = FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
  - AE = ACCESS EASEMENT
  - WE = WATER EASEMENT
  - UE = UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - FADUE = FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
  - FDC = FIRE DEPARTMENT CONNECTION
  - PP = POWER POLE
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - DOC NO = DOCUMENT NUMBER
  - IRF = IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)
  - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"
  - <CM> = CONTROL MONUMENT

**OVERALL DEVELOPMENT SITE SUMMARY:**

ZONING:	PD-62 (RETAIL)
EXISTING USE:	MEDICAL/GENERAL OFFICE
PROPOSED USE:	MEDICAL/GENERAL OFFICE
LOT AREA:	216,819 SF (4.977 AC)
BUILDING AREA:	40,693 SF
BUILDING HEIGHT:	26'-9"
LOT COVERAGE:	18.8%
FLOOR AREA RATIO:	0.188
TOTAL PARKING REQUIRED:	163
TOTAL PARKING PROVIDED:	163**
HANDICAP PARKING REQUIRED:	10
HANDICAP PARKING PROVIDED:	10
OPEN SPACE REQUIRED:	15,178 SF (7%)
OPEN SPACE PROVIDED:	28,015 SF (12.92%)
IMPERVIOUS AREA:	1,33,462 SF
INTERIOR LANDSCAPING REQUIRED:	2,445 SF
INTERIOR LANDSCAPING PROVIDED:	6,520 SF

\*\*ALL PARKING IS PART OF A SHARED ACCESS AND PARKING AGREEMENT MAINTAINED BY THE POA.

**LOT 5R SITE SUMMARY:**

ZONING:	PD-62 (RETAIL)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MEDICAL/GENERAL OFFICE
LOT AREA:	24,980 SF (0.57 AC)
BUILDING AREA:	9,500 SF
BUILDING HEIGHT:	26'-9"
LOT COVERAGE:	38%
FLOOR AREA RATIO:	0.38
PARKING REQUIRED (1:250 SF):	38 SPACES
PARKING PROVIDED:	18 SPACES*
HANDICAP PARKING REQUIRED:	2 SPACES
OPEN SPACE REQUIRED:	1,750 SF
OPEN SPACE PROVIDED:	5,985 SF
IMPERVIOUS AREA:	18,995 SF
INTERIOR LANDSCAPING REQUIRED:	570 SF
INTERIOR LANDSCAPING PROVIDED:	810 SF

\*ALL PARKING IS PART OF A SHARED ACCESS AND PARKING AGREEMENT MAINTAINED BY THE POA. ADDITIONAL PARKING IS PROVIDED IN LOT 3XR

**LOT 3XR SITE SUMMARY:**

ZONING:	PD-62 (RETAIL)
EXISTING USE:	COMMON AREA
PROPOSED USE:	COMMON AREA
LOT AREA:	86,703 SF (1.99 AC)
BUILDING AREA:	-
BUILDING HEIGHT:	-
LOT COVERAGE:	-
FLOOR AREA RATIO:	-
TOTAL PARKING REQUIRED:	-
TOTAL PARKING PROVIDED:	145
HANDICAP PARKING REQUIRED:	10
HANDICAP PARKING PROVIDED:	10
OPEN SPACE REQUIRED:	-
OPEN SPACE PROVIDED:	-
IMPERVIOUS AREA:	65,700 SF

**LOT 5R + 3XR SUMMARY:**

ZONING:	PD-62 (RETAIL)
PROPOSED USE:	MEDICAL/GENERAL OFFICE
LOT AREA:	111,683 SF (2.56 AC)
BUILDING AREA:	9,500 SF
BUILDING HEIGHT:	26'-9"
LOT COVERAGE:	8.51%
FLOOR AREA RATIO:	0.851
TOTAL PARKING REQUIRED:	38
TOTAL PARKING PROVIDED:	163
HANDICAP PARKING REQUIRED:	10
HANDICAP PARKING PROVIDED:	10
OPEN SPACE REQUIRED:	7,818 SF (7%)
OPEN SPACE PROVIDED:	28,015 SF (24.08%)
IMPERVIOUS AREA:	84,695 SF

**SITE PLAN NOTES**

- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open Storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the standards and glare standards contained within the Zoning Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Building 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
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and fire (5') in with along 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 equipments shall be screened from public view in accordance with the Zoning Ordinance.
- 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 finish-out-permit may result in additional impact fees and or parking requirements.

**WATER SERVICE SCHEDULE**

TYPE	SIZE	NO.
DOM.	1"	1

ADDITIONAL WATER METERS WILL BE REQUESTED WITH FINISH-OUT-PERMITS

- NOTES**
- BASIS OF BEARINGS DERIVED FROM THE PLAT OF STONE CREEK ADDITION, RECORDED IN CAB. "J", PG 774, M.R.C.C.T.
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSE AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
  - NO 100 YR. FLOODPLAIN EXISTS ON THIS SITE
  - FULLY DEVELOPED DETENTION WAS PROVIDED WITH THE CONSTRUCTION OF BUILDING 1, STONE CREEK COMMERCIAL, BUILT 2005
  - SOLID LIVING SCREENING PROVIDED ADJACENT TO RESIDENTIAL SUBDIVISION TO CONSIST OF SOLID EVERGREEN SCREE, MINIMUM 8' HEIGHT AT TIME OF PLANTING.
  - NO EXISTING TREES SHALL BE IMPACTED BY PROPOSED FUTURE PHASES
  - LOT 3XR, BLK C TO BE OWNED AND MAINTAINED BY P.O.A.
  - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**CASE # D16-0004**  
**SITE PLAN**  
**STONE CREEK COMMERCIAL**  
**0.57 ACRES**  
**BLOCK C, LOT 5R**  
 AN ADDITION TO THE TOWN OF PROSPER  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 COLLIN COUNTY, TEXAS  
 DECEMBER 2015 SCALE: 1"=30'  
 OWNER/DEVELOPER  
**JOBE PROPERTIES LTD.**  
 201 N. PRESTON ROAD, SUITE C  
 PROSPER, TEXAS, 75028  
 CONTACT: PHIL JOBE  
 ENGINEER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: BRIAN A. JAFFE



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – February 16, 2016

---

**Agenda Item:**

Consider and act upon a Final Plat for a segment of St. Peter Lane, on 0.7± acre, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0007).

**Description of Agenda Item:**

The Final Plat shows a segment of future St. Peter Lane, which will serve the Montclair subdivision from Preston Road. The Final Plat conforms to the SF-15 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat.

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

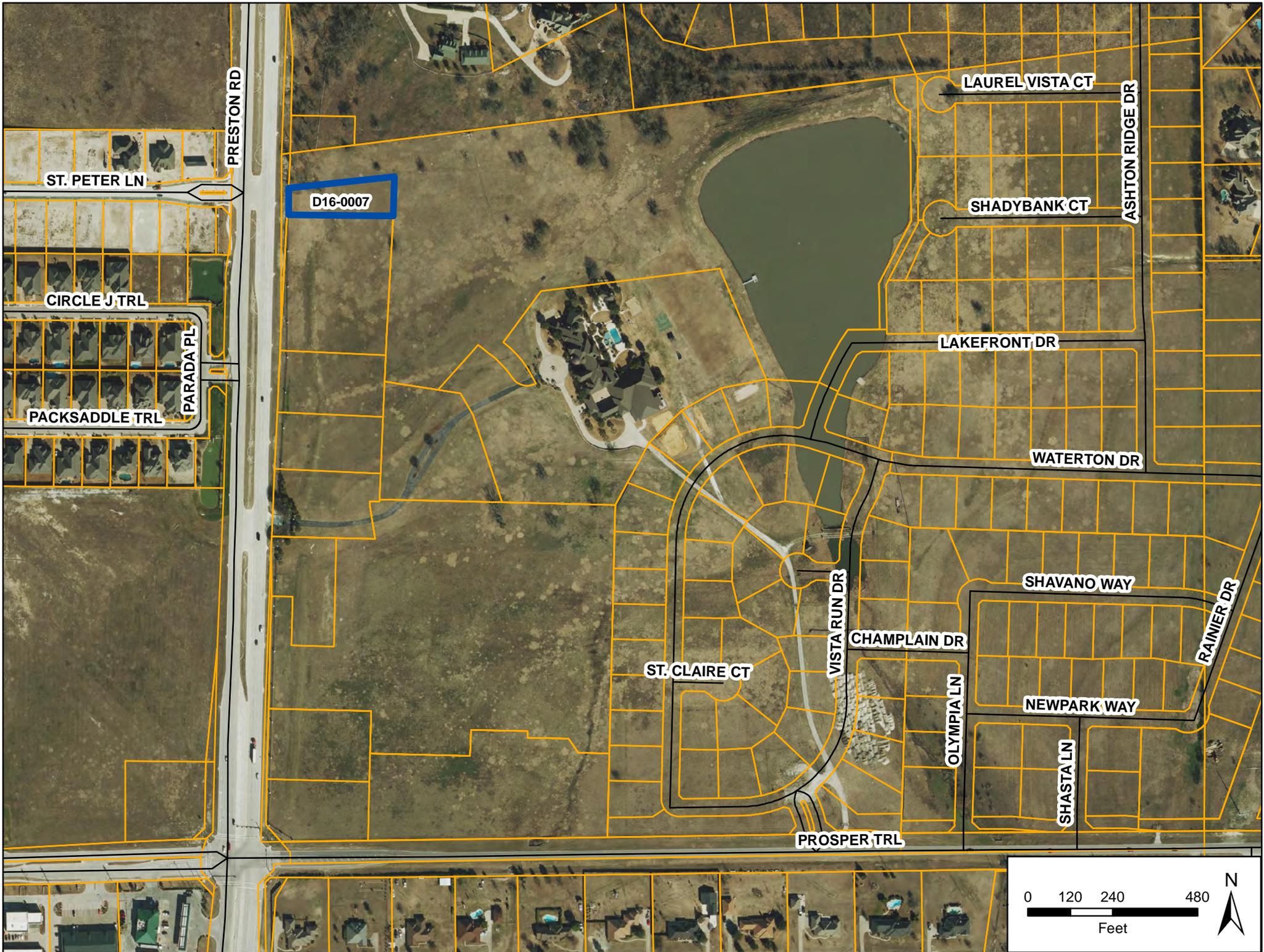
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff and TxDOT approval of all additions and/or alterations to the easements and dedications on the Final Plat.



ST. PETER LN

PRESTON RD

D16-0007

CIRCLE J TRL

PACKSADDLE TRL

PARADA PL

ST. CLAIRE CT

PROSPER TRL

VISTA RUN DR

CHAMPLAIN DR

LAKEFRONT DR

WATERTON DR

LAUREL VISTA CT

SHADYBANK CT

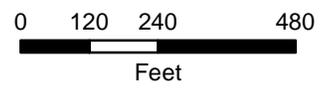
ASHTON RIDGE DR

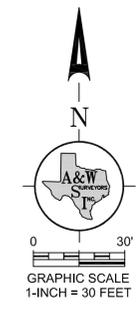
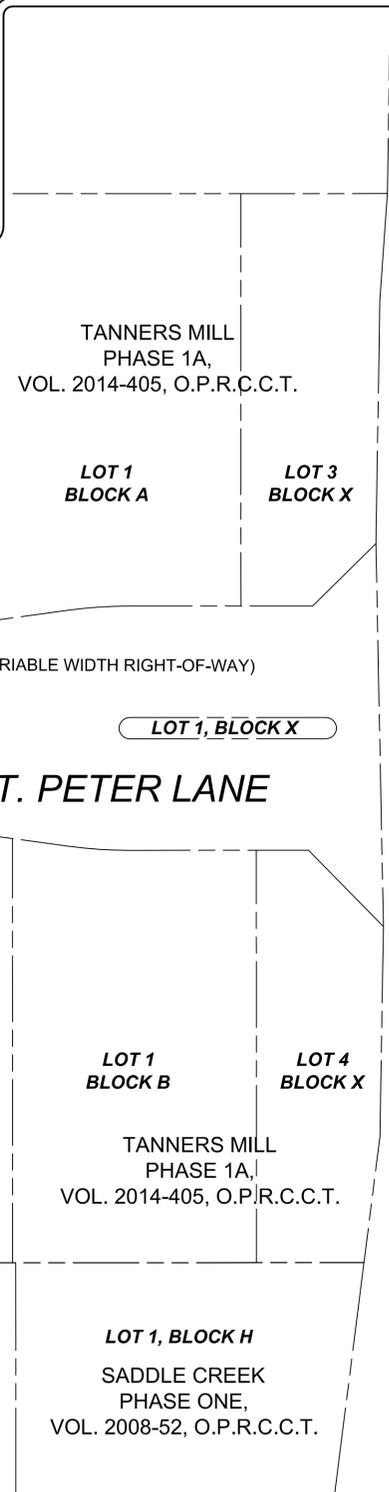
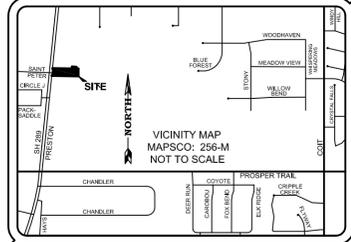
SHAVANO WAY

NEWPARK WAY

SHASTA LN

RAINER DR

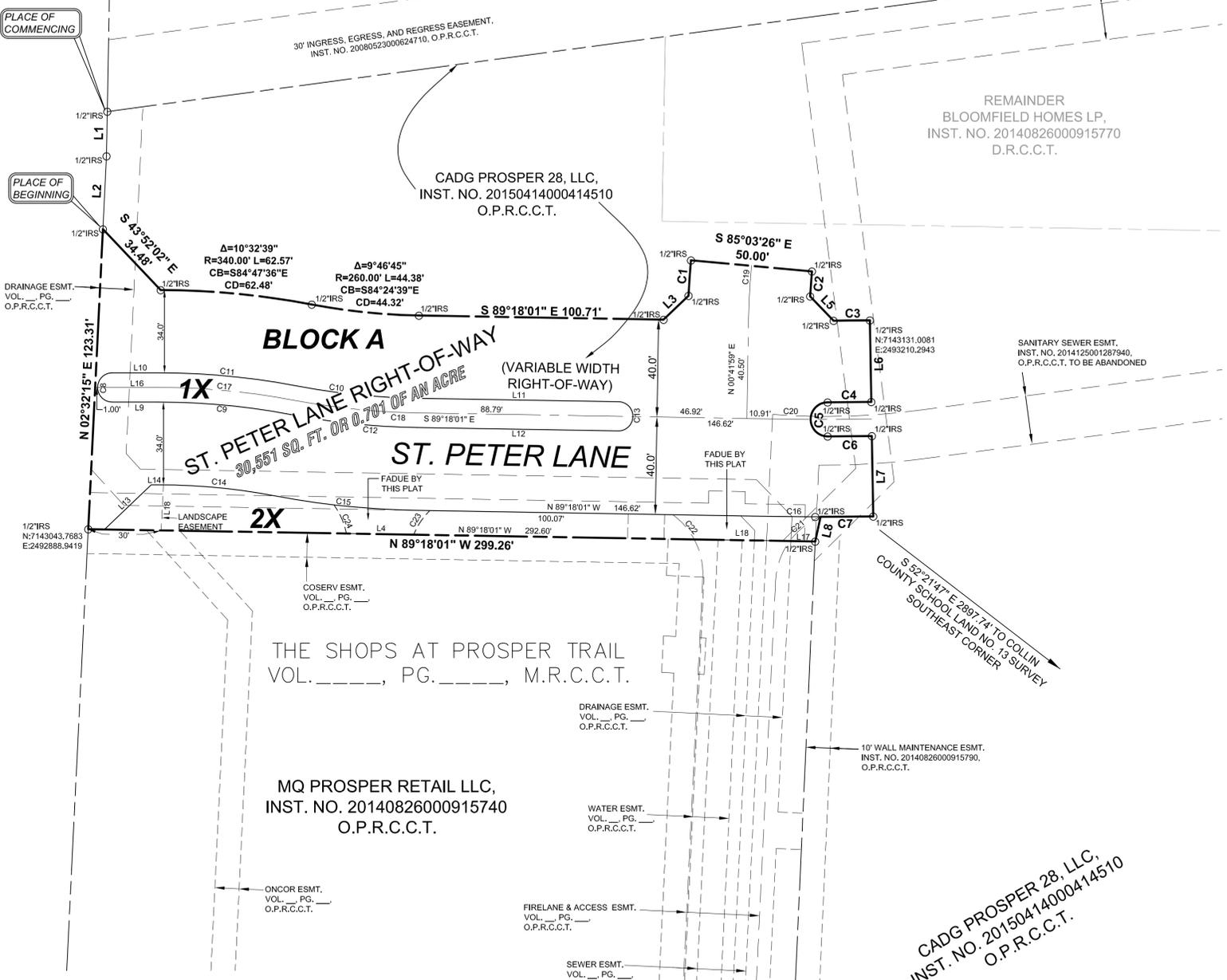




STATE HIGHWAY NO. 289

S. R. SURVEY ABSTRACT NO. 787  
COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY ABSTRACT NO. 172

(VARIABLE WIDTH RIGHT-OF-WAY)  
PRESTON ROAD N.



LOT TABLE	
BLOCK A	
LOT	SQ. FT.
1X	2,621
2X	3,410

LINE TABLE		CURVE TABLE					
LINE	LENGTH BEARING	CURVE	DELTA	RADIUS	LENGTH	CH BEAR.	CHORD
L1	18.31' S00°45'14"W	C1	2°34'06"	325.00'	14.57'	N03°39'31"E	14.57'
L2	30.01' S02°32'15"W	C2	2°08'30"	275.00'	10.28'	S03°52'19"W	10.28'
L3	14.24' N46°05'47"E	C3	0°44'22"	1159.50'	14.96'	N89°08'23"E	14.96'
L4	27.67' S89°18'01"E	C4	0°51'50"	1193.00'	17.99'	S89°12'07"W	17.99'
L5	13.89' S44°14'32"E	C5	180°00'00"	7.00'	21.99'	S00°21'58"E	14.00'
L6	33.30' S01°13'48"E	C6	0°51'50"	1207.00'	18.20'	N89°12'07"E	18.20'
L7	33.00' S01°13'48"E	C7	1°00'06"	1240.00'	21.68'	S89°16'14"W	21.68'
L8	10.37' S12°02'49"W	C8	179°53'48"	6.00'	18.84'	S00°19'15"E	12.00'
L9	18.75' N89°40'45"E	C9	10°44'53"	294.00'	55.15'	N84°53'43"W	55.07'
L10	18.76' S89°40'45"W	C10	9°46'45"	306.00'	52.23'	S84°24'39"E	52.16'
L11	82.79' N89°18'01"W	C11	10°44'53"	306.00'	57.40'	N84°53'43"W	57.32'
L12	82.79' S89°18'01"E	C12	9°46'45"	294.00'	50.18'	S84°24'39"E	50.12'
L13	26.55' S46°07'48"W	C13	180°00'00"	6.00'	18.85'	N00°41'59"E	12.00'
L14	2.71' S89°43'22"W	C14	10°44'53"	260.00'	48.77'	N84°53'43"W	48.70'
L15	39.28' N89°18'01"W	C15	9°46'45"	340.00'	58.03'	S84°24'39"E	57.96'
L16	25.75' N89°43'22"E	C16	0°55'42"	1240.00'	20.09'	S89°45'52"E	20.09'
L17	10.50' N89°18'01"W	C17	10°44'53"	300.00'	56.28'	N84°53'43"W	56.19'
L18	18.72' N02°32'15"E	C18	9°46'45"	300.00'	51.20'	S84°24'39"E	51.14'
		C19	4°18'48"	300.00'	22.41'	S02°50'23"W	22.40'
		C20	0°43'54"	1200.00'	15.33'	S89°39'58"E	15.33'
		C21	31°12'24"	30.00'	16.34'	S51°40'13"W	16.14'
		C22	28°55'17"	30.00'	13.57'	N41°18'12"W	13.46'
		C23	22°55'01"	30.00'	12.00'	S33°40'06"W	11.92'
		C24	24°42'31"	30.00'	12.94'	N23°54'41"W	12.84'

LEGEND	
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	M.R.C.C.T.
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
5/8" IRF	5/8" IRON ROD FOUND
1/2" IRS	1/2" IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "RPLS 5310"
L.E.	LANDSCAPE EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HOA	HOME OWNERS ASSOCIATION
FADUE	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
B.L.	BUILDING LINE
ESMT.	EASEMENT

- SURVEYOR NOTES**
- ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
  - ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED UPON STATIC RETRIEVAL, NORTH CENTRAL TEXAS, STATE PLAIN COORDINATES SYSTEM NAD 83. NORTH CENTRAL TEXAS ZONE 4202.
  - ALL BEARINGS ARE BASED ON INSTRUMENT NO. 2015022000185180, O.P.R.C.C.T.
  - NO FLOODPLAIN EXIST ON THE SITE.
  - DEVELOPED TO SF-15 STANDARDS.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHOLDING OF UTILITIES AND BUILDING PERMITS.
  - BENCHMARK UTILIZED IS A USGS DISK STAMPED DAA SET IN CONCRETE APPROXIMATELY 22' PLUS OR MINUS NORTH OF THE CENTERLINE OF PROSPER TRAIL, AND 2,500' PLUS OR MINUS EAST OF THE CENTERLINE INTERSECTION OF PROSPER TRAIL AND LEGACY DRIVE, 5' PLUS OR MINUS SOUTHEAST OF A PIPE FENCE CORNER. ELEVATION = 618.59'.
  - ACCORDING TO THE COMMUNITY PANEL NO. 48085C 0120J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OR FLOOD HAZARD BOUNDARY MAP DATED 06-02-09. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". (THIS INFORMATION IS PROTRACTED FROM F.I.R.M.)
  - OPEN SPACE LOTS ARE DESIGNATED WITH AN X. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE MONTCLAIR HOA.
  - ALL FENCING ADJACENT TO OPEN SPACE SHALL CONSIST OF ORNAMENTAL METAL.



**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 879029, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: CADG Prosper 28 LLC  
~ 1221 N. Interstate 35, Ste. 200, Carrollton Branch, TX 75006 ~  
Job No. 15-1988 Drawn by: 024 Date: 01-06-2016 Revised:  
"A professional company operating in your best interest"

**FINAL PLAT**  
FOR  
30,540 SQ. FT. OR 0.701 OF AN ACRE OF LAND  
**ST. PETER LANE RIGHT-OF-WAY**  
BLOCK A, LOTS 1X & 2X  
2 HOA LOTS  
AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
TOWN OF PROSPER CASE NO. D16-0007

CADG PROSPER 28, LLC,  
INST. NO. 20150414000414510  
O.P.R.C.C.T.





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – February 16, 2016

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**Agenda Item:**

Consider and act upon a Final Plat for Montclair, for 27 single family residential lots and three (3) HOA/open space lots, on 29.5± acres, 300± feet east of Preston Road, 2,000± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0008).

**Description of Agenda Item:**

The Final Plat shows 27 single family residential lots and three (3) HOA/open space lots. Access will be provided from future St. Peter Lane, via Preston Road. A secondary point of emergency access has been provided through the adjacent Shops of Prosper Trail retail development. The Final Plat conforms to SF-15 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat.

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



ST. PETER LN

PRESTON RD

CIRCLE J TRL

PARADA PL

PACKSADDLE TRL

D16-0008

LAUREL VISTA CT

SHADYBANK CT

ASHTON RIDGE DR

LAKEFRONT DR

WATERTON DR

ST. CLAIRE CT

VISTA RUN DR

CHAMPLAIN DR

SHAVANO WAY

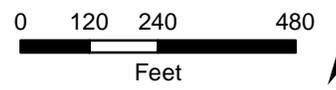
RAINIER DR

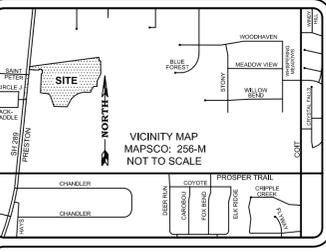
OLYMPIA LN

NEWPARK WAY

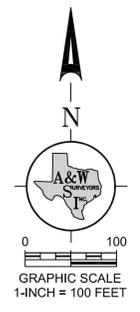
SHASTA LN

PROSPER TRL





BLOCK A		BLOCK B	
LOT	SQ. FT.	LOT	SQ. FT.
1	15,202	14	15,000
3X	8,819	15	17,294
		16	15,420
		17	15,290
		18	259,256
		19	43,893
		20	33,331
		21	15,000
		22	23,104
		23	28,759
		24	20,692
		25	15,623
		26	15,497
		27	16,669
		28	HOA1X 984
		29	HOA2X 417,961
		30	HOA3X 27,450
		31	HOA4X 95,642
		32	17,057
		33	15,000



LINE	LENGTH	BEARING
L1	33.85'	S01°26'59"E
L2	29.92'	S33°10'58"W
L3	44.56'	S24°19'00"W
L4	10.37'	N12°02'49"E
L5	33.00'	N01°13'48"W
L6	33.50'	N01°13'48"W
L7	13.89'	N44°14'32"W
L8	50.00'	N85°03'28"W
L9	14.24'	S46°05'47"W
L10	100.71'	N89°18'01"W
L11	34.48'	N43°52'02"W
L12	30.01'	N02°32'15"E
L13	18.31'	N00°45'14"E

LINE	LENGTH	BEARING
L1	40.50'	N11°07'56"E
L2	25.00'	S52°04'50"W
L3	20.90'	N88°08'24"W
L4	29.48'	S07°24'43"W
L5	39.43'	S18°36'14"W

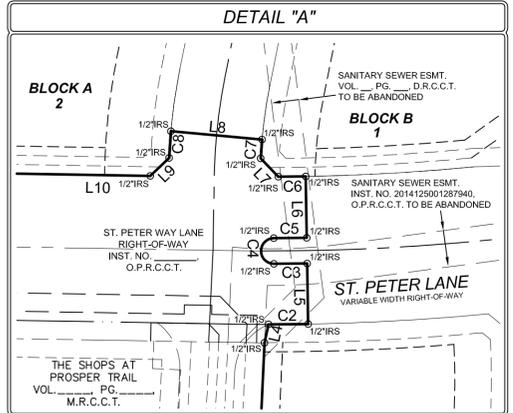
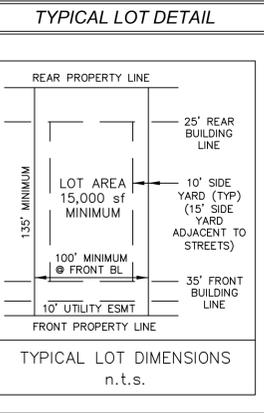
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	67°07'22"	70.00'	82.01'	S35°00'40"E	77.40'
C2	1°00'06"	1240.00'	21.68'	N89°16'14"E	21.68'
C3	0°15'07"	1207.00'	18.20'	S89°12'07"W	18.20'
C4	180°00'00"	7.00'	21.99'	N00°21'58"W	14.00'
C5	0°51'50"	1193.00'	17.99'	N89°12'07"E	17.99'
C6	0°44'22"	1159.50'	14.96'	S89°08'23"W	14.96'
C7	2°08'30"	275.00'	10.28'	N03°52'19"E	10.28'
C8	2°34'06"	205.00'	14.57'	S03°39'31"W	14.57'
C9	9°46'45"	260.00'	44.38'	N84°24'39"W	44.32'
C10	10°32'39"	340.00'	62.57'	N84°47'36"W	62.48'

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	10°44'53"	340.00'	63.78'	N84°53'43"W	63.69'
C2	4°29'58"	260.00'	20.34'	S81°44'45"E	20.34'
C3	0°17'47"	1260.00'	24.03'	S88°39'08"E	24.03'
C4	5°18'53"	1159.50'	107.55'	N86°51'07"E	107.52'
C5	23°35'03"	50.00'	20.58'	N19°45'27"W	20.44'
C6	23°56'45"	50.00'	20.88'	S82°38'41"E	20.73'
C7	2°08'53"	275.00'	10.31'	S01°19'29"W	10.31'
C8	1°08'07"	275.00'	5.45'	S54°48'02"E	5.45'
C9	3°26'51"	325.00'	19.55'	N53°38'41"W	19.55'
C10	0°47'09"	325.00'	4.46'	S02°00'22"W	4.46'
C11	219°53'41"	50.00'	191.89'	N47°57'14"W	94.00'
C12	300°00'00"	50.00'	261.80'	N82°05'56"E	50.00'
C13	258°03'22"	50.00'	225.20'	S88°53'30"E	77.68'

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	5°41'04"	300.00'	28.76'	N08°17'24"E	29.75'
C2	6°09'09"	300.00'	32.21'	S08°03'21"W	32.20'
C3	7°22'48"	1200.00'	154.57'	N86°16'41"E	154.46'
C4	0°29'21"	1200.00'	10.25'	N82°20'36"E	10.25'
C5	7°52'09"	1200.00'	164.81'	N86°02'00"E	164.68'
C6	9°48'39"	400.00'	68.49'	N02°30'24"W	68.41'
C7	34°12'00"	300.00'	179.07'	S14°42'04"E	176.42'
C8	57°46'02"	300.00'	302.47'	S26°29'05"E	289.82'
C9	23°34'02"	300.00'	123.40'	S43°35'05"E	122.53'
C10	17°26'56"	300.00'	91.36'	N46°38'38"W	91.01'
C11	90°00'00"	35.50'	55.78'	N52°54'04"W	50.20'

LINE	LENGTH	BEARING
L1	40.50'	N11°07'56"E
L2	25.00'	S52°04'50"W
L3	20.90'	N88°08'24"W
L4	29.48'	S07°24'43"W
L5	39.43'	S18°36'14"W

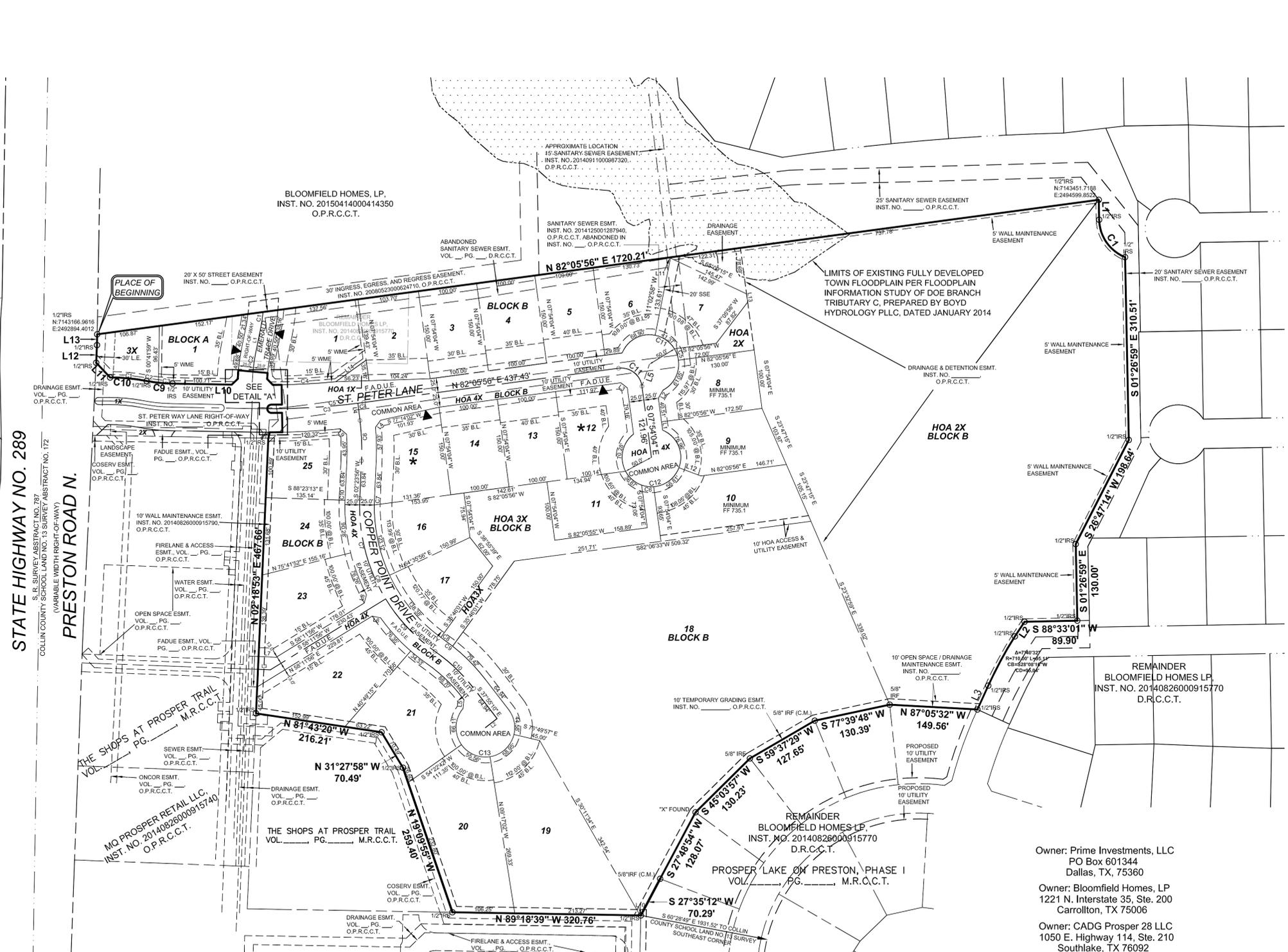
LINE	LENGTH	BEARING
L1	40.50'	N11°07'56"E
L2	25.00'	S52°04'50"W
L3	20.90'	N88°08'24"W
L4	29.48'	S07°24'43"W
L5	39.43'	S18°36'14"W



**SURVEYOR NOTES**

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED UPON STATIC RETRIEVAL. NORTH CENTRAL TEXAS, STATE PLAIN COORDINATES SYSTEM NAD 83. NORTH CENTRAL TEXAS ZONE 4202.
- 3) ALL BEARINGS ARE BASED ON INSTRUMENT NO. 2015022000185180, O.P.R.C.C.T.
- 4) DEVELOPED TO SF-15 STANDARDS.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) BENCHMARK UTILIZED IS A USGS DISK STAMPED DAA SET IN CONCRETE APPROXIMATELY 22' PLUS OR MINUS NORTH OF THE CENTERLINE OF PROSPER TRAIL, AND 2,500' PLUS OR MINUS EAST OF THE CENTERLINE INTERSECTION OF PROSPER TRAIL AND LEGACY DRIVE, 5' PLUS OR MINUS SOUTHEAST OF A PIPE FENCE CORNER. ELEVATION = 618.59'.
- 7) KEY LOT FENCING RESTRICTIONS EXIST ON ALL KEY LOTS.
- 8) THIS PLAT IS SUBJECT TO THE ADDITIONAL RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- 9) OPEN SPACE LOTS ARE DESIGNATED WITH AN X. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 10) ALL FENCING ADJACENT TO OPEN SPACE SHALL CONSIST OF ORNAMENTAL METAL.
- 11) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT, WITH EXCEPTION OF PERPENDICULAR CROSSING, UNLESS OTHERWISE APPROVED BY TOWN COUNCIL.
- 12) NO DRIVEWAY ACCESS ALONG ST. PETER LANE FOR BLOCK A, LOT 1, AND BLOCK B, LOT 1.

LEGEND	
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	M.R.C.C.T.
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
5/8" IRF	5/8" IRON ROD FOUND
1/2" IRS	1/2" IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "RPLS 5310"
L.E.	LANDSCAPE EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HOA	HOME OWNERS ASSOCIATION
FADUE	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
B.L.	BUILDING LINE
EASMT.	EASEMENT
▲	LOT FRONTAGE
*	KEY LOT - FENCING RESTRICTIONS EXIST



Owner: Prime Investments, LLC  
 PO Box 601344  
 Dallas, TX, 75360

Owner: Bloomfield Homes, LP  
 1221 N. Interstate 35, Ste. 200  
 Carrollton, TX 75006

Owner: CADG Prosper 28 LLC  
 1050 E. Highway 114, Ste. 210  
 Southlake, TX 76092

**A & W SURVEYORS, INC.**  
 P.O. BOX 870029, MESQUITE, TX. 75187  
 PHONE: (972) 681-4975 FAX: (972) 681-4954  
 WWW.AWSURVEY.COM

FILED: \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ P.R.D.C.T.

Job No. 15-1890 | Drawn by: 024 | Date: 01-13-2016 | Revised: \_\_\_\_\_

"A professional company operating in your best interest"

PAGE 1 OF 2  
 FINAL PLAT  
 FOR  
 1,286,831 SQUARE FEET OR 29,542 ACRES OF LAND  
**THE MONTCLAIR**  
 BLOCK A, LOT 1, HOA 3X, BLOCK B, LOTS 1-25, LOT 1X, 2X, 3X, & 4X  
 26 RESIDENTIAL LOTS & 5 HOA LOTS  
 DEVELOPED TO SF-15 STANDARDS  
 AN ADDITION TO THE TOWN OF PROSPER,  
 COLLIN COUNTY, TEXAS  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
 TOWN OF PROSPER CASE NO. D16-0008

OWNER'S CERTIFICATE

WHEREAS CADG Prosper 28, LLC, a Texas limited liability company, Bloomfield Homes, LP, and Prime Investments, LLC, a Texas limited liability company, are the sole owner of a tract of land located in the COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, Abstract No. 172, Town of Prosper, Collin County, Texas, and being part of a tract of land described in deed to CADG PROSPER 28, LLC, recorded in Instrument No. 20150414000414510, Official Public Records, Collin County, Texas, and being a part of a tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument No. 20140826000915770, Official Public Records, Collin County, Texas, and being the same tract of land described in deed to Prime Investments LLC, a Texas limited liability company, recorded in Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the East line of Preston Road (State Highway 287), a variable width right-of-way, same being the Southeast line of a tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument No. 20150414000414350, Official Public Records, Collin County, Texas, same being the Northwest corner of said CADG PROSPER 28, LLC, tract;

Thence North 82°05'56" East, along said Southeast line, a distance of 1720.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence South 01°26'59" East, a distance of 33.85' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 67°07'22", a radius of 70.00', and a chord bearing and distance of South 35°00'40" East, 77.40';

Thence Southeasterly, along said curve to the left, an arc distance of 82.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Easterly Northeast corner of said CADG PROSPER 28, LLC, tract;

Thence Southerly and Southwesterly, along the Easterly line of said CADG PROSPER 28, LLC, tract, the following seven (7) courses and distances:

- 1) Thence South 01°26'59" East, a distance of 310.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
2) Thence South 26°47'14" West, a distance of 198.64' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
3) Thence South 01°26'59" East, a distance of 130.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
4) Thence South 88°33'01" West, a distance of 89.90' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
5) Thence South 33°10'58" West, a distance of 29.92' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 07°40'32", a radius of 710.00', and a chord bearing and distance of South 28°08'16" West, 95.04';
6) Thence Southwesterly, along said curve to the left, an arc distance of 95.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" for corner; set at the most Southerly Southeast corner of said CADG PROSPER 28, LLC, tract;
7) Thence South 24°18'00" West, a distance of 44.56' to a 1/2" inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Southerly Southeast corner of said CADG PROSPER 28, LLC, tract;

Thence North 87°05'32" West, along a Southeasterly South line of said CADG PROSPER 28, LLC, tract, a distance of 149.56' to a 5/8" iron rod found for corner;

Thence South 77°39'48" West, a distance of 130.39' to a 5/8" iron rod found for corner;

Thence South 59°37'29" West, a distance of 127.65' to a 5/8" iron rod found for corner;

Thence South 45°03'57" West, a distance of 130.23' to a "X" found for corner;

Thence South 27°48'54" West, a distance of 128.07' to a 5/8" found for corner;

Thence South 27°35'12" West, a distance of 70.29' to a 1/2" inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°18'39" West, a distance of 320.76' to a 1/2" inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of a tract of land described in deed to MQ Prosper Retail LLC, recorded in Instrument No. 20140826000915740, Official Public Records, Collin County, Texas;

Thence North 19°09'55" West, along the Northeast line of said MQ Prosper Retail LLC, a distance of 259.40' to a 1/2" inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 31°27'58" West, a distance of 70.49' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northerly Northeast corner of said MQ Prosper Retail, LLC tract;

Thence North 81°43'20" West, a distance of 216.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at an interior 'ell' corner of said MQ Prosper Retail, LLC tract;

Thence North 02°18'53" East, a distance of 467.66' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northerly Northeast corner of said MQ Prosper Retail, LLC tract;

Thence North 12°02'49" East, a distance of 10.37' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 01°00'06", a radius of 1,240.00', and a chord bearing and distance of North 89°16'14" East, 21.68';

Thence Easterly, along said curve to the left, an arc distance of 21.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°13'48" West, a distance of 33.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 00°51'50", a radius of 1,207.00', and a chord bearing and distance of South 89°12'07" West, 18.20';

Thence Westerly, along said non-tangent curve to the right, an arc distance of 18.20' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent compound curve to the right, having a central angle of 180°00'00", a radius of 7.00', and a chord bearing and distance of North 00°21'58" West, 14.00';

Thence Northerly, along said tangent curve to the right, an arc distance of 21.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent reverse curve to the left, having a central angle of 00°51'50", a radius of 1,193.00', and a chord bearing and distance of North 89°12'07" East, 17.99';

Thence Easterly, along said tangent curve to the left, an arc distance of 17.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°13'48" West, a distance of 33.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in a non-tangent curve to the right, having a central angle of 00°44'22", a radius of 1,159.50, and a chord bearing and distance of South 89°08'23" West, 14.96';

Thence Westerly, along said curve to the right, an arc distance of 14.96' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 44°14'32" West, a distance of 13.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 02°08'30", a radius of 275.00, and a chord bearing and distance of North 03°52'19" East, 10.28';

Thence Northerly, along said curve to the right, an arc distance of 10.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 85°03'26" West, a distance of 50.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in a non-tangent curve to the right, having a central angle of 02°34'06", a radius of 325.00, and a chord bearing and distance of South 03°39'31" West, 14.57';

Thence Southerly, along said curve to the right, an arc distance of 14.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 46°05'47" West, a distance of 14.24' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°18'01" West, a distance of 100.71' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in a non-tangent curve to the right, having a central angle of 09°46'45", a radius of 260.00, and a chord bearing and distance of North 84°29'39" West, 44.32';

Thence Westerly, along said curve to the right, an arc distance of 44.38' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent reverse curve to the left, having a central angle of 10°32'39", a radius of 340.00, and a chord bearing and distance of North 84°47'36" West, 62.48';

Thence Westerly, along said curve to the left, an arc distance of 62.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 43°52'02" West, a distance of 34.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said East line of Preston Road;

Thence North 02°32'15" East, along said East line, a distance of 30.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00°45'14" East, continuing along said East line, a distance of 18.31' to the PLACE OF BEGINNING and containing 1,286,820 square feet or 29.541 acres of land.

SURVEYOR'S CERTIFICATE

That I, John S. Turner, does hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner, Registered Professional Land Surveyor No. 5310

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared John S. Turner, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CADG Prosper 28, LLC, a Texas limited liability company, Bloomfield Homes, LP, a Texas, Limited Partnership, and Prime Investments, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as THE MONTCLAIR, an addition to the Town of Prosper. This subdivision, their leasees, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- 1. The streets and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will make, at the owners' or the Association's expense, all repairs required by the Town to comply with then Town standards. The Town shall have sole discretion to accept or reject a proposed dedication of the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
4. The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leasees, invitees, and licensees use forever, for the purposes indicated on this plat.
5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successors and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
7. If the owners of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by the Town.
8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service 77 vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any maintenance obligations with respect to the private streets and alleys. For purposes of enforcement of these covenants, the benefits shall constitute sufficient and valid consideration.
10. The owner of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impeded the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall CADG Prosper 28, LLC, a Texas limited liability company and Bloomfield Homes, LP, a Texas, Limited Partnership, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify CADG Prosper 28, LLC, a Texas limited liability company and Bloomfield Homes, LP, a Texas, Limited Partnership, the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
11. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
12. Invalidation of any word, phrase, sentence, paragraph, covenant, or restriction by court judgment or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: CADG Prosper 28, LLC, a limited liability company

Authorized Signature Printed Name and Title

Bloomfield Homes, LP, a Texas, Limited Partnership

Authorized Signature Printed Name and Title

Prime Investments, LLC, a Texas, limited liability company

Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRELANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block \_\_\_\_\_, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that my be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Planning & Zoning Commission Chair
Town Secretary
Engineering Department
Development Services Department

Owner: Prime Investments, LLC PO Box 601344 Dallas, TX, 75360
Owner: Bloomfield Homes, LP 1221 N. Interstate 35, Ste. 200 Carrollton, TX 75006
Owner: CADG Prosper 28 LLC 1050 E. Highway 114, Ste. 210 Southlake, TX 76092

FILED: \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_, P.R.D.C.T.



A & W SURVEYORS, INC.
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Job No. 15-1890 | Drawn by: 024 | Date: 01-13-2016 | Revised:
"A professional company operating in your best interest"

PAGE 2 OF 2
FINAL PLAT
FOR
1,286,820 SQUARE FEET OR 29.541 ACRES OF LAND
THE MONTCLAIR
BLOCK A, LOT 1, HOA 3X, BLOCK B, LOTS 1-25, LOT 1X, 2X, 3X, & 4X
26 RESIDENTIAL LOTS & 5 HOA LOTS
DEVELOPED TO SF-15 STANDARDS
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
TOWN OF PROSPER CASE NO. D16-0008



**PLANNING**

**To: Planning & Zoning Commission**  
**From: Pamela Clark, Planning Technician**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – February 16, 2016**

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003).

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Vacant	Old Town Core District – Office
<b>North</b>	Single Family-15	Single Family Residence	Old Town Core District – Office
<b>East</b>	Single Family-15	Single Family Residence	Old Town Core District – Office
<b>South</b>	Single Family-15	Single Family Residence	Old Town Core District – Single Family
<b>West</b>	Single Family-15	Single Family Residence	Old Town Core District – Office

**Requested Zoning** – The purpose of the rezoning request is to allow for the development of an office building, in accordance with the DTO District standards and the Future Land Use Plan. There was a dilapidated home and garage on the property which were removed in 2013. With the exception of the concrete pad for the garage, the site is vacant.

At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Preliminary Site Plan and/or a Site Plan for review and approval by the Planning & Zoning Commission.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Core District – Office. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – Broadway Street is depicted on the Old Town Inset Map as a two-lane divided, 100’ right-of-way, with on-street parallel parking and sidewalks.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Access to the property will be provided from Broadway Street.

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – It is not anticipated that this property will be needed for the development of a park.

Environmental Considerations – There is no 100-year floodplain on the property.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by state law. Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

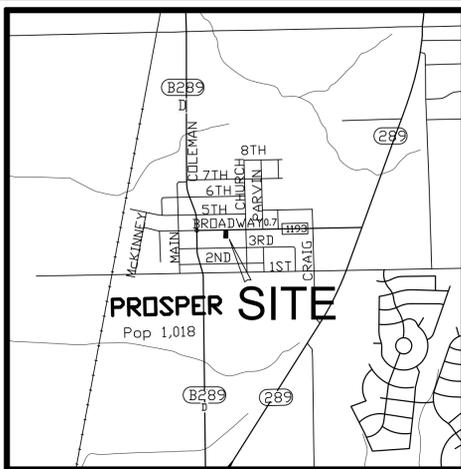
1. Surrounding Zoning Map
2. Zoning Exhibit A
3. Old Town Inset Map

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the rezoning request.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 22, 2016.



VICINITY MAP (not to scale)

Current Land Use: Single Family Residential  
 Future Land Use Plan: Old Town District  
 Current Zoning: (SF-15) Single Family Residential

**Jimmie R. Jackson**  
 Vol. 908, Pg. 654  
 O.P.R.C.C.T.

Owner Name: Jimmie R. Jackson  
 Owner Address: P.O. Box 81  
 Prosper, TX 75078

Current Land Use: Single Family Residential  
 Future Land Use Plan: Old Town District  
 Current Zoning: (SF-15) Single Family Residential

**Legacy Premier Group LLC**  
 Inst. 20140919001020830  
 O.P.R.C.C.T.

Owner Name: Legacy Premier Group LLC  
 Owner Address: 209 E. Broadway St.  
 Prosper, TX 75078

Current Land Use: Single Family Residential  
 Future Land Use Plan: Old Town District  
 Current Zoning: (SF-15) Single Family Residential

**Affidavit of Heirship**  
 Inst. 20150128000095600  
 O.P.R.C.C.T.

Owner Name: Kathy and David Whetsel  
 Owner Address: 4009 County Road 50  
 Prosper, TX 75078

Current Land Use: Single Family Residential  
 Future Land Use Plan: Old Town District  
 Current Zoning: (SF-15) Single Family Residential

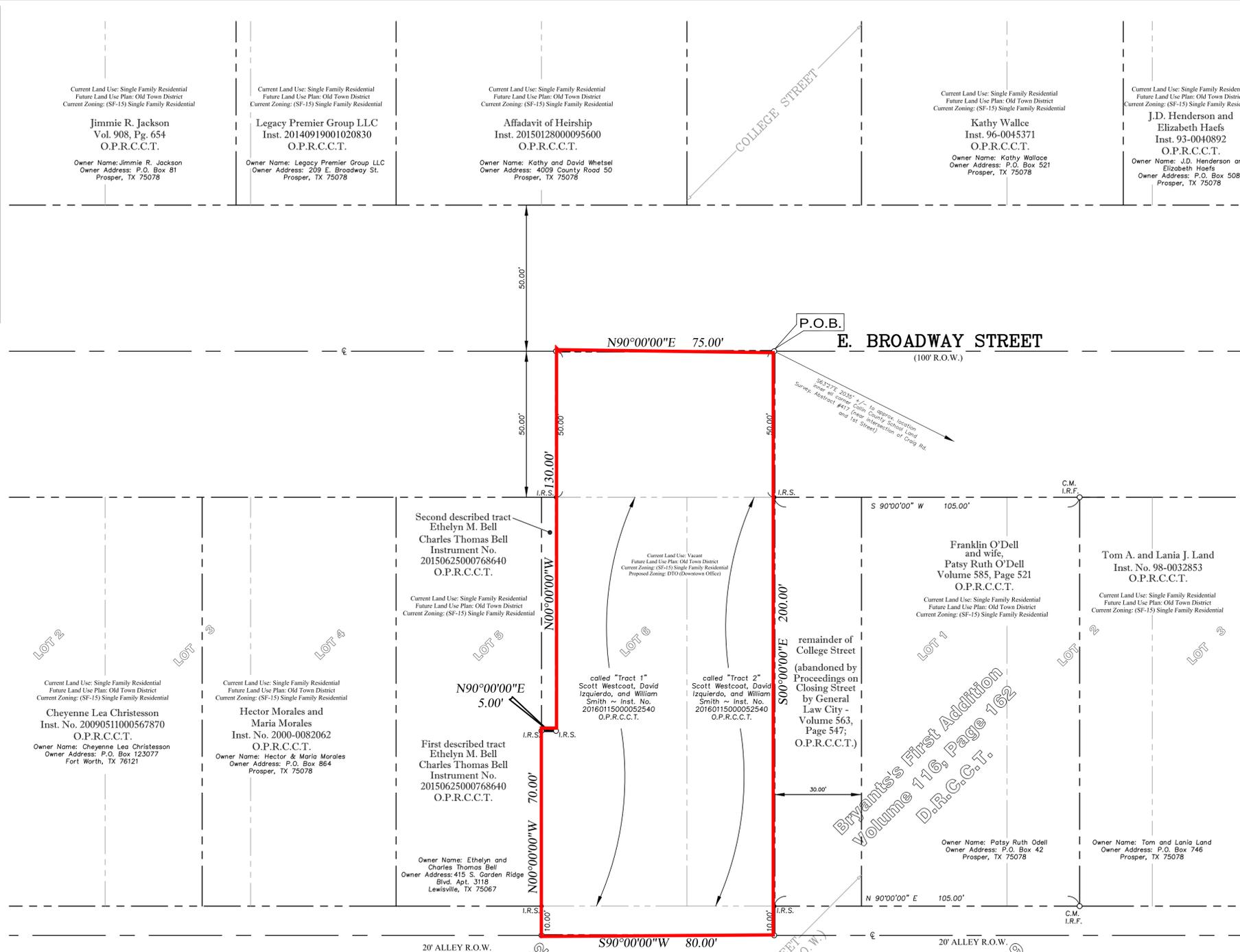
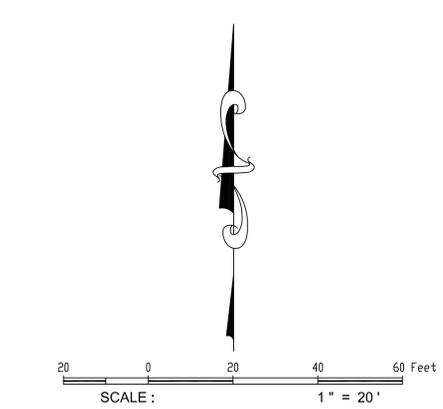
**Kathy Wallace**  
 Inst. 96-0045371  
 O.P.R.C.C.T.

Owner Name: Kathy Wallace  
 Owner Address: P.O. Box 521  
 Prosper, TX 75078

Current Land Use: Single Family Residential  
 Future Land Use Plan: Old Town District  
 Current Zoning: (SF-15) Single Family Residential

**J.D. Henderson and Elizabeth Haels**  
 Inst. 93-0040892  
 O.P.R.C.C.T.

Owner Name: J.D. Henderson and Elizabeth Haels  
 Owner Address: P.O. Box 508  
 Prosper, TX 75078



**LEGEND**

C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
A.S.C.	ARTHUR SURVEYING CO.
sq. ft.	SQUARE FEET

- NOTES:**
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings are based on the south line of Broadway Street as shown on Plat of Bryant's Addition to Prosper (Vol. 116, Pg. 162, M.R.C.C.T.).
  - No portion of the subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480141 0235 J, present effective date of map June 2, 2009, herein property is situated within Zone "X" (unshaded). No floodplain exists on the site.
  - The thoroughfare alignments shown on this exhibit are for illustrative purposes and do not set the alignment. The alignment is determined at time of final plat.
  - Location of abstract lines shown hereon are approximate.
  - The purpose of this exhibit is to show a tract of land proposed for rezoning from SF-15 to DTO.

State of Texas  
 County of Collin  
 Owner's Certificate and Dedication

BEING a 0.352 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Town of Prosper, Collin County, Texas, being a portion of Bryants #1 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof, as recorded in Volume 116, Page 162, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 0.352 acres including two tracts of land described as "Tract 1" and "Tract 2" by deed to Scott Westcoat, David Izquierdo, and William Smith, as recorded under Instrument Number 20160115000052540, O.P.R.C.C.T., and extending to the centerline of the adjacent street and alley rights of way, said 0.352 acres being more particularly described as follows:

**BEGINNING** at a point in the center of East Broadway Street for the northeast corner of the herein described tract, said point being South 90 degrees 00 minutes 00 seconds West, a distance of 105.00 feet and North 00 degrees 00 minutes 00 seconds West, a distance of 50.00 feet from a 1/2 inch iron rod found for the northeast corner of a tract of land described by deed to Franklin O'Dell and Patsy Ruth O'Dell, as recorded in Volume 585, Page 521, O.P.R.C.C.T.;

**THENCE** South 00 degrees 00 minutes 00 seconds East, passing at a distance of 50.00 feet a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southeast corner of said Tract 1, same being the southeast corner of the "First Described Tract" by deed to Ethelyn M. Bell and Charles Thomas Bell, as recorded under Instrument Number 20150625000768640, O.P.R.C.C.T. continuing on said course for a total distance of 200.00 feet to a point for corner in the center of a 20 foot alley;

**THENCE** South 90 degrees 00 minutes 00 seconds West, with the center of said alley, a distance of 80.00 feet to a point for corner;

**THENCE** North 00 degrees 00 minutes 00 seconds West, passing at a distance of 10.00 feet a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southwest corner of said Tract 1, same being the southeast corner of the "First Described Tract" by deed to Ethelyn M. Bell and Charles Thomas Bell, as recorded under Instrument Number 20150625000768640, O.P.R.C.C.T. continuing on said course for a total distance of 70.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the most westerly northwest corner of said Tract 1, also being the southwest corner of the "Second Described Tract" by said Bell deed;

**THENCE** North 90 degrees 00 minutes 00 seconds East, with the south line of said Bell second tract, a distance of 5.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southeast corner of said Bell second tract;

**THENCE** North 00 degrees 00 minutes 00 seconds West, partially with the east line of said Bell second tract, passing at a distance of 80.00 feet a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the northeast corner thereof, same being the northwest corner of said Tract 1, continuing on said course for a total distance of 130.00 feet to a point for corner in the center of said East Broadway Street;

**THENCE** North 90 degrees 00 minutes 00 seconds East, with said East Broadway Street, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.352 acre of land, more or less.

Z16-0003  
**ZONING EXHIBIT "A"**  
**BRYANT'S #1 ADDITION**  
 Block 12  
 A Portion of Lot 6, together with a portion of College Street  
 BRYANT'S #1 ADDITION TO PROSPER  
 Being a 0.352 Acre tract out of the  
 Collin County School Land Survey, Abst. No. 147  
 Town of Prosper, Collin County, Texas  
 Including two tracts of land described by deed recorded  
 under Instrument No. 20130122000088460  
 O.P.R.C.C.T.  
 -- 2016 --

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 08/20/16

**Arthur Surveying Co.**  
 Professional Land Surveyors  
 220 Elm St., # 200 - Lewisville, TX 75057  
 Ph. 972.221.9439 - TFRN# 10063800  
 arthursurveying.com Established 1986

DRAWN BY: J.H.S. DATE: 02/03/2016 SCALE: 1"=20' CHECKED BY: D.L.A. ASC NO.: 160202  
 REVISED: 02/08/2016

DTO

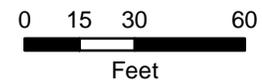
BROADWAY ST

SF-15

Z16-0003

DTSF

DTSF



# Old Town Transportation Plan

**Section A:** Four lane divided roadway with a landscaped median and a landscaped parkway separating pedestrians from traffic. This section serves as a major entrance into Old Town from the east. No on-street parking.

**Section B:** Two lane divided boulevard with a large center median containing landscaping. Wide travel lanes allow for bicycle accommodation and a landscaped parkway separates pedestrians from traffic. No on-street parking.

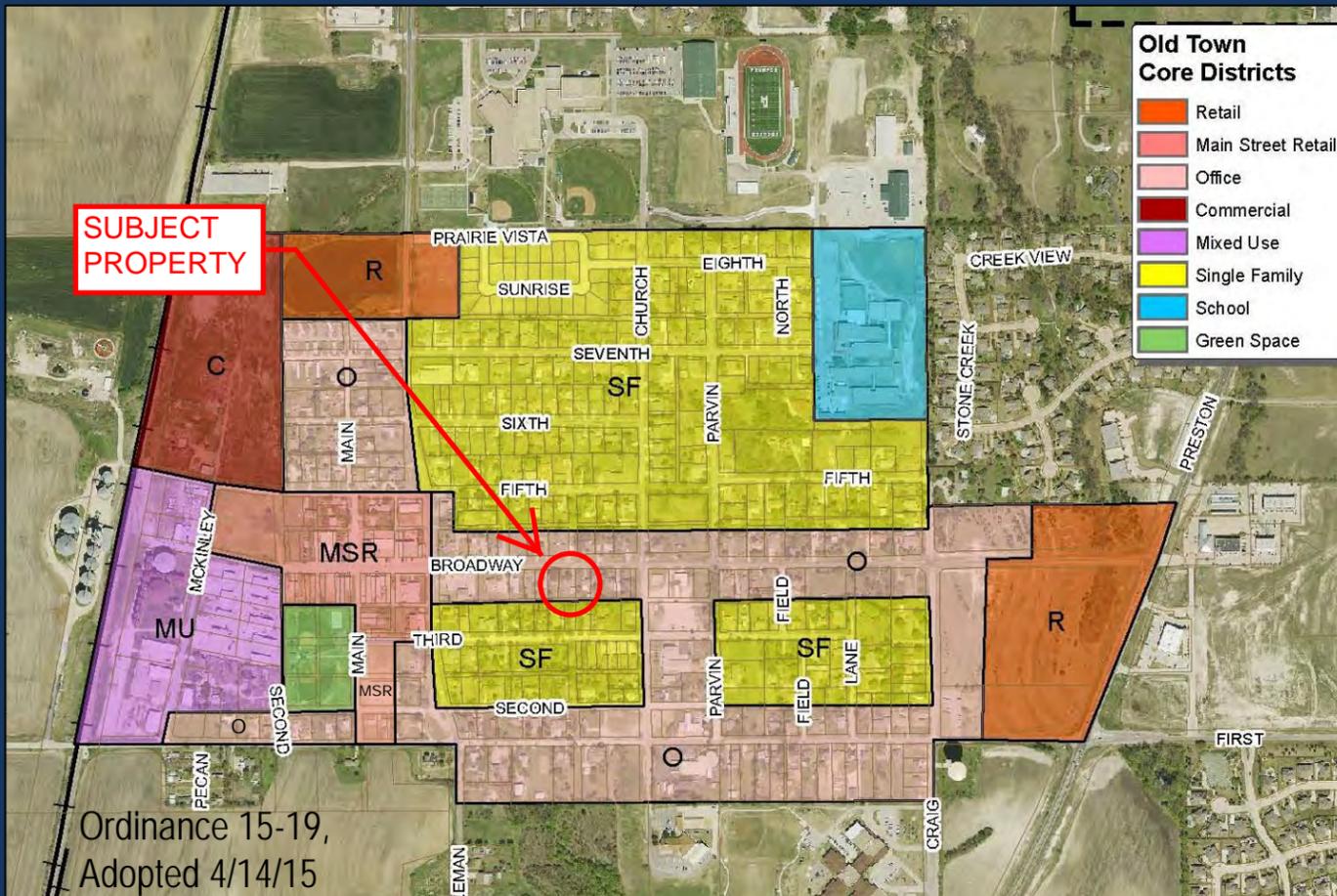
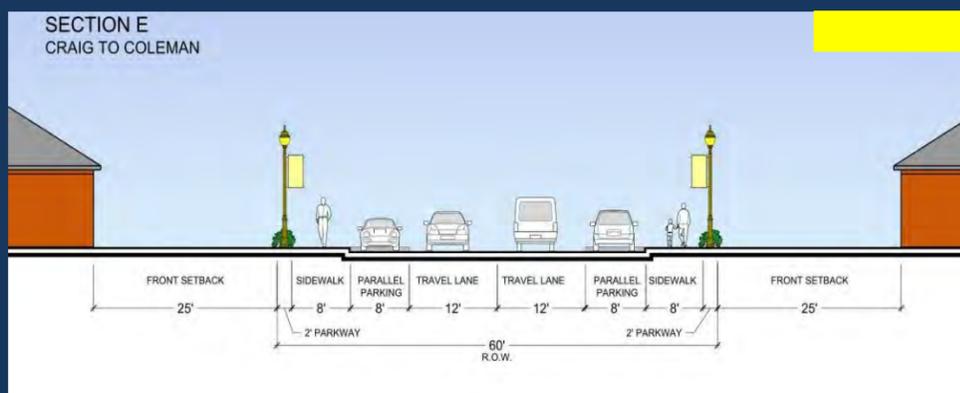
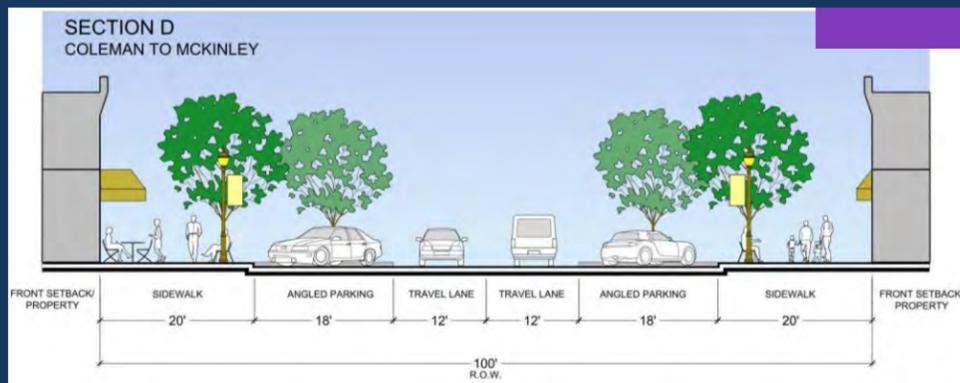
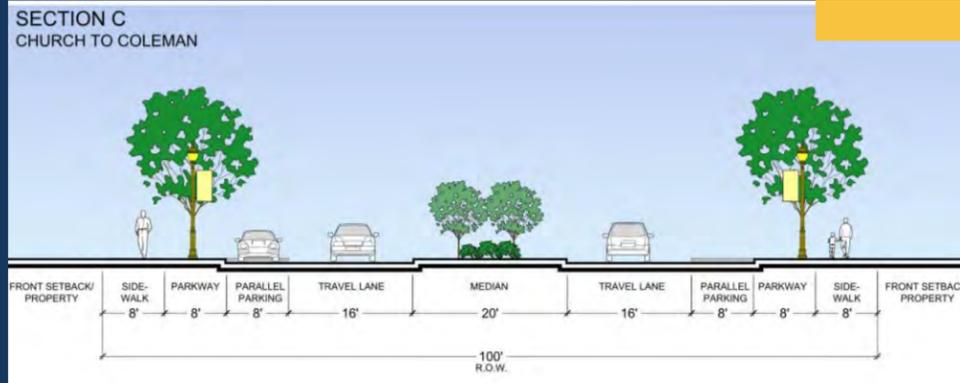
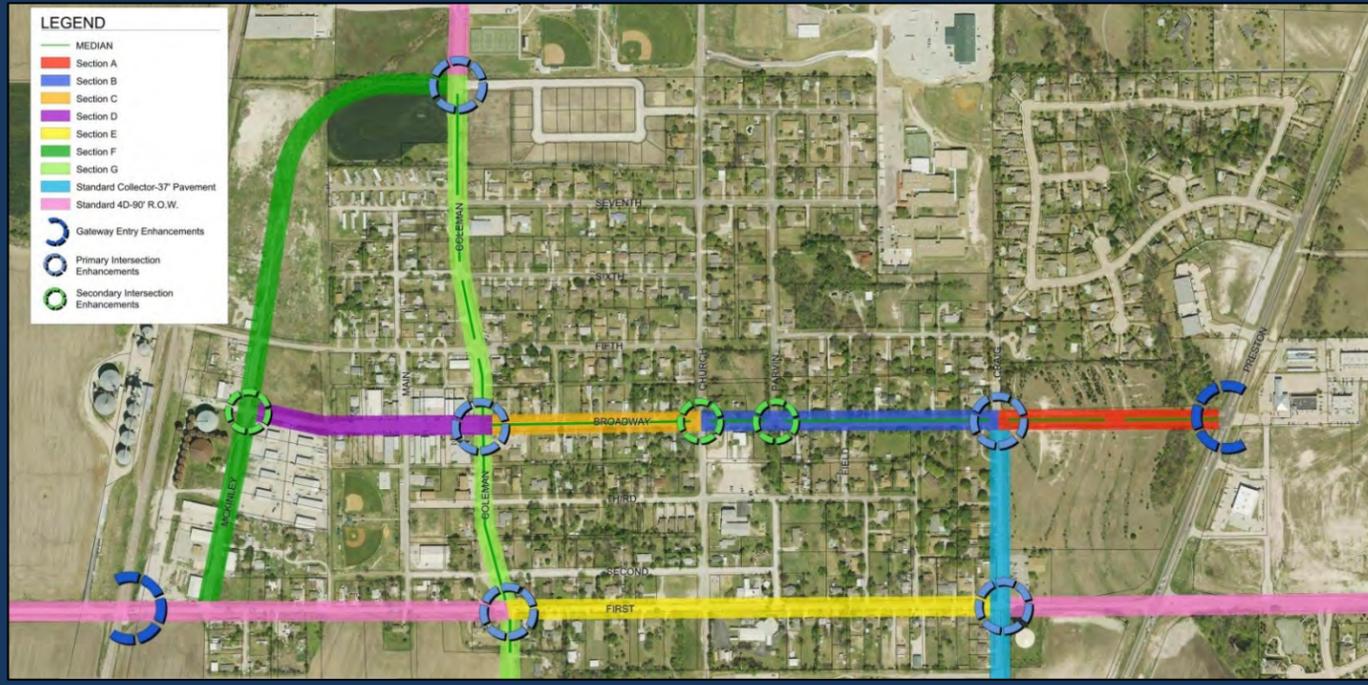
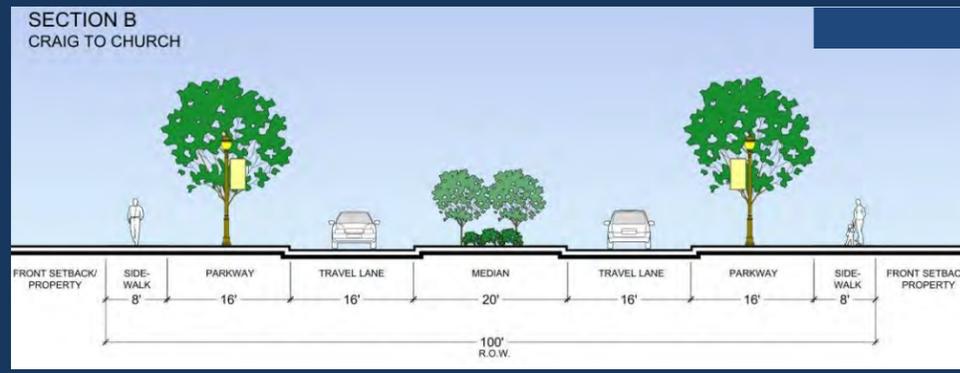
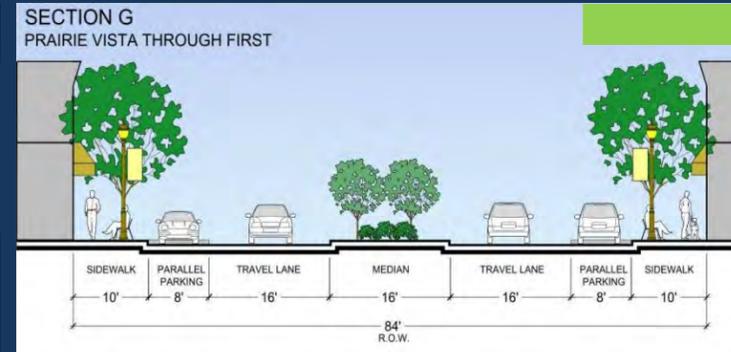
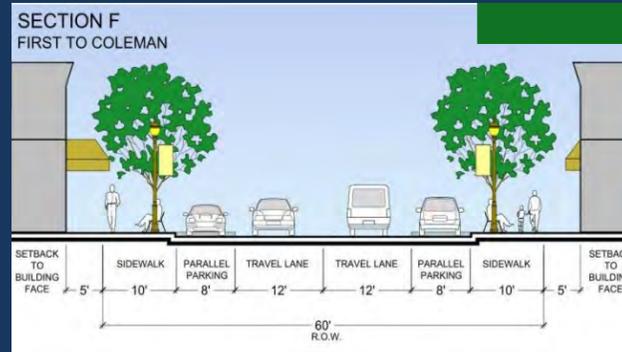
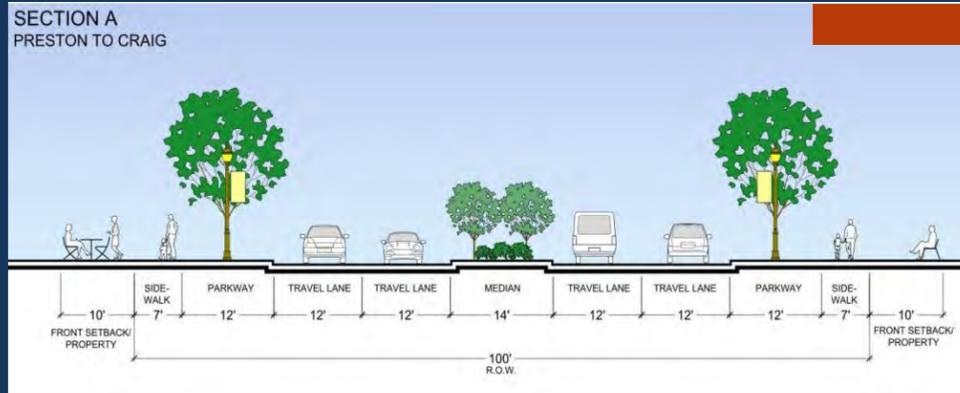
**Section C:** Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

**Section D:** Two lane undivided urban roadway. Wide 20' sidewalks accommodate patio seating, pedestrian traffic and street trees. On-street angled parking is permitted and bulb-outs are located at intersections to enhance pedestrian visibility at crosswalks.

**Section E:** Two lane undivided roadway with on-street parallel parking and an immediately adjacent 8' sidewalk. A large private setback of 25' is included.

**Section F:** Two lane undivided roadway with on-street parallel parking and a 15' sidewalk. 10' of the sidewalk will be located within the right-of-way and the additional 5 feet will be a 5' setback to building face.

**Section G:** Two lane divided roadway with a center median containing landscaping. On-street parallel parking and a 10' sidewalk are included.



## Land Use

The predominant land use within Old Town will be **single-family residential**. All infill development within such areas should conform to the architectural guidelines established for the Old Town district. Such guidelines are created to protect the continuity of look and feel within Old Town.

Along Broadway and First Street, single-family uses will gradually transition to boutique, cottage-style **office** and/or specialty retail uses. Broadway west of Coleman, will be the retail core of the downtown.

Shops, restaurants, and small office uses may be located within the **main street retail** area. This area is intended to be the heart and main activity center of the Old Town Area. As redevelopment occurs, building frontages should be brought to the property line to be consistent with ultimate streetscape improvements.

Adjacent to the retail core, a **mixed-use** district incorporating mixed use lofts/apartments will serve as a buffer between the Business Park and the core of Old Town. This area will also provide rooftops that service adjacent retail establishments.

The **Green space** area will serve as a community park and its location adjacent to the retail core of Old Town and the mixed-use district will make it an opportunistic and useable open space area.

Niche **retail** is recommended along Preston Road and at the northern end of Coleman. Retail development within these areas should fit within the architectural framework of the Old Town area. Setbacks should be reduced, when possible, along Coleman and Broadway to frame the roadways.

Ordinance 15-19,  
Adopted 4/14/15



**PLANNING**

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

**Through: Alex Glushko, AICP, Senior Planner**

**Re: Planning & Zoning Commission Meeting – February 16, 2016**

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002).

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-40-Mixed Use	Vacant	Medium Density Residential
<b>North</b>	Planned Development-40-Single Family	Single Family Residential (Windsong Ranch, Phase 1A)	Medium Density Residential
<b>East</b>	Planned Development-40-Mixed Use	Multifamily Residential (Adara at Windsong Ranch)	Medium Density Residential
<b>South</b>	Planned Development-40-Mixed Use	Multifamily Residential (Adara at Windsong Ranch)	Medium Density Residential
<b>West</b>	Planned Development-40-Single Family	Single Family Residential (Windsong Ranch, Phases 3A-1 and 3A-2)	Medium Density Residential

**Requested Zoning** – The purpose of this request is to allow for a Child Day Care Center (Primrose). The attached Exhibit B shows the proposed layout which consists of a 1-story, 14,452 square foot building, and 55 parking spaces allowing a maximum of 252 students and 26 teachers.

The attached Exhibit C shows a 15-foot landscape setback and a solid living screen, in lieu of a masonry wall along the northern and eastern property lines. The solid living screen consists of one large 3-inch caliper evergreen tree, planted on 25-foot centers, and 45-gallon evergreen shrubs, planted on 15-foot centers, 8 to 10-feet in height at time of planting. In addition, a 6-foot wrought iron fence will be provided along the eastern and southern property lines.

The attached Exhibit D shows a conceptual rendering depicting the architectural look and style of the building. The development will be required to meet the non-residential design and development standards of the Zoning Ordinance.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request. These criteria, as well as staff's responses for each, are below:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

The surrounding properties are single family residential uses to the north and west, and multifamily residential uses to the east and south. Child Day Care Centers are typically located adjacent to residential districts without generating excess traffic into the neighborhood. Therefore, the proposed use is harmonious and compatible with the surrounding existing uses.

2. *Are the activities requested by the applicant normally associated with the requested use?*

The activities requested by the applicant, as shown on Exhibit B, are normally associated with the use of a Child Day Care Center.

3. *Is the nature of the use reasonable?*

The property is zoned Planned Development-40 (PD-40) Mixed Use, and the Future Land Use Plan (FLUP) recommends Medium Density Residential uses for the property. The proposed use is permitted by SUP in the Mixed Use tract and is typically located adjacent to residential districts. Therefore, the nature of the use is reasonable.

4. *Has any impact on the surrounding area been mitigated?*

The attached Exhibit B shows a 30-foot building setback adjacent to the single family residential and multifamily residential districts. In addition, a 15-foot landscape setback and solid living screen, consisting of one large, 3-inch caliper evergreen tree, planted on 25-foot centers, and 45-gallon evergreen shrubs, planted on 15-foot centers, 8 to 10-foot in height at time of planting is proposed along the northern, eastern and southern property lines. The impact on the surrounding area has been mitigated.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential uses for the property. This request conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has direct access to Gee Road, a future six-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Access to the property is provided from Gee Road. Adequate access is provided to the property.

Schools – This property is located within the Prosper Independent School District (PISD). It is not anticipated that a school site will be needed on this property.

Parks – The property will not be needed for a park.

Environmental Considerations – There is no 100-year floodplain located on the property.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by state law. Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

1. Zoning map of surrounding area
2. SUP Exhibits A, B, C, and D.

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the SUP request.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 22, 2016.



COTTONROSE LN

VERBENA WAY

ACACIA PKWY

AGAVE DR

YELLOWCRESS DR

ROCKROSE DR

SF PD-40

CROSSVINE DR

ROCKCRESS CT

S16-0002

GEE RD

CYPRESSVINE LN

DOLOROSA LN

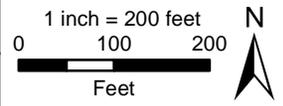
M PD-40

BELKNAP WAY

PIANZOLA WAY

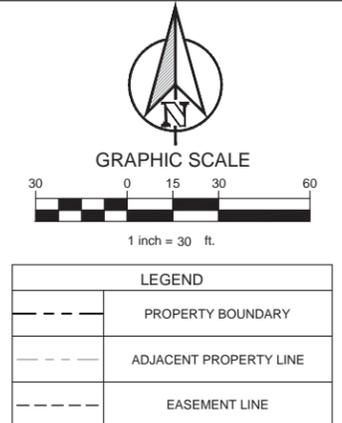
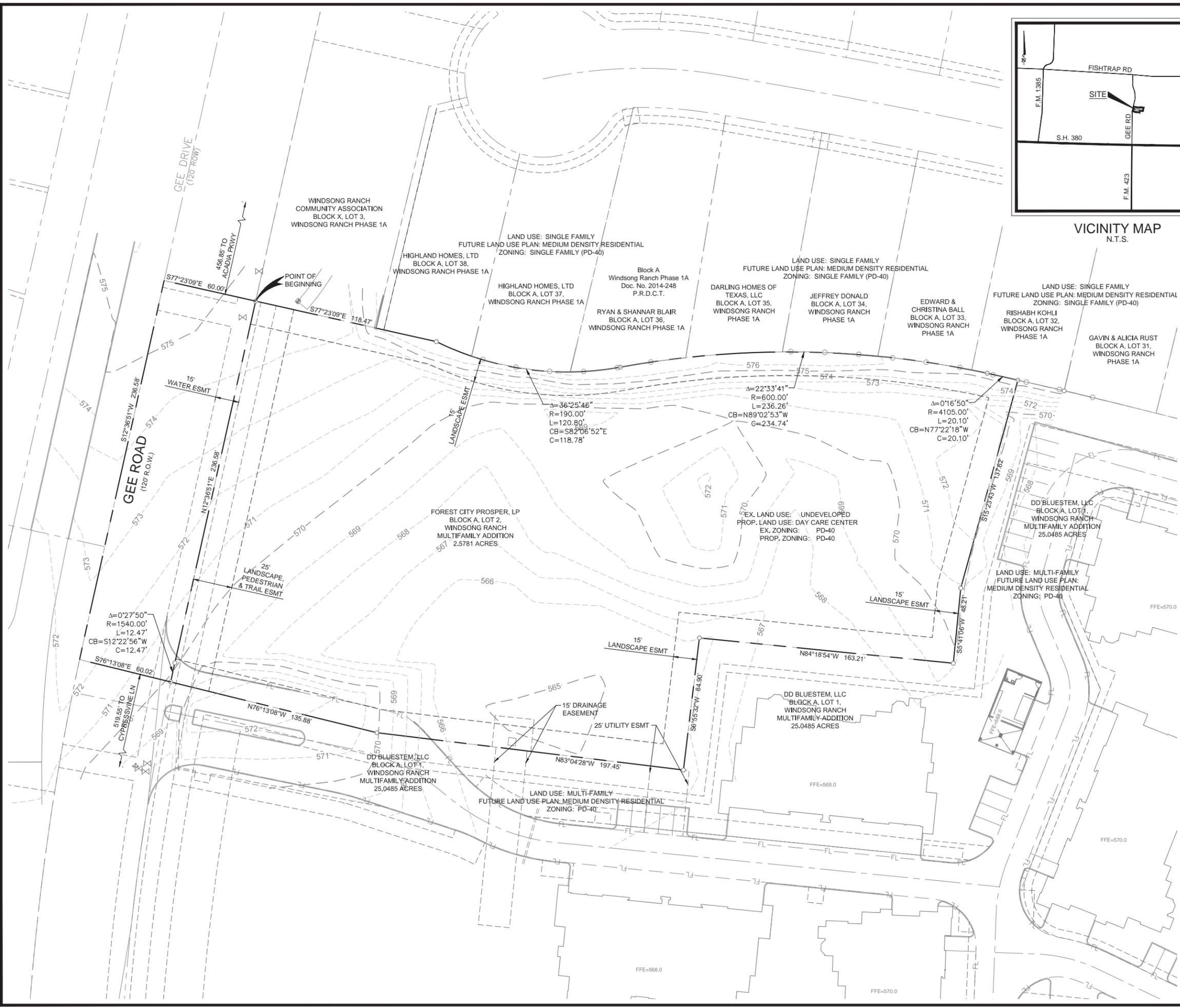
MILBY DR

LOCKWOOD DR



C

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 2/10/2016 11:49 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2015-133 CDG PROSPER PRIMROSE\CADD\SHEETS\SP-1 SUP EXHIBIT A.DWG  
 LAST SAVED: 2/8/2016 3:04 PM



**BEING** all that certain lot, tract or parcel of land situated in the 1<sup>st</sup> Siding Survey, Abstract Number 8075 and the 2<sup>nd</sup> Siding Survey, Abstract Number 1628, Town of Prosper, Denton County, Texas, and being a portion of that certain tract of land described by deed to Forest City Prosper Limited Partnership, recorded under Document Number 2012-59924 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a point in the center of GEE ROAD, being the most westerly southwest corner of Windsong Ranch Phase 1A, as additional to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded under Document Number 2014-248 of the Plat Records of Denton County, Texas, and being in the easterly line of Windsong Ranch Phase 3A-1, as additional to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded under Document Number 2013-123 of the Plat Records of Denton County, Texas;

**THENCE** South 77 degrees 23 minutes 09 seconds East, with the southerly line of said Windsong Ranch Phase 1A, a distance of 178.47 feet to a 1/2 inch iron rod found for corner, said point being at the beginning of a non-tangent curve to the left having a radius of 190.00 feet, a delta angle of 36 degrees 25 minutes 46 seconds, whose chord bears South 82 degrees 04 minutes 52 seconds East, a distance of 118.78 feet;

**THENCE** continuing with the south line of said Phase 1A and with said curve an arc length of 120.80 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the right having a radius of 600.00 feet, a delta angle of 22 degrees 33 minutes 41 seconds, whose chord bears South 89 degrees 02 minutes 53 seconds East, a distance of 236.26 feet;

**THENCE** continuing with the south line of said Phase 1A and with said curve an arc length of 236.26 feet to a 1/2 inch iron rod found for corner, being at the beginning of a compound curve to the right having a radius of 4105.00 feet, a delta angle of 00 degrees 16 minutes 50 seconds, whose chord bears South 77 degrees 22 minutes 18 seconds East, a distance of 20.10 feet;

**THENCE** continuing with the south line of said Phase 1A and with said curve an arc length of 20.10 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the right having a radius of 4105.00 feet, a delta angle of 22 degrees 33 minutes 41 seconds, whose chord bears South 89 degrees 02 minutes 53 seconds East, a distance of 236.26 feet;

**THENCE** South 15 degrees 23 minutes 41 seconds West, with the westerly line of said DD Bluestem tract, a distance of 137.62 feet to a 1/2 inch iron rod with a yellow cap stamped "ASR" set for corner;

**THENCE** South 05 degrees 41 minutes 06 seconds West, continuing with the westerly line of said DD Bluestem tract, a distance of 48.21 feet to a 1/2 inch iron rod with a yellow cap stamped "ASR" set for corner;

**THENCE** North 84 degrees 18 minutes 54 seconds West, with the northerly line of said DD Bluestem tract, a distance of 63.21 feet to a 1/2 inch iron rod with a yellow cap stamped "ASR" set for corner;

**THENCE** South 06 degrees 43 minutes 32 seconds West, with the westerly line of said DD Bluestem tract, a distance of 84.90 feet to a 1/2 inch iron rod with a yellow cap stamped "ASR" set for corner;

**THENCE** North 83 degrees 04 minutes 28 seconds West, with the northerly line of said DD Bluestem tract, a distance of 197.45 feet to a 1/2 inch iron rod with a yellow cap stamped "ASR" set for corner;

**THENCE** North 76 degrees 13 minutes 08 seconds West, continuing with the northerly line of said DD Bluestem tract, a distance of 135.88 feet to a point in the center of said GEE ROAD, being in the easterly line of a Street Easement to the Town of Prosper, recorded under Document Number 2011-28916 of the Real Property Records of Denton County, Texas, said point also being at the beginning of a non-tangent curve to the right having a radius of 1500.00 feet, a delta angle of 00 degrees 24 minutes 11 seconds, whose chord bears North 12 degrees 24 minutes 46 seconds East, a distance of 11.25 feet;

**THENCE** continuing with the center of said GEE ROAD and with said curve an arc length of 11.25 feet to a point;

**THENCE** North 12 degrees 35 minutes 51 seconds East, continuing with the center of said GEE ROAD, a distance of 236.58 feet to the POINT OF BEGINNING, and containing 2.920 acres and/or 127,209 square feet of land, more or less, and being subject to any and all easements that may affect.

**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 4812C0410G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**PROJECT BENCHMARK:**  
 "X" SET ON THE SOUTH END OF A CONCRETE SIDEWALK, LOCATED ALONG THE SOUTH SIDE OF LOT 3, BLOCK X, WINDSONG RANCH PHASE 1A, RECORDED UNDER DOC. NO. 2014-248, PLAT RECORDS, DENTON COUNTY, TEXAS.  
 ELEVATION = 574.52'

<b>PRIMROSE SCHOOL OF WINDSONG RANCH</b>	
<b>SUP CASE #: S16-0002</b>	
<b>OWNER:</b> FOREST CITY PROSPER, LP 740 E. CAMPBELL RD, SUITE 515 RICHARDSON, TEXAS 75081 CONTACT NAME: DAVID BLOM	
<b>APPLICANT:</b> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE	
<b>SURVEYOR:</b> ARTHUR SURVEYING CO. INC. 221 ELM STREET, SUITE 200 LEWISVILLE, TX 75067 PH: 972.221.9439 CONTACT NAME: DOUG ARTHUR	
<b>LEGAL DESCRIPTION:</b> WINDSONG RANCH MULTIFAMILY ADDITION BLOCK A, LOT 2 GROSS: 2.920 ACRES, NET: 2.5781 ACRES, 112,302 SF	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: DENTON	SURVEY: J. SALING SURVEY H. SALING SURVEY
	ABSTRACT NO. 1675 1628



**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING CONSULTANTS  
 Engineer: MATT MOORE  
 P.E. No. 95813, Date: 2/11/2016

**PRIMROSE SCHOOL OF WINDSONG RANCH**  
**PROSPER, TEXAS**  
**TOWN CASE #: S16-0002**

No.	DATE	REVISION	BY

**EXHIBIT A**  
 SHEET  
**SP-1**  
 File No. 2015-133

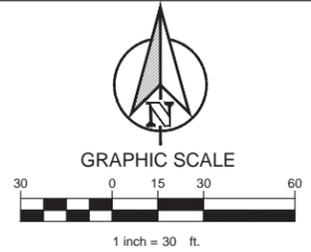
**DETENTION NOTE:**

NO ADDITIONAL DETENTION IS REQUIRED BASED ON ADARA WINDSONG RANCH PLANS BY KIMLEY HORN 7/13/2015.

**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 48121C0410G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

CROSSVINE DRIVE  
(50 ROW)



**LEGEND**

---	EX. STORM LINE
---	EX. SEWER LINE
---	EX. WATER LINE
+	EX. FIRE HYDRANT
+	PROPOSED FIRE HYDRANT
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
---	PROPOSED PRIVATE SIDEWALK
---	PROPOSED PUBLIC SIDEWALK PER CITY STANDARDS AND DETAILS

**VICINITY MAP**  
N.T.S.



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS  
Engineer: **MATT MOORE**  
P.E. No. 95813, Date: 2/11/2016

**PRIMROSE SCHOOL OF WINDSONG RANCH**  
PROSPER, TEXAS  
TOWN CASE #: S16-0002

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION 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.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN 36" (6' FEET) IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG 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.
  - 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**PROJECT BENCHMARK:**  
1" SET ON THE SOUTH END OF A CONCRETE SIDEWALK, LOCATED ALONG THE SOUTH SIDE OF LOT 3, BLOCK X, WINDSONG RANCH PHASE 1A, RECORDED UNDER DOC. NO. 2014-248, PLAT RECORDS, DENTON COUNTY, TEXAS.  
ELEVATION = 574.52'

**PRIMROSE SCHOOL OF WINDSONG RANCH**

**SUP CASE #: S16-0002**

**OWNER:**  
FOREST CITY PROSPER, LP  
740 E. CAMPBELL RD, SUITE 515  
RICHARDSON, TEXAS 75081  
CONTACT NAME: DAVID BLOM

**APPLICANT:**  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE 406  
BEDFORD, TX 76021  
PH: 817.281.0572  
CONTACT NAME: MATT MOORE

**SURVEYOR:**  
ARTHUR SURVEYING CO. INC.  
221 ELM STREET, SUITE 200  
LEWISVILLE, TX 75067  
PH: 972.221.9439  
CONTACT NAME: DOUG ARTHUR

**LEGAL DESCRIPTION:**  
WINDSONG RANCH MULTIFAMILY ADDITION  
BLOCK A, LOT 2  
GROSS: 2.920 ACRES, NET: 2.5781 ACRES,  
112,302 SF

CITY: TOWN OF PROSPER STATE: TEXAS  
COUNTY: DENTON SURVEY: J. SALING SURVEY H. SALING SURVEY ABSTRACT NO.: 1675 1628

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	2/11/2016
SHEET	SP-2
File No.	2015-133

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PLOT DATE: 2/10/2016 11:47 PM  
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**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	PLAYGROUND AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	LANDSCAPING	
									REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER PARKING SPACE) PROV.		PROV.	
2	PD 40	DAY CARE CENTER	2.58	112,302	14,452	21,179	35,631	24' 4" 1ST.	50% MAX	31.7%	0.5:1 MAX	0.129:1	1 SPACE / 0.5 STUDENTS (252)	52	55	3	3	56,343	50%	825 SF	1,478 SF

DETENTION POND (BY OTHERS)

FFE=570.0

FFE=569.0

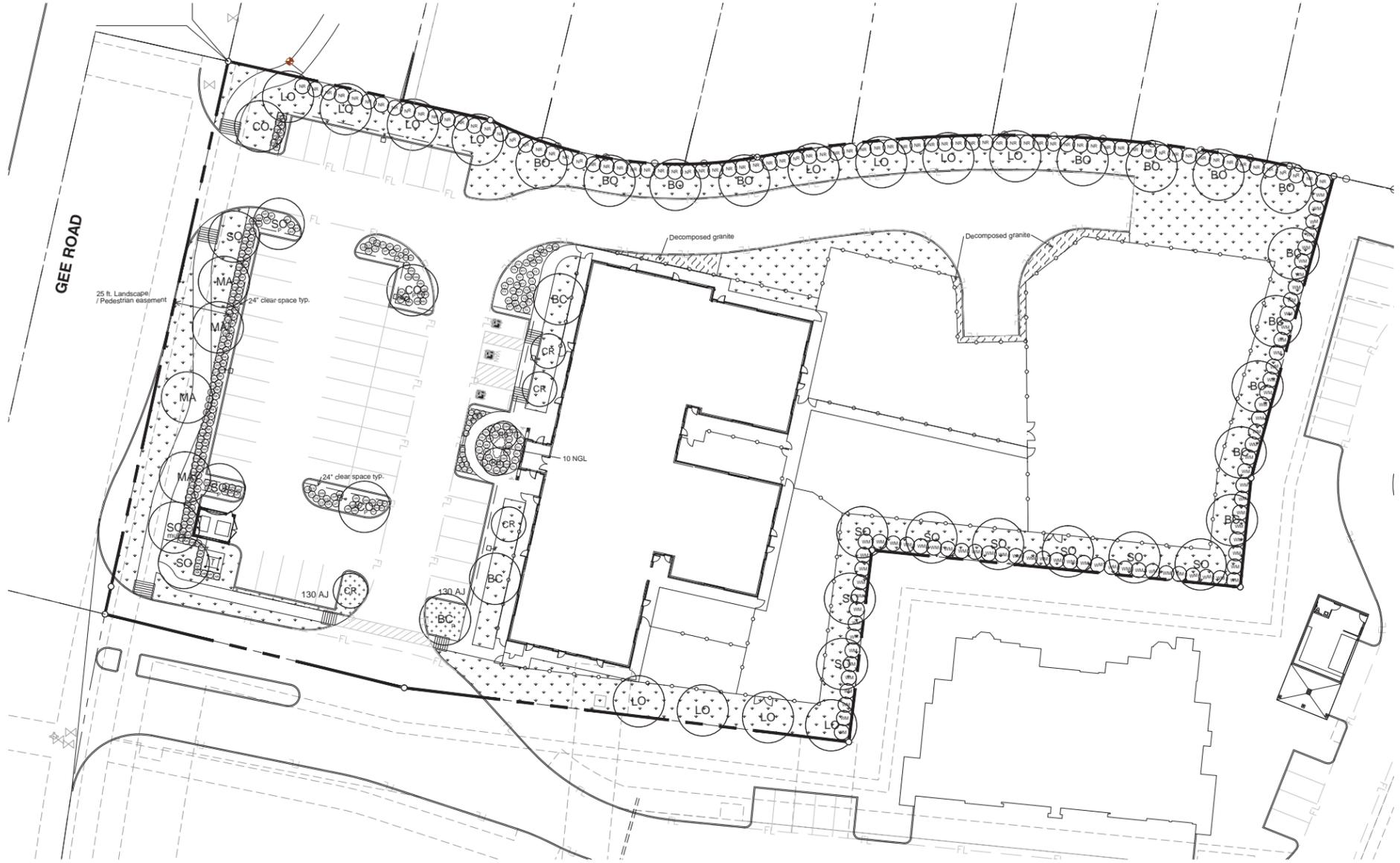
FFE=570.0



**PRIMROSE SCHOOL OF WINDSONG RANCH**  
 PROSPER, TEXAS  
 TOWN CASE #: S16-0002

**TOWN OF PROSPER LANDSCAPE NOTES**

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the trunk flare.
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope, 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.



**TREE LEGEND**

- Canopy Trees**
- LO Live Oak
  - CO Chinquapin Oak
  - MA Autumn Blaze Maple
  - SO Shumard Oak
  - BC Bald Cypress
  - BO Bur Oak
  - + Parking lot trees
- Ornamental Trees**
- CR Crapemyrtle
  - NR Nellie R Stevens Holly
  - RB Redbud
  - WM Wax Myrtle

**SHRUB LEGEND**

- DY Dwarf Yaupon
- DA Dwarf Abelia
- HN Harbor Dwarf Nandina
- NR Nellie R. Stevens Holly
- AB American Beautyberry
- BM Big Muhly
- SP Spiraea
- WM Dwarf Wax Myrtle
- PM Pink Muhly
- BA Japanese Barberry
- FA Flame Acanthus
- KR Knockout Rose
- GL Giant Liriope
- RY Red Yucca
- BS Blackeyed Susan
- NGL New Gold Lantana
- DIH Dwarf Indian Hawthorne
- CO Coreopsis
- TS Texas Sage
- CS Red Cherry Sage
- AJ Asian Jasmine

**HATCH LEGEND**

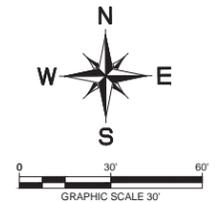
- Asian Jasmine
- Decomposed Granite

**LANDSCAPE NOTES**

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" Benda Board edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch all areas disturbed by construction activities.

**Town of Prosper, Texas Landscape Calculations**

Perimeter Landscape Area		Required	Provided
1 tree per 30 LF			
15 shrubs per 30 LF			
Gee Dr	249 LF	9 trees	9 trees
		125 shrubs	125 shrubs
North side	745 LF		16 trees
East side	745 LF		8 trees
South side	745 LF		9 trees
Interior Landscape Area			
	55 spaces		
15 sf area for each parking space		825 SF	1,478 SF
1 tree per 15 spaces		4 trees	5 trees
At least 1 tree within 150' of each parking space.			
Foundation Planting			
	Bldg 14,428		
	1 tree per 10,000 SF	2 trees	2 trees



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 ELEVATION = 574.52'

**PRIMROSE SCHOOL OF WINDSONG RANCH**

**SUP CASE #: S16-0002**

OWNER:  
 FOREST CITY PROSPER, LP  
 740 E. CAMPBELL RD, SUITE 515  
 RICHARDSON, TEXAS 75081  
 CONTACT NAME: DAVID BLOM

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572  
 CONTACT NAME: MATT MOORE

SURVEYOR:  
 ARTHUR SURVEYING CO. INC.  
 221 ELM STREET, SUITE 200  
 LEWISVILLE, TX 75067  
 PH: 972.221.9439  
 CONTACT NAME: DOUG ARTHUR

LEGAL DESCRIPTION:  
**WINDSONG RANCH MULTIFAMILY ADDITION BLOCK A, LOT 2**  
 GROSS: 2.920 ACRES, NET: 2.5781 ACRES, 112,302 SF

CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: DENTON SURVEY: J. SALING SURVEY H. SALING SURVEY ABSTRACT NO.: 1675 1628

EXHIBIT C

DESIGN:	ASD
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DATE:	2/09/2016
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File No. 2015-133	

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# PLANT LIST

CANOPY TREES				
8	BO	Bur Oak	Quercus macrocarpa	3 1/2" cal. 65 gal. 11' ht. 5' spread
12	LO	Live Oak	Quercus virginiana	3 1/2" cal. 65 gal. 10' ht. 5' spread
13	SO	Shumard Oak	Quercus shumardii	3 1/2" cal. 65 gal. 10' ht. 5' spread
3	CO	Chinquapin Oak	Quercus muhlenbergii	3 1/2" cal. 65 gal. 10' ht. 5' spread
8	BC	Bald Cypress	Taxodium distichum	3 1/2" cal. 65 gal. 10' ht. 5' spread
4	MA	Autumn Blaze Maple	Acer freemanii	3 1/2" cal. 65 gal. 11' ht. 5' spread
ORNAMENTAL TREES				
77	NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	45 gal. 8' ht. 3" cal. min.
71	WM	Wax Myrtle	Myrica cerifera	45 gal. 8' ht. multi trunk 3" cal. min.
4	CR	Crapemyrtle	Lagerstroemia indica 'Cherokee'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
2	RB	Redbud	Cercis canadensis	30 gal. 8' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
19	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
7	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher'	5 gal. 36" oc
17	HN	Harbor Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	5 gal. 36" oc
45	NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	7 gal. 36" oc
18	AB	American Beautyberry	Callicarpa americana	7 gal. 36" oc
3	BM	Big Muhly	Muhlenbergia lindheimeri	1 gal. 24" oc
10	SP	Spiraea	Spiraea thunbergii	5 gal. 36" oc
7	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
9	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc
4	BA	Japanese Barberry	Berberis thunbergii 'Atropurpurea'	5 gal. 36" oc
5	FA	Flame Acanthus	Anisacanthus quadrifidus var. wrightii	1 gal. 24" oc
7	KR	Knockout Rose	Rosa 'Radrazz'	5 gal. 36" oc
15	GL	Giant Liriope	Liriope gigantea	5 gal. 36" oc
11	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
10	BS	Blackeyed Susan	Rudbeckia 'Goldstrum'	1 gal. 18" oc
10	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 36" oc
45	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie'	5 gal. 36" oc
19	CO	Coreopsis	Coreopsis lanceolata 'Early Sunrise'	1 gal. 24" oc
10	TS	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc
14	CS	Red Cherry Sage	Salvia greggii 'Red'	5 gal. 36" oc
260	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc

**site integration studio**  
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

**John F. Murphy, ASLA**

6647 Oak Hill Blvd.  
Tyler, TX 75703  
john@siteint.com  
scott@siteint.com

512.632.2822 - Mobile  
903.333.8898 - Tyler  
512.589.9584 - Austin  
www.siteint.com

TEXAS REGISTRATION #14199

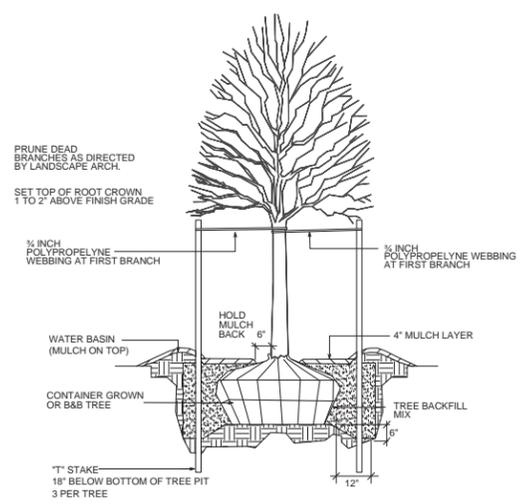
**CLAY MOORE ENGINEERING**

PHONE: 817.281.0972  
WWW.CLAYMOORE.COM

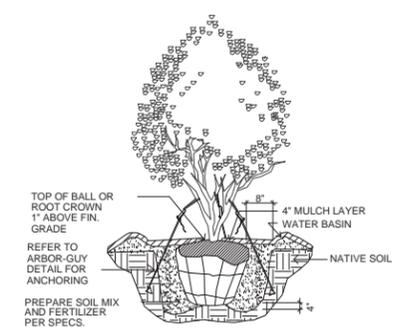


**PRIMROSE SCHOOL OF WINDSONG RANCH  
PROSPER, TEXAS  
TOWN CASE #: S16-0002**

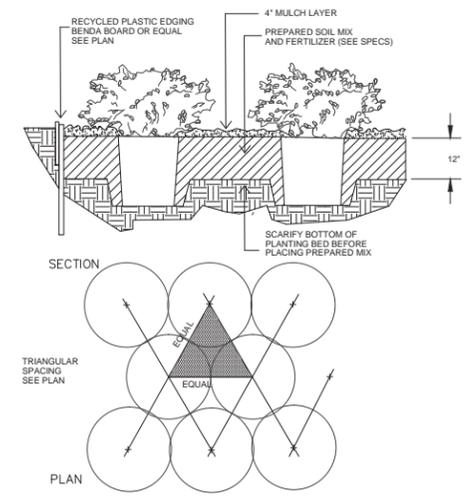
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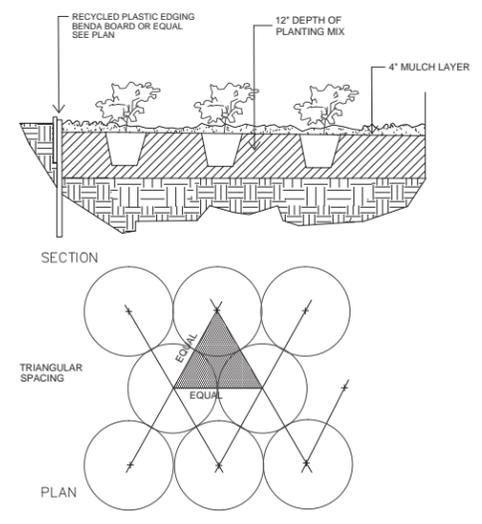
**1 CANOPY TREE PLANTING**  
SCALE: NONE



**2 MULTI-TRUNK PLANTING**  
SCALE: NONE



**3 SHRUB PLANTING**  
SCALE: NONE



**4 GROUNDCOVER PLANTING**  
SCALE: NONE

PROJECT BENCHMARK:  
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ELEVATION = 574.52'

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CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: DENTON SURVEY: J. SALING SURVEY H. SALING SURVEY ABSTRACT NO. 1675 1628

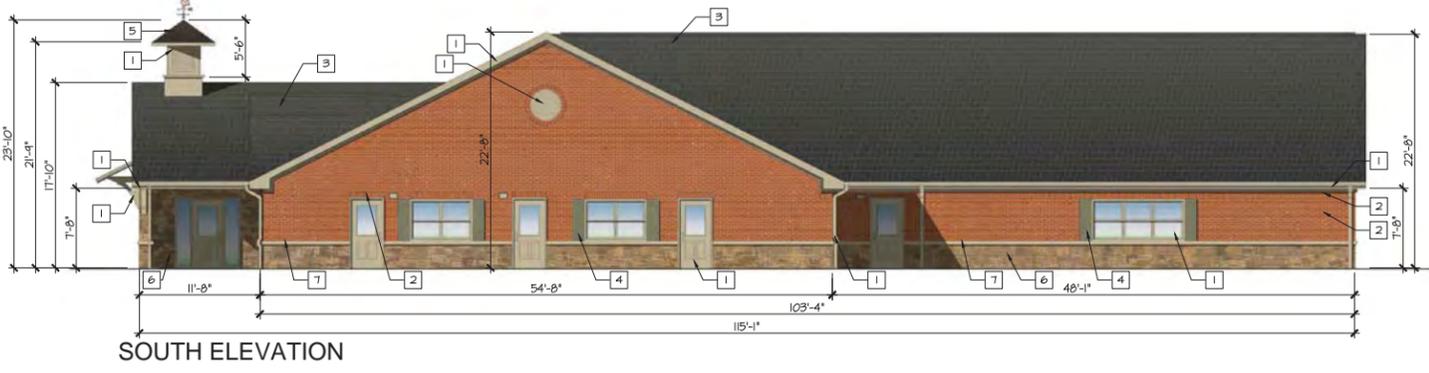
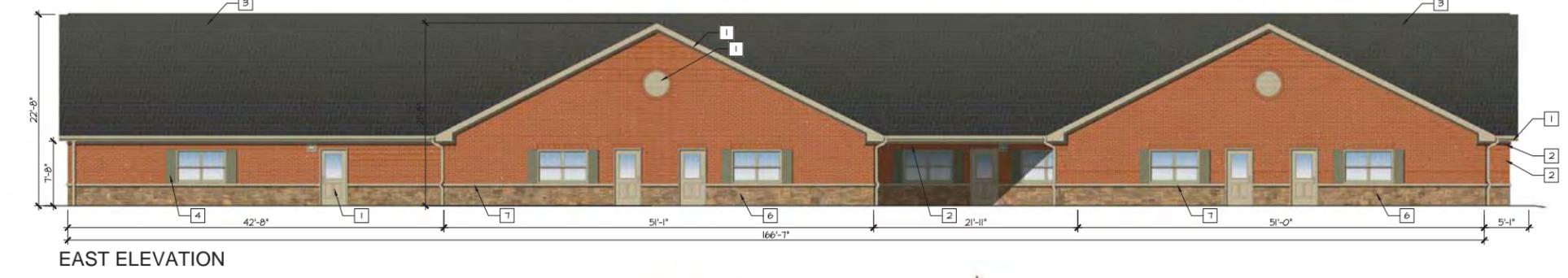
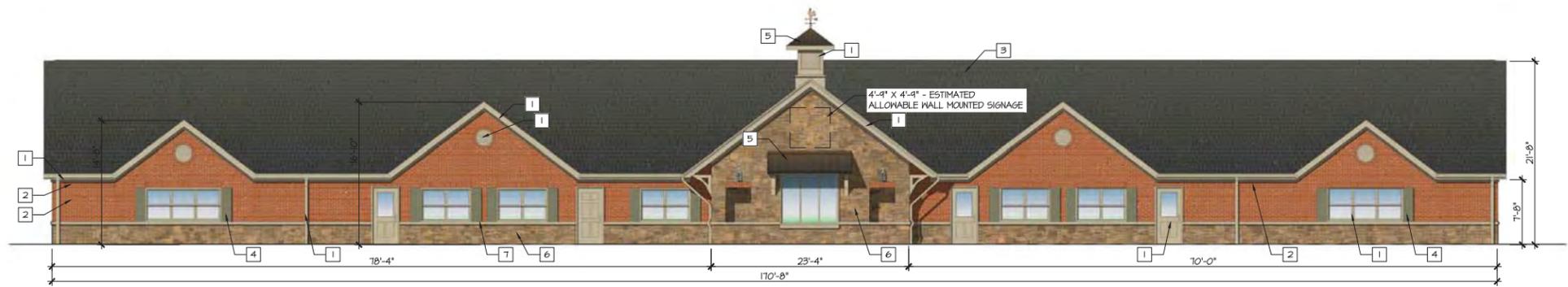
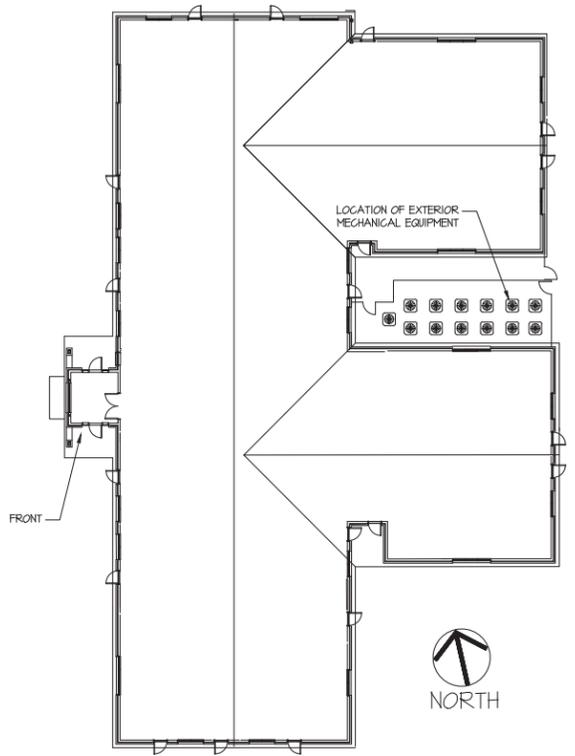
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CHECKED: MAM  
DATE: 2/09/2016

SHEET  
**L-2**

File No. 2015-133

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EXTERIOR COLOR SCHEDULE	
1	EXTERIOR HD. TRIM EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNPOUTS, SOFFITS, EXTERIOR HARDIE TRIM, FASCIA, FRIEZE WINDOWS
2	BRICK
3	ASPHALT SHINGLES
4	VINYL SHUTTERS
5	STANDING SEAM ROOF, STEEL PANNING SUPPORTS
6	STONE
7	BULLNOSE PRECAST SILL
	SANDSTONE BEIGE JH80-20 (B1 HC-82 or 5N 5N 6151)
	BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
	COLOR: WEATHERED WOOD 56
	PREFINISHED #282 COLONIAL GREEN
	DARK BRONZE
	LONESTAR STONE - DAKOTA BROWN
	BEIGE

MATERIAL CALCULATIONS

	Total Surface Area	Doors Windows Total	Net Surface Area (Excl. Doors Windows)		
			Red Brick	Brown Stone	Circular Slatings
West	1068 sf	322 sf	1346 sf	1071 sf	615 sf
East	1247 sf	204 sf	1043 sf	498 sf	437 sf
North	1967 sf	339 sf	1628 sf	1189 sf	395 sf
South	1252 sf	196 sf	1056 sf	718 sf	243 sf
Right				696 sf	278 sf

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 ELEVATION = 574.52'

NOTE:  
 This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.  
 All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance  
 When permitted, exposed utility boxes and conduits shall be painted to match the building  
 All signage areas and locations are subject to approval by the Building Inspection Department  
 Windows shall have a maximum exterior visible reflectivity of ten (10) percent.



Children's Design Group  
 Mark D. Pappas, A.I.A., Architect  
 PO BOX 1365  
 GULF SHORES, AL 36547  
 (334)-546-3624  
 (336)-350-0583 Fax  
 child.design@mindspring.com

**PRIMROSE SCHOOL OF WINDSONG RANCH**  
**PROSPER, TEXAS**  
**TOWN CASE #: S16-0002**

<b>PRIMROSE SCHOOL OF WINDSONG RANCH</b>	
SUP CASE #: S16-0002	
OWNER: FOREST CITY PROSPER, LP 740 E. CAMPBELL RD, SUITE 515 RICHARDSON, TEXAS 75081 CONTACT NAME: DAVID BLOM	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE	
SURVEYOR: ARTHUR SURVEYING CO. INC. 221 ELM STREET, SUITE 200 LEWISVILLE, TX 75067 PH: 972.221.9439 CONTACT NAME: DOUG ARTHUR	
LEGAL DESCRIPTION: WINDSONG RANCH MULTIFAMILY ADDITION BLOCK A, LOT 2 GROSS: 2.920 ACRES, NET: 2.5781 ACRES, 112,302 SF	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: DENTON	SURVEY: J. SALING SURVEY H. SALING SURVEY
ABSTRACT NO. 1675 1628	

No.	DATE	REVISION	BY

EXHIBIT D

DESIGN: ASD  
 DRAWN: ASD  
 CHECKED: MAM  
 DATE: 2/09/2016

SHEET  
**SP-5**



## PLANNING

**To: Planning & Zoning Commission**

**From: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 16, 2016**

---

The purpose of this agenda item is to provide an introduction to Town's update of its Impact Fee Ordinance and the P&Z Commission's appointment to serve as the Capital Improvement Advisory Committee.

**Background:**

An Impact Fee, as authorized and regulated by State Law, is a method of financing new infrastructure required in response to growth. The fee is paid by a developer or builder to a municipality in advance of or in conjunction with the new development. In Texas and in Prosper, revenue from these fees is used for the purpose of offsetting the cost of providing new or expanded public capital facilities related to roads, water distribution and sanitary sewer systems. The funds cannot be used to repair existing facilities.

There have been instances where communities, overwhelmed by development, lacked revenue sources to build new sanitary sewer or water distribution facilities and were compelled to pass a moratorium on new development. When a community wants to accommodate and manage growth, the use of impact fees is important, since it shifts a reasonable and proportional share of the costs related to growth to the beneficiaries of those new facilities – the new residents and businesses.

**Capital Improvements Advisory Committee (CIAC):**

In 1987, the Home Builders Association and developers sponsored a bill in the Texas State Legislature which created a comprehensive set of requirements (Chapter 395 of the Local Government Code) for governments to follow when enacting or updating impact fees. A key requirement is the creation of a "Capital Improvements Advisory Committee" (CIAC) as an advisory body to the Town Council. The Committee can be comprised of at least five members, where not less than 40% of the membership consists of representatives of the real estate, development, or building industries and at least one representative from the Town's ETJ. Or the Planning & Zoning Commission can serve as the CIAC where at least one member is a representative of the real estate, development, or building industries, with an additional representative from the Town's ETJ.

At their February 9, 2016, meeting, the Town Council appointed the P&Z as the CIAC and appointed Drake Dunn to represent the Town's ETJ. The CIAC will meet with Town staff and the Town's professional engineering firm, Freese & Nichols throughout the impact fee update process. The CIAC will review and provide recommendations on the following:

1. Land Use Assumptions – estimated residential and non-residential growth projections for five-year, ten-year and buildout conditions;
2. Capital Improvements Program – a plan for the type and location of new or expanded thoroughfares, and water distribution and wastewater facility projects; and
3. Draft Impact Fee Ordinance.

The first meeting of the CIAC will be Tuesday, March 1, 2016, at 6:00 p.m. The regular meeting of the P&Z Commission will convene at 7:00 pm or after the conclusion of the CIAC meeting.

Attachment:

“Impact Fees – Paying for Progress”

# impact fees

Texas grew by more than 2.6 million residents between 2000 and 2006 and is expected to add another 2.4 million by 2010. Growth of this magnitude exerts a substantial strain on local political jurisdictions to provide basic public services.

## PAYING FOR PROGRESS

By James P. Gaines and Judon Fambrough

Public infrastructure investment decisions made by local governments often control the timing, location, intensity and quality of community growth. If growth occurs at a relatively slow, even pace, most communities can absorb the new demand through increased property and sales tax revenues and service fees generated by new development.

But if growth surges, communities may be hard-pressed to provide services and pay for new or expanded high-cost capital improvements. In such cases, local governments require developers to pay for capital infrastructure supporting their new developments. One way this is done is through impact fees.

Debate over whether new development pays for itself has continued for decades. Expecting developers to pay for expansion of existing facilities or construction of new facilities, especially in areas of substantial and rapid growth, appears justifiable and equitable if properly implemented. Developers

in high-growth areas not only expect but may actually encourage and promote impact fees to finance capital improvements to ensure that their developments are built.

Texas law permits impact fees, and more and more communities are using them to finance local infrastructure enhancements. Impact fees may only be imposed for and spent on capital improvement costs "necessitated by and attributable to" projected new development within a defined area and specifically identified in the local capital improvements plan. Builders, developers and other real estate industry participants need to understand these procedures and play an active role in the implementation process.

### State Enabling Legislation

Although charging development fees for public services dates back decades in fast-growing areas like California and Florida, Texas was the first state to enact legislation specifically authorizing local governments to levy impact fees on new development (1987). Impact fees are governed by Chapter 395 of the Texas Local Government Code, which authorizes impact fees to fund required capital costs for locally provided roadways and water and wastewater facilities as well as storm water, flood control and drainage facilities. All other fees, costs or exactions levied by a local jurisdiction on new developments technically are not impact fees.

The code contains definitions, requirements, processes, procedures and required computations an eligible local jurisdiction must adhere to when enacting or updating a local impact

fee ordinance. The ordinance establishes the administrative procedures and financial details by which the impact fee program will be implemented. It also mandates when fees are assessed, when they are paid, what they are imposed for, how they will be spent, the actual fee to be assessed for each land-use type, the process for appeals and other administrative details.

### Enacting the Ordinance

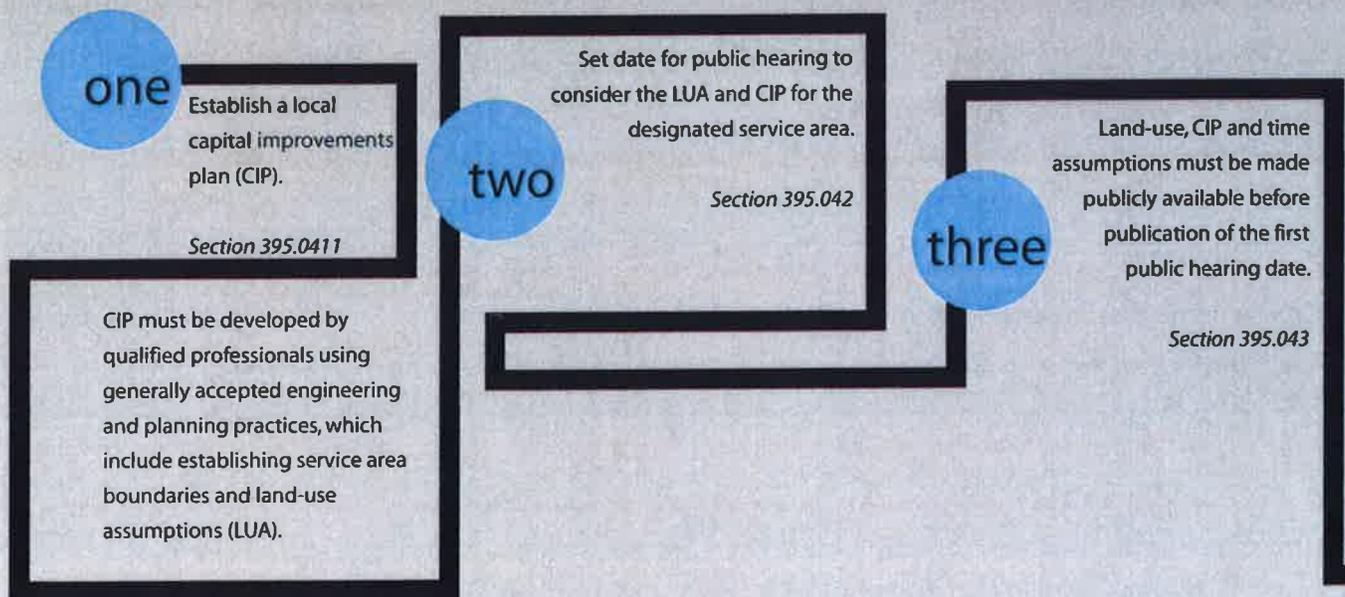
State-authorized political subdivisions must follow the procedures and requirements specified in *Subchapter C. Procedures for Adoption of Impact Fee*, Chapter 395 of the Texas Local Government Code, to enact impact fee ordinances (see figure). The first phase of this process requires public hearings to secure approval of the land-use assumptions (LUA) and comprehensive capital improvements plan (CIP).

The second phase requires approval of the specific impact fee ordinance. Most communities perform these functions as part of a comprehensive planning process to forecast future service and capital facility needs whether they enact an impact fee or not.

### Advisory Committee Role

On or before the date of the first public hearing on the CIP for an impact fee ordinance, the political subdivision must appoint an advisory committee made up of at least five members. At least 40 percent of these must represent the real estate, development or building industries and must not be affiliated with the jurisdiction. If the service area includes all or part of the political subdivision's extraterritorial jurisdiction, at least

## Creating a Local Impact Fee Ordinance



one member of the committee must represent that area. If the local planning and zoning commission acts as the advisory committee, only one member is required to represent the real estate, development or building industries.

The committee's charge is to review the proposed CIP and "advise and assist the political subdivision" in adopting the LUA. Although the committee is required to submit a written report reviewing the LUA, CIP and the proposed impact fee ordinance, it has no authority to approve, disapprove or to take any other direct action with regard to the data, conclusions or recommendations. It has the ongoing responsibility to monitor and evaluate the implementation of the CIP. Despite its lack of direct authority, the advisory committee can be influential in implementing a local fee through its role as technical advisor to the decision-making body of the local jurisdiction.

### Updating LUA and CIP

Any jurisdiction imposing an impact fee must update the LUA, capital improvements plan and impact fee ordinance every five years (Section 395.052). If no update is necessary, the jurisdiction must meet specific

notification requirements to inform the public of that fact (Section 395.0575).

If any citizen files a written request to update the LUA, the CIP or the impact fee ordinance, the jurisdiction must follow the prescribed steps of notice, hearings and adoption detailed in Subchapter C of the Texas

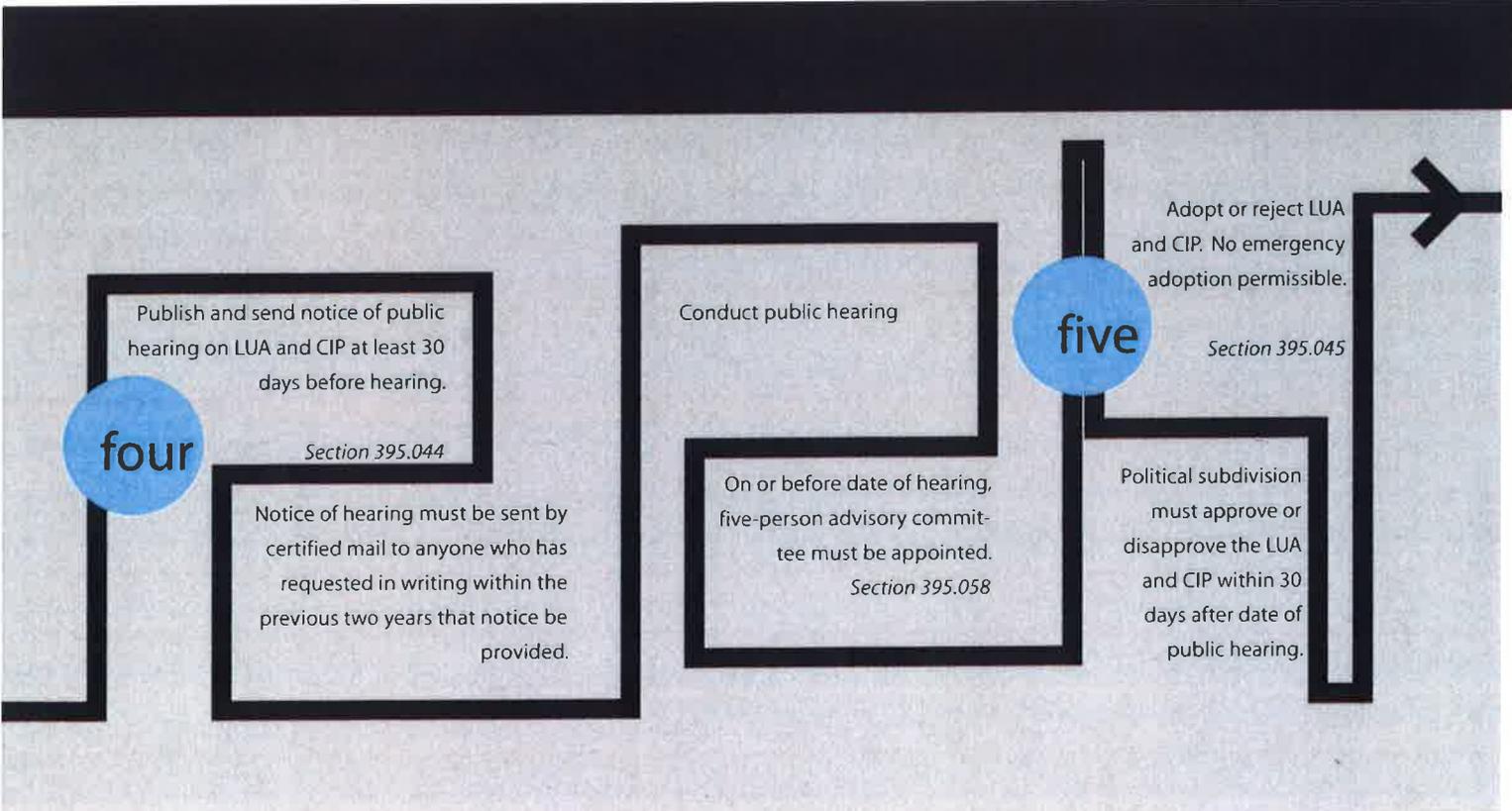
Local Government Code. The jurisdiction must follow essentially the same process to update or change the impact fees as was required to enact the impact fee ordinance originally (Section 395.0575[d]).

### Assessing Fees

In general, impact fees may be assessed anytime during the land platting or building approval stages of a project. Once the fees are assessed, additional fees cannot be assessed and fees cannot be increased unless the number of units to be developed on the tract increases (Section 395.017).

The political subdivision may collect impact fees when the subdivision plat or connection to the jurisdiction's water or sewer system is recorded or when the jurisdiction issues the building permit or certificate of occupancy. If new developments are platted

*Impact fees may be assessed anytime during the land platting or building approval stages of a project.*



before the adoption of an impact fee, fees cannot be collected on any building for which a building permit is issued within one year after the impact fee is adopted (Section 395.016[c]).

The code mandates that impact fees may not be collected in areas where services are not available unless:

- the collection is made to pay for a capital improvement or facility expansion identified in the CIP, and the jurisdiction commits to begin construction within two years and have services available in no more than five years;
- the jurisdiction has an agreement with the owner of a new development that the owner may construct or finance capital improvements or facility expansions and that costs incurred will be credited against the impact fees due from the new development; or
- an owner asks the political subdivision to reserve capacity to serve future development, and the jurisdiction and the owner have a written agreement to that effect (Section 395.019).

Texas code prohibits political subdivisions from placing a moratorium on new development while waiting for LUA, a CIP, or an impact fee to be developed, adopted or updated (Section 395.076).

*Should different fees be assessed in different areas based on existing capacity and projected growth in demand in these areas?*

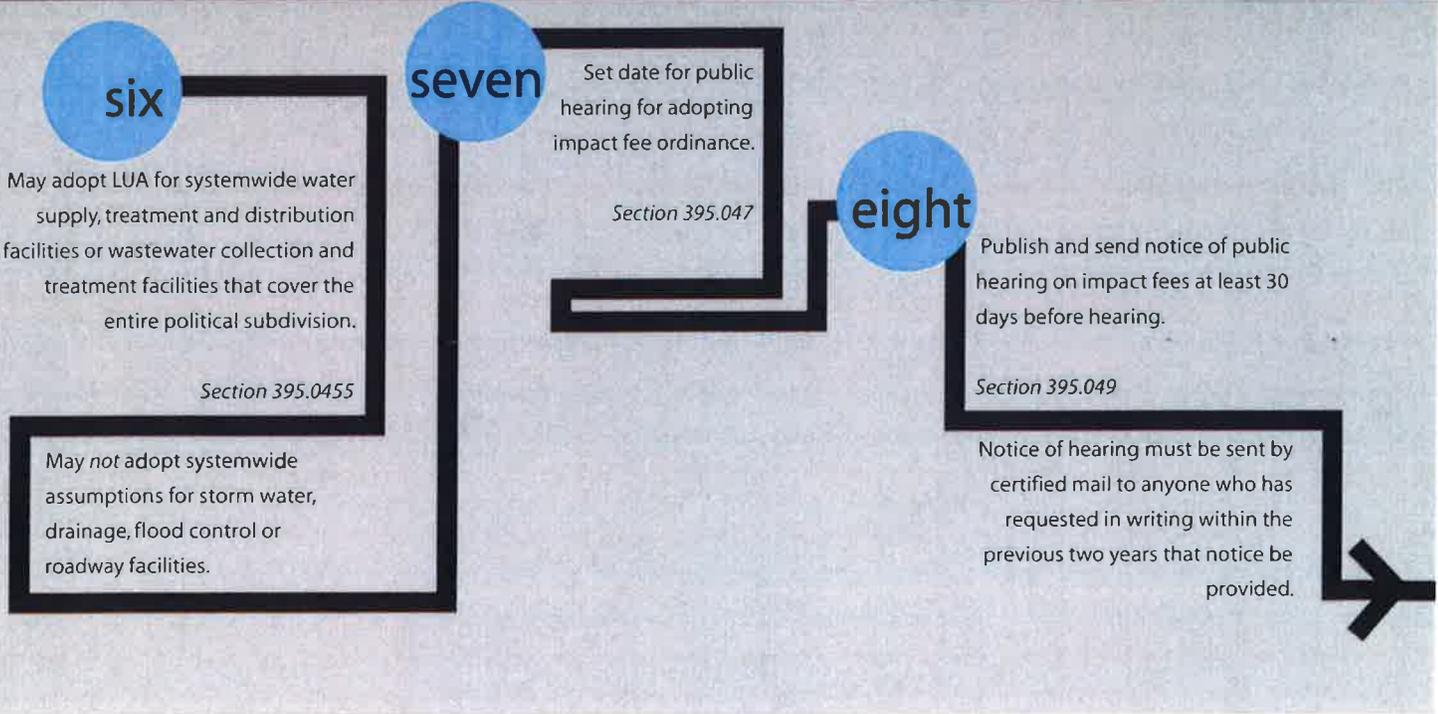
### Refunds and Exemptions

Impact fees not spent are eligible to be refunded if service is denied or construction is not begun on a facility within two years, if service is not available within a reasonable time (not more than five years), or if impact fees are not spent for allowable purposes within ten years.

All refunds bear interest calculated from the date of collection to the date of refund at the statutory rate. Property owners must request refunds and prove that they are owed. Eligibility to request or sue for a refund belongs to the current owner of record, who most often is not the person who paid the fee (Section 395.025).

Rather than expecting future property owners to know that a fee was paid and then trying to initiate separate or even class-action suits for recovery, developers might attach deed restrictions transferring the right to seek impact fee

# Creating a Local Impact Fee Ordinance



May *not* adopt systemwide assumptions for storm water, drainage, flood control or roadway facilities.

May *not* adopt systemwide assumptions for storm water, drainage, flood control or roadway facilities.

Notice of hearing must be sent by certified mail to anyone who has requested in writing within the previous two years that notice be provided.

refunds to the local homeowners association. The association could then initiate the refund process if the fees paid were not spent in an appropriate or timely fashion.

The Texas code allows impact fees to be reduced or waived on qualified affordable housing projects for low- and moderate-income households. No other specific land uses or purposes are eligible for exemption.

## Issues to be Decided

**I**mpact fee procedures and administration are complex because impact fees have requirements that traditional local tax revenue sources do not. While Texas legislation spells out procedural requirements to enact impact fees, significant policy and operational issues are being raised around the country and will no doubt come to the forefront in Texas. For example:

- Should different fees be assessed in different areas based on existing capacity and projected growth in demand in these areas?
- Should residential impact fees be indexed by home size, value or some other criteria? Impact fees on residential properties typically are based on the number of lots or multifamily units, projected at the same rate. Consequently, the effective rate is substantially lower for higher-priced properties than for lower-priced properties.
- Should some development projects be exempted from impact fees to boost economic development?

- Should fees be indexed or phased over time? Projected development over a ten-year period probably will not occur at an even pace over the period, so should the fees be phased based on actual development?
- Are fees justified if existing capacity exceeds the projected increase in demand or if the proposed capital improvements create even greater excess capacity over time? For example, if existing excess capacity on a roadway, is 50,000 vehicle-miles and projections indicate 40,000 vehicle-miles of new demand, is a fee justified?
- Should differential impact fees be used to promote some types of development and discourage others?

Information on computing impact fees will be included in the next issue of *Tierra Grande*. ♣

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## THE TAKEAWAY

Many communities, especially those in high-growth areas, are assessing impact fees to finance infrastructure construction. Creating a local ordinance is the first step in the process, which is governed by Texas Local Government Code. Chapter 395 provides specific requirements for enacting a local impact fee.

nine

Advisory committee must file written comments on proposed impact fee at least five business days prior to public hearing.

Section 395.050

An impact fee cannot be held invalid because public notice requirements were not complied with if compliance was substantial and in good faith.

Section 395.078

Conduct public hearing

ten

Adopt or reject the impact fee ordinance. No emergency adoption permissible.

Section 395.051

Political subdivision must approve or disapprove the impact fee plan within 30 days after date of public hearing.

Appeal of impact fee ordinance must begin within 90 days.

Section 395.077



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## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

**Through: Alex Glushko, AICP, Senior Planner**

**Re: Planning & Zoning Commission Meeting – February 16, 2016**

The chart below summarizes the Town Council's actions from their January 12, 2016, January 26, 2016, and February 9, 2016, meetings on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development (Montclair), on 30.2± acres, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (S15-0007).	Approved 6-0.	Approved 5-0.
Conduct a Public Hearing, and consider and act upon a request to rezone 1.0± acre, located on the northeast corner of Coleman Street and First Street from Single Family-15 (SF-15) to Downtown Office (DTO). (Z15-0012).	Approved 7-0.	Approved 6-0.
Conduct a Public Hearing, and consider and act upon a request to rezone 1.1± acres, located on the west side of Coleman Street, 1,100± feet north of Prosper Trail, from Agricultural (A) to Retail (R). (Z15-0013).	Approved 7-0.	Approved 6-0.
Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011).	Approved 6-0 subject to increasing the stone requirement to 20% on the southern elevation.	Approved 6-0.