

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 15, 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 March 1, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for East Prosper Village on 2.0± acres, located on the northeast corner of Prosper Trail and Coit Road. This property is zoned Planned Development-1 (PD-1). (D16-0012).
- 3c. Consider and act upon a 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, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0013).
- 3d. Consider and act upon a Final Plat for Prosper Plaza, Block A, Lots 4, 4X and 10, on 21.0± acres, located on the north side of US 380, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0014).
- 3e. Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 2, on 12.0± acres, located on the southeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0015).
- 3f. Consider and act upon a Final Plat for Gates of Prosper, Block B, Lots 1 and 3, on 28.3± acres, located on the northeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0016).
- 3g. Consider and act upon a Site Plan for twenty-one retail buildings in the Gates of Prosper, on 40.0± acres, located on the east side of Prosper Road, north and south of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0017).
- 3h. Consider and act upon a Site Plan for a memory care facility, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0019).

- 3i. Consider and act upon a Final Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0020).

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 for a Specific Use Permit (SUP) for a Child Day Care Center and Private Athletic Stadium or Field (with no lights) for St. Martin de Porres Catholic Church, on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (S16-0004).
5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
6. 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 March 11, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

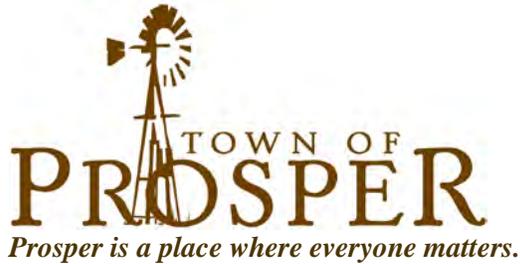
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission 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, March 1, 2016, 7:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 7:12 p.m.

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

Staff present: Hulon Webb, Executive Director of Development and Community Services; John Webb, Director of Development Services; 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 February 16, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Windsong Ranch, Phase 3C, for 88 single family residential lots and 5 HOA/open space lots, on 50.0± acres, located on the west side of Windsong Parkway, 2,000± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0009).**
- 3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 4B, for 63 single family residential lots and 3 HOA/open space lots, on 43.9± acres, located 370± feet east of Windsong Parkway, 380± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0010).**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon an ordinance for a Specific Use Permit (SUP), for an Automotive Repair Facility, on 0.6± acre, located on the east side of McKinley Street, 400± feet south of Broadway Street. The property is zoned Downtown Commercial (DTC). (S16-0003). *[This case has been withdrawn.]***

Glushko: Notified Commissioners that the proposed request has been withdrawn.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the west side of Coit Road, 2,300± feet north of**

First Street, from Low Density Residential to Medium Density Residential. (CA16-0001). [Companion Case Z16-0002]

- 6. Conduct a Public Hearing, and consider and act upon a request to zone 54.0± acres of unincorporated property to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10), located on the west side of Coit Road, 2,300± feet north of First Street. (Z16-0002). [Companion Case CA16-0001]**

Glushko: Summarized the request to amend the Future Land Use Plan and the zoning request. Provided information on the zoning of the surrounding properties and the designations on the Future Land Use Plan. Presented exhibits provided by the applicant for both requests. Informed Commission that fourteen (14) Comprehensive Plan and eight (8) Zoning Public Hearing Notice Reply forms have been received in opposition to the request, since the packet was originally distributed to the Commission.

Public Hearing was opened by Chair Alzner.

Dale Clark (Applicant): Provided a presentation describing the development and stated that four builders and two products are proposed within the development. Described the layout of the development and described the lot sizes within the development. Listed possible builders as American Legend Homes, Highland Homes, Huntington Homes, and Drees Homes. Presented an example of the subdivision entry and additional features within the development.

Greg Dawson (Drees Homes Builder): Listed areas in Prosper where they are currently building and the price ranges for those developments. Described the exterior construction of the homes and presented an example of similar exterior.

Christian Norris (Highland Homes Builder): Described price range of Highland and Huntington Homes proposed in the development.

Chuck Stuber (Property Owner): Provided a history of the property and existing improvements, and described the proposed layout and intent of his property. Described the impacts of the future sports complex adjacent to the south of the proposed development.

Murphy Yates (Deer Run Resident): Expressed concerns regarding traffic cutting through Deer Run, the transition between the neighborhoods, and the possibility of an emergency gate to deter cross access.

Kevin Westra (Quail Lake Resident): Described the dwelling units per acre for the Deer Run/Quail Lake and the Whispering Farms Enclave, and expressed concerns of bringing in a higher density into an area surrounded by low density.

Jeff Gladden (Deer Run Resident): Expressed concerns about the cross access between the proposed development and Deer Run.

Ron Leighton (Deer Run Resident): Expressed concerns about the density of the development and the lot sizes, the single entrance on Coit Road and suggested the cross connection be used for emergency purposes only.

Angela Wishon (Enclave Resident and HOA President of Enclave at Whispering Farms): Expressed concerns regarding modifying the Comprehensive Plan to accommodate medium density residential and stated there is a need for larger lot communities. Inquired why the developer could not meet the recommendations of the Future Land Use Plan.

David McCabe (Deer Run Resident): Expressed opposition to changing the density and supported upholding the current Comprehensive Plan.

Sohail Ajmal (Deer Run Resident): Expressed concerns regarding density change, increased cross through traffic through Deer Run, the one access point on Coit Road, and preferred for cross connection to be gated and for emergency use only.

Tamara Heath (Deer Run Resident): Expressed concern that the development would be changing the personality of Prosper and reducing development standards, requested developer match lot lines along the northern edge of the property. Supported the cross connection having a gate for emergency access only, and suggested additional access points on Coit Road.

Kathy Devany (Deer Run Resident): Expressed concerns regarding traffic and abuse of traffic through Deer Run, and safety. Supported emergency only access gate at cross connection, but expressed concern that the gate would be removed at a later date to accommodate traffic demand.

David Bird (Deer Run Resident): Expressed concern about the lots that have sides facing the Deer Run development and the transition between the developments. Suggested additional access points from Coit Road.

Greg Weaver (Quail Lake Resident): Expressed concerns regarding the proposed lot lines not matching up to the existing Quail Lake property lines.

Susan Wilson (Deer Run Resident): Suggested a common area buffer and walking path between the proposed and existing subdivisions. Expressed concerns about the cross through traffic, and suggested the cross connection gate needs to be for emergency access only. Expressed opposition to changing the density on the Future Land Use Plan.

Randy Stewart (Deer Run Resident): Expressed concerns about one entrance from Coit Road, and iron fencing being replaced with wooden fencing.

Davenport: Clarified that future public street developments could also have cross access through Deer Run without an emergency gate.

Daniel: Inquired if two points of access had been considered.

Alzner: Asked what the lot count would be if the development were low density residential.

Dale Clark: Stated the connection through Deer Run could be for emergency access only, or serve as an exit only from the proposed subdivision. Informed Commission he is currently working with staff to determine the feasibility of a gate for emergency access only. Estimated that the lot count at low density would be approximately 125-130 lots and a secondary access on Coit Road would eliminate additional lots.

Public Hearings for Items 5 and 6 closed by Chair Alzner.

Commission Discussion

Robertson, Hema, Andres, Daniel, Snyder and Alzner discussed the following concerns: the proposed development would create increased traffic and the stress on current infrastructure; request would substantially increase density and modify the intended transition of land uses as intended by the Comprehensive Plan; the proposed development would increase cross through traffic in Deer Run; there is a need for additional access points from Coit Road, the plan is lacking compliance to local government codes and ordinances, and there is not substantial rationale justifying revising the Future Land Use Plan of the Comprehensive Plan.

Motioned by Hema, seconded by Snyder, to deny Item 5. Motion denied 6-1. Davenport voted in opposition to the motion.

Motioned by Hema, seconded by Snyder, to deny Item 6. Motion denied 6-1. Davenport voted in opposition to the motion.

Webb: Informed audience that the Public Hearings are scheduled for April 12, 2016, at the regularly scheduled Town Council meeting.

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

No items were discussed.

8. Adjourn.

Motioned by Hema, seconded by Davenport to adjourn. Motion approved 7-0 at 9:17 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Pamela Clark, Planning Technician
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Site Plan for East Prosper Village on 2.0± acres, located on the northeast corner of Prosper Trail and Coit Road. This property is zoned Planned Development-1 (PD-1). (D16-0012).

Description of Agenda Item:

The Site Plan shows a 12,670 square foot retail building. Access is provided from Prosper Trail and Coit Road. Adequate parking has been provided. The Site Plan conforms to the Planned Development-1 (PD-1) 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.

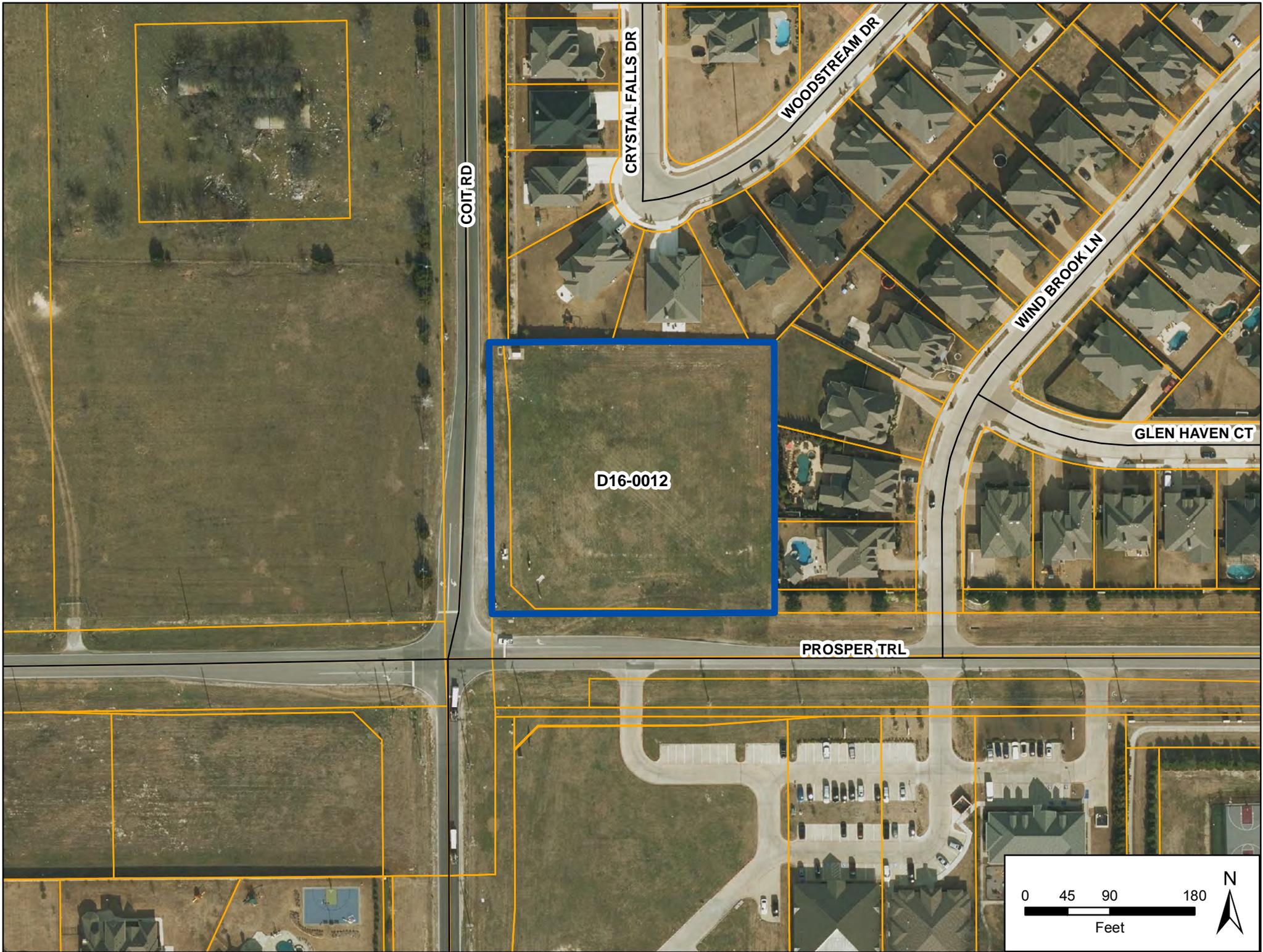
Attached Documents:

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.



D16-0012

COIT RD

CRYSTAL FALLS DR

WOODSTREAM DR

WIND BROOK LN

GLEN HAVEN CT

PROSPER TRL

0 45 90 180
Feet



GENTLE CREEK ESTATES
BLOCK G
PHASE FIVE
VOL. 2006, PG. 91
M.R.C.C.T.

GENERAL SITE 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 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 five (5) feet 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.
- No 100 year flood plane exists on the site.
- No outdoor speakers will be provided with this development in accordance with the zoning ordinance.



East Prosper Village

Prosper, Texas 75078

East Prosper Retail Partners

Dallas, Texas

GENTLE CREEK ESTATES
BLOCK D
PHASE FOUR
VOL. P, PG. 630
M.R.C.C.T.

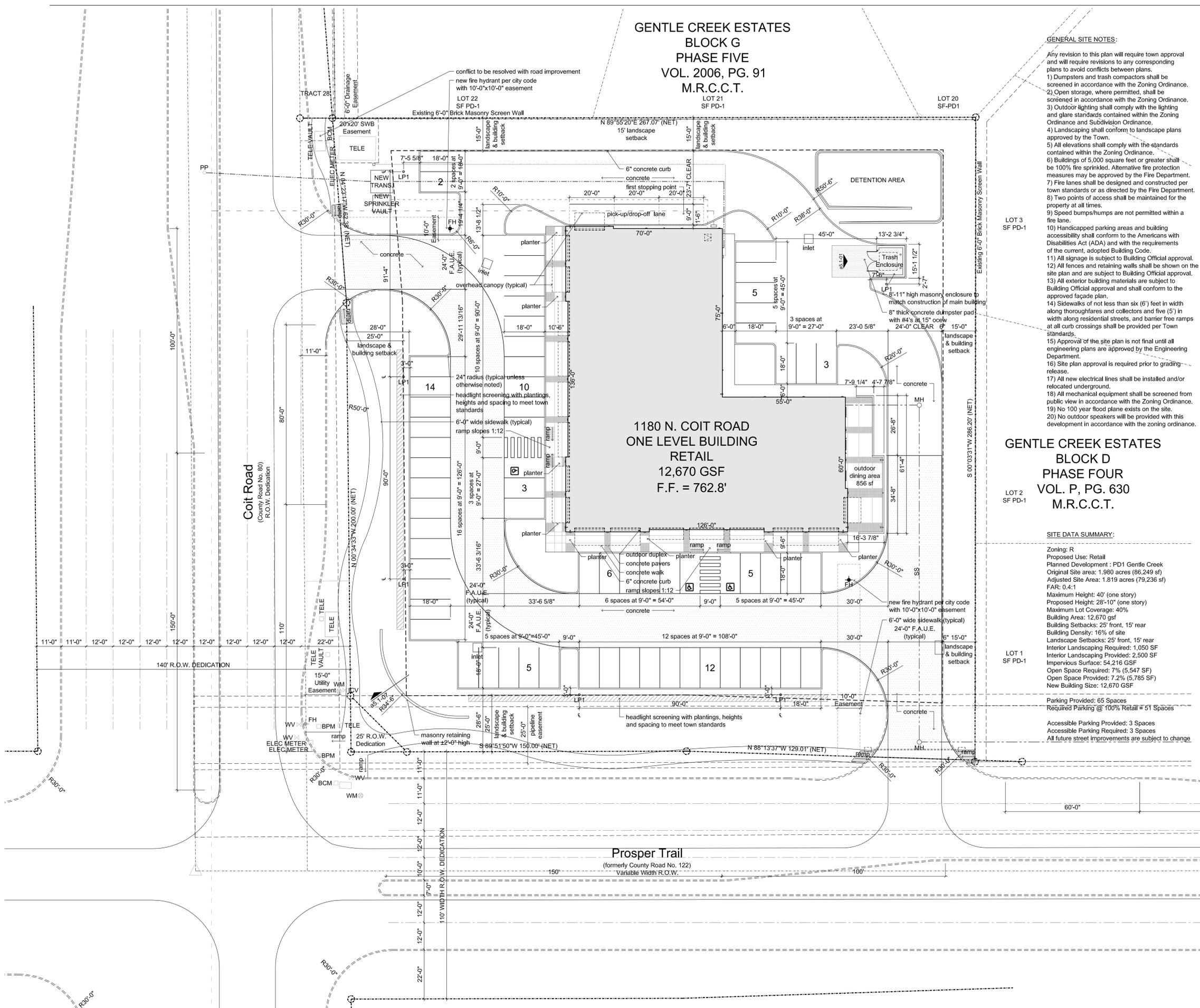
SITE DATA SUMMARY:

Zoning: R
Proposed Use: Retail
Planned Development: PD1 Gentle Creek
Original Site Area: 1.980 acres (86,249 sf)
Adjusted Site Area: 1.819 acres (79,236 sf)
FAR: 0.4:1
Maximum Height: 40' (one story)
Proposed Height: 28'-10" (one story)
Maximum Lot Coverage: 40%
Building Area: 12,670 gsf
Building Setbacks: 25' front, 15' rear
Building Density: 16% of site
Landscape Setbacks: 25' front, 15' rear
Interior Landscaping Required: 1,050 SF
Impervious Surface: 54,216 GSF
Open Space Provided: 7.2% (5,785 SF)
New Building Size: 12,670 GSF

Parking Provided: 65 Spaces
Required Parking @ 100% Retail = 51 Spaces

Accessible Parking Provided: 3 Spaces
Accessible Parking Required: 3 Spaces
All future street improvements are subject to change

- headlight screening with plantings, heights and spacing to meet town standards
- fire lane access & utility easement



site plan



0' 5' 20' 40'

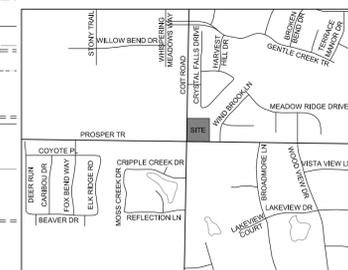
edwin brantley smith + associates

architectural planning interior design
8226 douglas avenue, suite 600, dallas texas 75225
214.368.1900 voice

Issued for Construction: October 15, 2014

- February 15, 2016
- March 1, 2016

vicinity map



Case # D16-0012

Copyright 2016 June 12, 2014
Project Number: 40414.117

a1.1



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a 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, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0013).

Description of Agenda Item:

The Site Plan shows a 123,590 square foot grocery store with a fuel center consisting of ten (10) pump islands. Access is provided from US 380 and Custer Road, via cross-access through the Lowe's development. Adequate parking has been provided. The Site Plan conforms to the PD-76 development standards.

As a companion item, the Final Plat for Prosper Plaza, Block A, Lots 4, 4X and 10 (D16-0014) is on the March 15, 2016, agenda.

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.



D16-0013

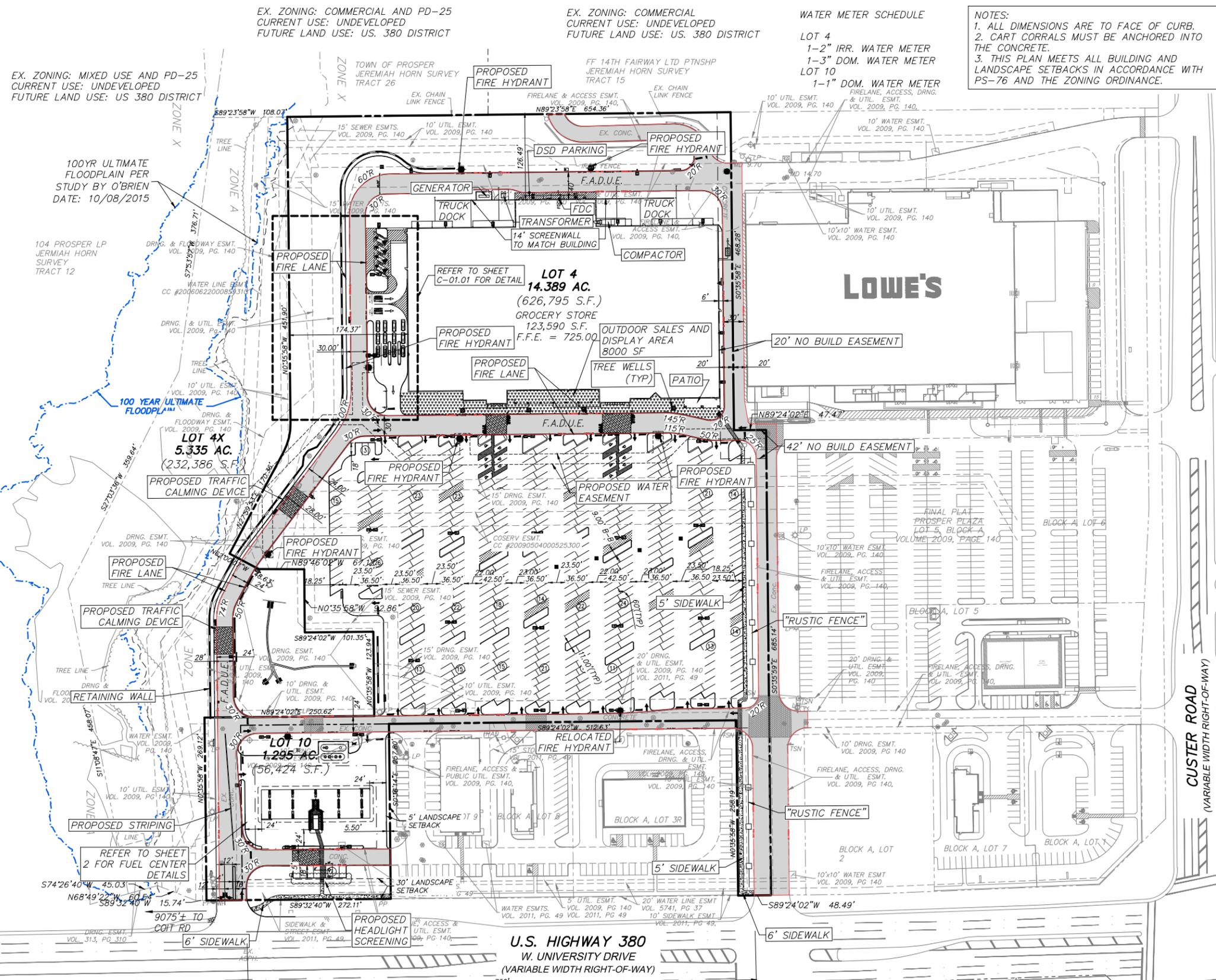
CR 853

CUSTER RD

UNIVERSITY DR

0 125 250 500
Feet

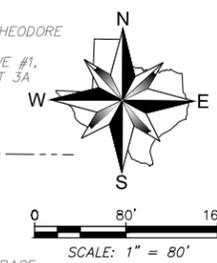
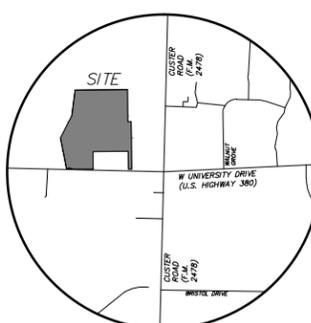




EX. ZONING: COMMERCIAL AND PD-25
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US. 380 DISTRICT

EX. ZONING: COMMERCIAL
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US. 380 DISTRICT

WATER METER SCHEDULE
LOT 4
1-2" IRR. WATER METER
1-3" DOM. WATER METER
LOT 10
1-1" DOM. WATER METER



EISENMANN THEODORE J
WALNUT GROVE #1,
BLOCK 2, LOT 3A

CUSTER STORAGE
CENTER LLC
B P WORLEY SURVEY,
TRACT 18

LEWIS MICHELE
ANN &
B P WORLEY
SURVEY, TRACT 12

FREEMING M D ESTATE
&
B P WORLEY SURVEY,
TRACT 12

GESHER VENTURE
LTD
CUSTER 380 (CMC)
BLOCK A, LOT 2

TGG CUSTER/380
INVESTOR LLC
PARCEL 601 603 (CMC),
BLOCK A, LOT 2R

ADJACENT TOWNER LOT INFORMATION				
Lot	Block	Ac	SF	Owner
1	A	0.920	40,059	ROSEBRIAR PROSPER PLAZA_P
2	A	1.210	48,837	VIEWPOINT BANK
3R	A	1.440	52,743	ROSEBRIAR PROSPER PLAZA_P
8	A	0.718	31,270	POP HOUNGUS LP
5	A	7.200	313,624	KOLH'S ILLINOIS INC
6	A	3.827	166,691	ROSEBRIAR PROSPER PLAZA_P
7	A	0.804	35,029	F 3 EB-RAN 3 PROPERTIES
9	A	0.879	38,308	BRIDGESTONE RETAIL OPERATION LLC

LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
CM	Control Monument
IRF	Iron Rod Found
IRS	Iron Rod Set
CIRS	Iron Rod Set w/ cap "WAI"
CIRF	Iron Rod Found w/ cap
XCS	"X" Cut in Concrete Set
XCF	"X" Cut in Concrete Found
PKS	PK Nail Set
PKF	PK Nail Found
SS	Sanitary Sewer
SW	Storm Sewer
TF	Transformer pad
GM	Gas Meter
GMK	Gas Marker
TSN	Traffic Sign
UGC	Underground Cable Marker
EM	Electric Box
EB	Electric Meter

- PROP. LIGHT POLE
- PROP. FH
- PROP. SAN. SWR. MH
- PROP. WATER METER
- PROP. WATER VAULT
- PROP. STOP BAR
- DIRECT STORE DELIVERY
- BASCART CORRALS W/
ORNAMENTAL METAL
- FIRELANE
- OUTDOOR DISPLAY AREA
- INTEGRAL COLOR CONCRETE (TYP)
COLOR CHROMIX 5059 SORRENTO
RED BY SCOFIELD SYSTEMS

BENCHMARKS:
BM#1 - SQUARE CUT AT THE SOUTHWEST CORNER
OF AN INLET LOCATED 314' ± NORTH OF THE US
380 CENTERLINE AND 31' ± SOUTHEAST OF THE
NORTHWEST CORNER OF BLOCK A, LOT 8
ELEVATION 723.79
BM#2 - SQUARE CUT ON THE CENTERLINE AT BACK
OF CURB OF AN INLET LOCATED 661' ± WEST OF
CUSTER ROAD CENTERLINE AND 75' ± SOUTHEAST
OF THE NORTHWEST CORNER OF BLACK A, LOT 5
ELEVATION 722.91

CASE #D16-0013

BLOCK A, LOTS 4, 4X, & 10, 21.019 AC.
PROSPER PLAZA
PROSPER, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
7070 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75231
(972) 496-7999 FAX
(972) 496-7999 FAX
Texas Engineers Registration No. 89 88 8666-03
Professional Seal of Winkelmann & Associates, Inc.
03-01-2016

No.	DATE	REVISION	APPROVAL
4.	03-09-2016	4TH CITY SITE PLAN SUBMITTAL	M.B.
3.	03-08-2016	3RD CITY SITE PLAN SUBMITTAL	M.B.
2.	03-01-2016	2ND CITY SITE PLAN SUBMITTAL	M.B.
1.	02-15-2016	1ST CITY SITE PLAN SUBMITTAL	M.B.

C-01.00
SW569

PER CITY OF MCKINNEY
EX. ZONING: PD
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: REGIONAL EMPLOYMENT

380 HOLDINGS LLC
JNO R BURROWS SURVEY,
TRACT 2

WAL-MART REAL ESTATE
BUSINESS TRUST
CUSTER WAL MART (CMC),
BLOCK A, LOT 1

PER CITY OF MCKINNEY
EX. ZONING: PD
CURRENT USE: RETAIL
FUTURE LAND USE: COMMUNITY VILLAGE

MURPHY OIL USA
INC
CUSTER WAL MART
(CMC),
BLOCK A, LOT 2

HAYCO REALTY LTD
CUSTER WAL MART
(CMC),
BLOCK A, LOT 3R

WACHOVIA BANK NATIONAL
ASSOC
CUSTER WAL MART (CMC),
BLOCK A, LOT 4R

OWNER: KROGER L.P.
751 FREEPORT PARKWAY
COPPELL, TEXAS 75019

JEREMIAH HORN SURVEY, ABSTRACT NO. 411
COLLIN COUNTY, TEXAS



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Final Plat for Prosper Plaza, Block A, Lots 4, 4X and 10, on 21.0± acres, located on the north side of US 380, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0014).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-76 development standards.

As a companion item, the Site Plan for Prosper Plaza, Kroger (D16-0013) is on the March 15, 2016, agenda.

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.



D16-0014

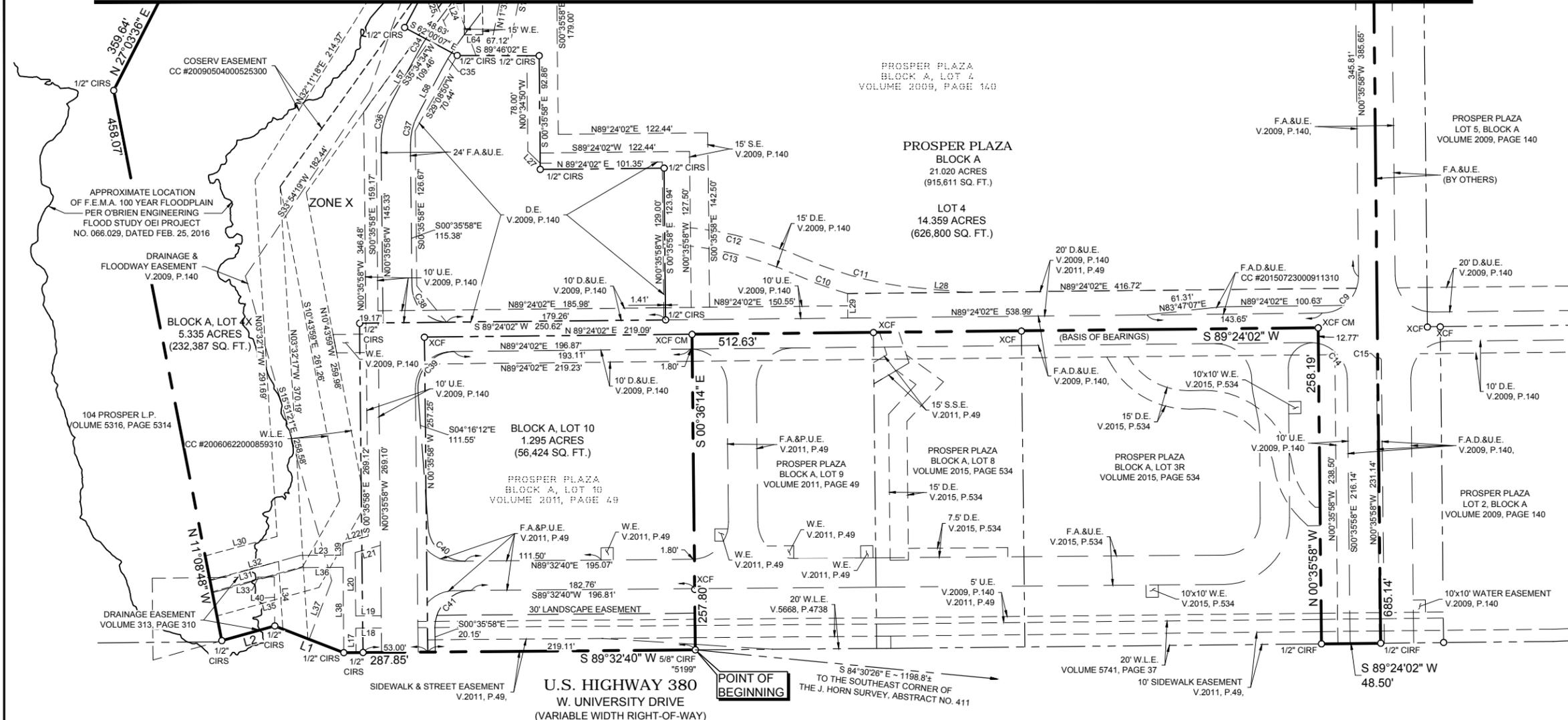
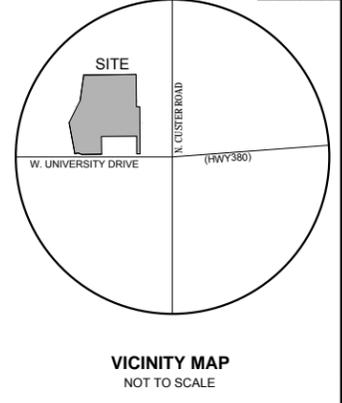
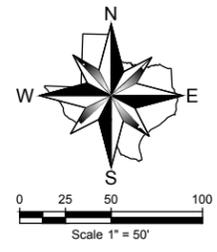
UNIVERSITY DR

CUSTER RD

CR 853



MATCHLINE ~ SEE SHEET 2



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET W/RED PLASTIC CAP STAMPED "W.A.I."
CIRF	IRON ROD FOUND w/CAP (NOTED)
XCF	"X" CUT IN CONCRETE FOUND
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	STORM SEWER EASEMENT
F.&A.E.	FIRELANE & ACCESS EASEMENT
F.&A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.&A.P.U.E.	FIRELANE, ACCESS & PUBLIC UTILITY EASEMENT
F.A.D.&U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CC#	COUNTY CLERK'S INSTRUMENT No.
V.#, P.#	VOLUME #, PAGE #
CM	CONTROLLING MONUMENT

FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0255J, dated June 2, 2009, this property is within Flood Zone X and A.
 Zone A - No base flood elevation determined.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	78°25'54"	54.00'	73.92'	68.28'	S52°23'09"W
C2	67°56'01"	30.00'	35.57'	33.52'	S57°37'57"E
C3	91°00'17"	30.00'	47.65'	42.80'	N46°06'00"W
C4	72°49'07"	54.00'	68.63'	64.10'	N54°11'23"W
C5	28°57'12"	30.00'	15.16'	15.00'	N13°52'41"E
C6	129°37'45"	50.00'	113.12'	90.49'	S41°27'26"E
C7	29°44'43"	130.00'	67.49'	66.73'	N14°16'26"E
C8	29°44'53"	100.00'	51.92'	51.34'	N14°16'26"E
C9	88°45'04"	30.00'	46.47'	41.96'	N45°01'14"E
C10	8°16'29"	307.50'	44.41'	44.37'	S70°04'09"E
C11	18°51'42"	292.50'	96.29'	95.86'	S75°21'44"E
C12	22°13'51"	307.50'	119.31'	118.56'	N77°02'47"W
C13	22°06'19"	292.50'	112.85'	112.15'	N76°59'02"W
C14	77°28'32"	30.00'	40.57'	37.55'	N39°20'28"W
C15	60°04'45"	2.00'	2.10'	2.00'	S29°29'08"W
C16	72°49'23"	30.00'	38.13'	35.61'	S54°11'23"E
C17	13°02'24"	50.00'	11.38'	11.36'	S84°04'59"E
C18	117°48'45"	20.00'	41.12'	34.25'	N30°29'40"E
C19	89°19'43"	60.35'	94.10'	84.85'	S44°24'02"W
C20	90°00'00"	30.00'	47.12'	42.43'	S44°24'02"W
C21	23°33'23"	30.00'	12.33'	12.25'	N77°37'20"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C22	23°33'23"	30.00'	12.33'	12.25'	S77°37'20"W
C23	23°33'23"	30.00'	12.33'	12.25'	N78°49'16"W
C24	23°33'23"	30.00'	12.33'	12.25'	S78°49'16"E
C25	90°00'00"	30.00'	47.12'	42.43'	N45°35'58"W
C26	103°02'12"	20.00'	35.97'	31.31'	N50°55'08"E
C27	13°02'12"	145.00'	32.99'	32.92'	N84°04'52"W
C28	93°45'30"	30.00'	49.09'	43.79'	S43°43'13"E
C29	3°45'30"	130.00'	8.53'	8.53'	N01°16'47"E
C30	37°41'27"	100.00'	65.78'	64.60'	N18°14'46"E
C31	52°18'32"	30.00'	27.39'	26.45'	S78°14'46"W
C32	101°09'13"	50.00'	88.27'	77.25'	S39°27'44"E
C33	90°00'12"	25.00'	39.27'	35.36'	N45°36'04"W
C34	9°05'37"	224.00'	35.55'	35.51'	S32°32'41"W
C35	9°05'37"	200.00'	31.74'	31.71'	S32°32'41"W
C36	28°35'51"	74.00'	36.93'	36.55'	S13°41'57"W
C37	28°35'51"	50.00'	24.96'	24.70'	S13°41'57"W
C38	86°25'11"	30.00'	45.25'	41.08'	S43°54'53"E
C39	93°46'39"	30.00'	49.10'	43.80'	S42°30'29"W
C40	85°56'34"	30.00'	45.00'	40.90'	S47°29'50"E
C41	89°44'38"	30.00'	46.99'	42.33'	S44°51'42"W
C42	13°02'12"	115.00'	26.17'	26.11'	N84°04'52"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N68°49'22"W	60.54'
L2	S74°26'40"W	45.03'
L3	N89°24'02"E	47.48'
L4	N59°24'02"E	14.94'
L5	N79°34'26"W	13.18'
L6	S00°35'58"E	5.18'
L7	S00°35'58"E	11.57'
L8	S20°26'53"E	37.32'
L9	S20°26'53"E	37.32'
L10	S20°26'53"E	46.04'
L11	S20°26'53"E	31.89'
L12	N89°24'02"E	37.98'
L13	N89°24'02"E	21.25'
L14	N02°15'31"E	15.02'
L15	S89°24'02"W	21.99'
L16	S89°24'02"W	37.98'
L17	N00°27'20"W	20.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N89°32'40"E	20.91'
L19	N89°32'40"E	20.88'
L20	N00°27'20"W	51.73'
L21	N74°16'52"E	21.50'
L22	N74°16'52"E	21.48'
L23	S89°32'40"W	35.08'
L24	N21°23'39"W	111.01'
L25	N21°23'39"W	88.51'
L26	N29°08'50"E	11.94'
L27	N45°35'24"W	14.14'
L28	S84°47'35"E	39.55'
L29	S00°35'58"E	20.00'
L30	N74°55'44"E	60.99'
L31	S74°55'44"W	58.28'
L32	S74°16'52"W	74.12'
L33	N89°23'37"E	53.11'
L34	N03°32'17"E	55.32'

LINE TABLE		
LINE #	BEARING	DISTANCE
L35	S74°26'03"W	86.36'
L36	S89°32'40"W	33.74'
L37	N21°10'38"E	51.32'
L38	N00°27'20"W	69.80'
L39	N00°27'20"W	9.57'
L40	S00°36'23"E	40.00'
L41	N89°05'03"E	32.13'
L42	S00°35'58"E	15.00'
L43	N89°05'03"E	17.13'
L44	N00°35'58"W	15.00'
L45	N89°24'02"E	22.68'
L46	S00°35'58"E	31.32'
L47	N00°35'58"W	31.32'
L48	N89°24'02"E	15.00'
L49	N00°35'58"W	26.02'
L50	N89°24'02"E	5.53'
L51	S44°24'02"W	147.35'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	S45°35'58"E	4.40'
L53	N89°24'02"E	52.31'
L54	N37°05'29"E	217.22'
L55	S45°35'58"E	10.61'
L56	N44°24'02"E	16.49'
L57	N27°59'53"E	42.03'
L58	S27°59'53"W	42.03'
L59	S37°05'29"W	211.81'
L60	S44°24'02"W	126.31'
L61	S77°33'46"E	33.56'
L62	S89°24'02"W	7.68'
L63	N00°35'58"W	16.32'
L64	S89°24'02"W	15.00'
L65	S00°35'58"E	76.24'
L66	S00°35'58"E	61.32'

NOTICE: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permit.

OWNER:
 Kroger Texas L.P.
 751 Freepoint Parkway
 Dallas, Texas 75019

ENGINEER / SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Dr., Suite 325
 Dallas, TX 75230

AND BEING 21.020 ACRES OUT OF THE JEREMIAH HORN, ABSTRACT NO. 411, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DR., SUITE 325
 DALLAS, TEXAS 75230
 TEL: 972-442-7000 FAX: 972-442-7000
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PROJECT NO. 31593

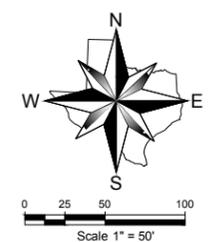
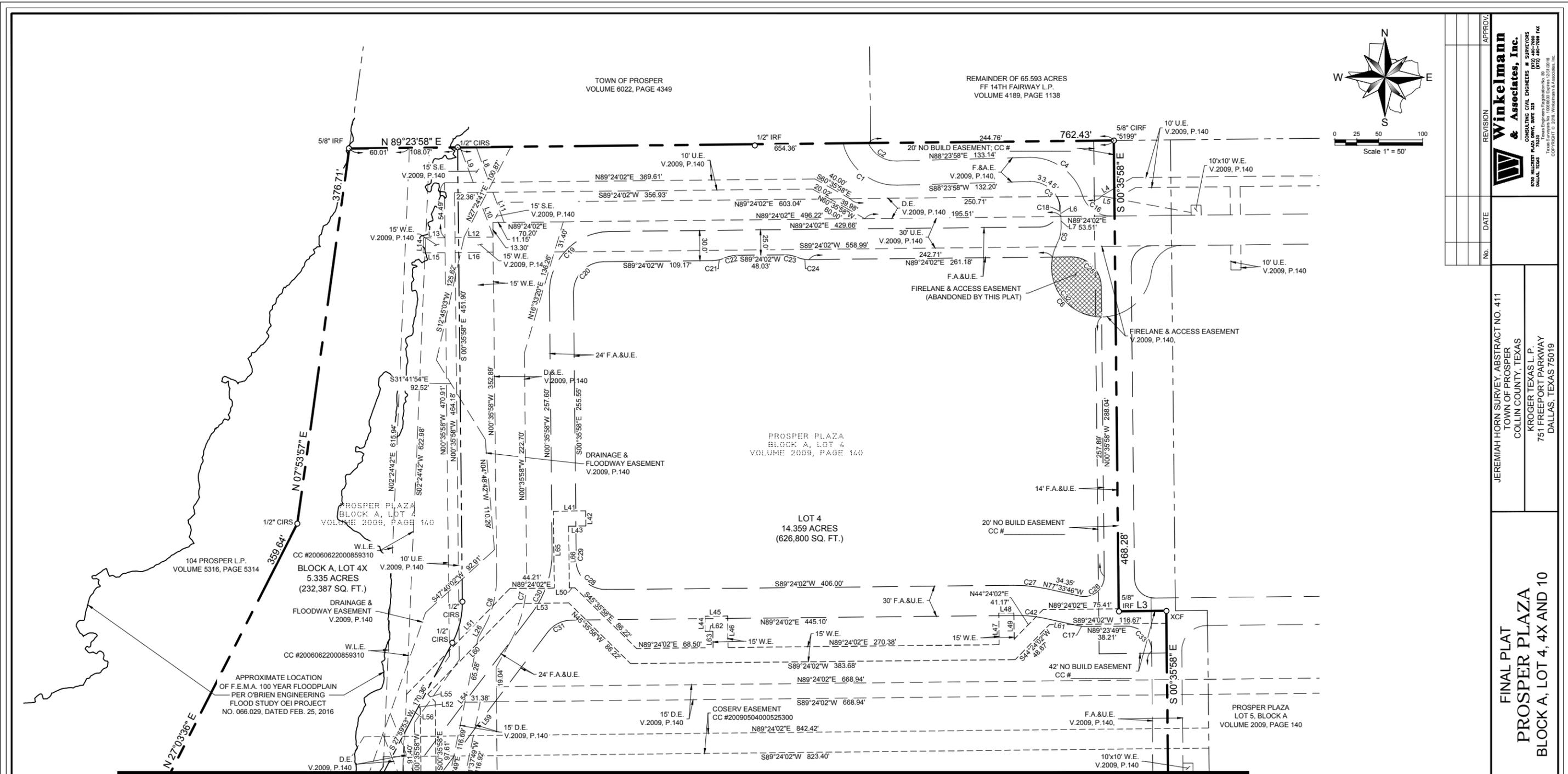
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 KROGER TEXAS L.P.
 751 FREEPPOINT PARKWAY
 DALLAS, TEXAS 75019

FINAL PLAT
 PROSPER PLAZA
 BLOCK A, LOT 4, 4X AND 10

Date: 01.02.13
 Scale: 1" = 50'
 File: 31593-FPLT
 Project No.: 31593

SHEET 1 OF 3

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Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 Hillcrest Plaza Dr., Suite 325
 Dallas, Texas 75230
 Telephone: (214) 442-7000
 Fax: (214) 442-7001
 Texas Professional Engineer Registration No. 99-0000000000
 Texas Professional Surveyor Registration No. 2010-0000000000

JEREMIAH HORN SURVEY, ABSTRACT NO. 411
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 KROGER TEXAS L.P.
 751 FREERPORT PARKWAY
 DALLAS, TEXAS 75019

FINAL PLAT
 PROSPER PLAZA
 BLOCK A, LOT 4, 4X AND 10

Date : 01.02.13
 Scale : 1" = 50'
 File : 31593-FPLT
 Project No. : 31593

FINAL PLAT
 PROSPER PLAZA
 BLOCK A, LOT 4, 4X AND 10
 TOWN OF PROSPER CASE #D16-0014
 BEING 21.020 ACRES OUT OF THE JEREMIAH HORN,
 ABSTRACT NO. 411
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MATCHLINE ~ SEE SHEET 1

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "W.A.I."
CIRF	IRON ROD FOUND w/CAP (NOTED)
XCF	"X" CUT IN CONCRETE FOUND
S.E.	SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
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F.A.&P.U.E.	FIRELANE, ACCESS & PUBLIC UTILITY EASEMENT
F.A.D.&U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
V.,P.	INDICATES VOLUME & PAGE

FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0255J, dated June 2, 2009, this property is within Flood Zone X and A.
 Zone A - No base flood elevation determined.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permit.

OWNER:
 Kroger Texas L.P.
 751 Freerport Parkway
 Dallas, Texas 75019

ENGINEER / SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Dr., Suite 325
 Dallas, TX 75230

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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Kroger Texas L. P. are the owners of a tract of land situated in the JEREMIAH HORN SURVEY, ABSTRACT NO. 411, in the Town of Prosper, Collin County, Texas, and being part of Lot 4, Block A, Revised Conveyance Plat Prosper Plaza, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 2009, Page 140, Official Public Records, Collin County, Texas, and also being all of Lot 10, Block A, Revised Conveyance Plat Prosper Plaza, an addition to the City of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 2011, Page 49, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "5199" found for corner on the North right-of-way of U.S. Highway 380 (W. University Drive), a variable width right-of-way, said point being the Southeast corner of said Lot 10 and the Southwest corner of Lot 9, Block A, of said Final Plat of Prosper Plaza (Volume 2011, Page 49);

THENCE South 89 deg 32 min 40 sec West, along the North right-of-way of said U. S. Highway 380, a distance of 287.85 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 68 deg 49 min 22 sec West, continuing along the North right-of-way of said U. S. Highway 380, a distance of 60.54 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 74 deg 26 min 40 sec West, continuing along the North right-of-way of said U. S. Highway 380, a distance of 45.03 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 4;

THENCE North 11 deg 08 min 48 sec West, departing the North right-of-way of said U. S. Highway 380, along the West line of said Lot 4, a distance of 408.07 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 27 deg 03 min 36 sec East, continuing along the West line of said Lot 4, a distance of 359.64 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 07 deg 53 min 57 sec East, continuing along the West line of said Lot 4, a distance of 376.71 feet to a 5/8-inch iron rod found for the Northwest corner of said Lot 4 and the Southwest corner of a tract of land described in deed to the City of Prosper as recorded in Volume 6022, Page 4349, Official Public Records, Collin County, Texas;

THENCE North 89 deg 23 min 58 sec East, along the North line of said Lot 4, a distance of 762.43 feet to a 5/8-inch iron rod with a plastic cap stamped "5199" found for corner;

THENCE South 00 deg 35 min 58 sec East, departing the North line of said Lot 4, over and across said Lot 4, a distance of 468.28 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 89 deg 24 min 02 sec East, continuing over and across said Lot 4, a distance of 47.48 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 00 deg 35 min 58 sec East, continuing over and across said Lot 4, a distance of 685.14 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the North right-of-way of said U. S. Highway 380 and the Easterly South line of said Lot 4;

THENCE South 89 deg 24 min 02 sec West, along the North right-of-way of said U. S. Highway 380 and the Easterly South line of said Lot 4, a distance of 48.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Southeast corner of Lot 3R, Block A, of Final Plat of Prosper Plaza, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 2015, Page 534, Official Public Records, Collin County, Texas;

THENCE North 00 deg 35 min 58 sec West, departing the North right-of-way of said U. S. Highway 380, along the East line of said Lot 3R, a distance of 258.19 feet to an "X" cut in concrete found for the Northeast corner of said Lot 3R;

THENCE South 89 deg 24 min 02 sec West, along the Northerly South line of said Lot 4R, a distance of 512.63 feet to an "X" cut in concrete found for the Northwest corner of said Lot 9 and the Northeast corner of said Lot 10;

THENCE South 00 deg 36 min 14 sec East, along the West line of said Lot 9 and the East line of said Lot 10, a distance of 278.80 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 915,611 square feet or 21.020 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of June, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoSnack VRS Network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kroger Texas L. P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER PLAZA, Block A, Lots 4, 4X AND 10, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Kroger Texas L. P. does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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 of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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 public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities 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 the easements.
8. 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 at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 _____, 2016.

BY:

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 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 _____, 2016.

Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 2016.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Leonard J. Lueker, do 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 upon my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 2016.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

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 Leonard J. Lueker, 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 _____, 2016.

Notary Public, State of Texas

EASEMENT LANGUAGE

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.

FIRE LANE 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 (ABOVE GROUND DETENTION)

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 Kroger Texas L. P. tract, 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 may 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permit.

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
_____ Engineer Department
_____ Development Services Department

OWNER:
Kroger Texas L. P.
751 Freeport Parkway
Dallas, Texas 75019

ENGINEER / SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, TX 75230

AND BEING 21.020 ACRES OUT OF THE JEREMIAH HORN, ABSTRACT NO. 411, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

FINAL PLAT
PROSPER PLAZA

BLOCK A, LOT 4, 4X AND 10

TOWN OF PROSPER CASE #D16-0014

ABSTRACT NO. 411

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

FINAL PLAT
PROSPER PLAZA
BLOCK A, LOT 4, 4X AND 10

JEREMIAH HORN SURVEY-ABSTRACT NO. 411
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
KROGER TEXAS L.P.
751 FREEPORT PARKWAY
DALLAS, TEXAS 75019

SHEET



Date : 01.09.14
Scale : N/A
File : 31593-FPLT
Project No. : 31593

Table with columns: No., DATE, REVISION, APPROVAL





PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 2, on 12.0± acres, located on the southeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0015).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-67 development standards.

As a companion item, the Site Plan for Gates of Prosper, Block A, Lot 2 and Block B, Lots 1 and 3, (D16-0017) is on the March 15, 2016, agenda.

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.



COLEMAN ST

PRESTON RD

RICHLAND BLVD

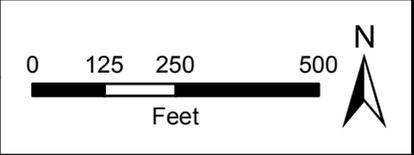
D16-0015

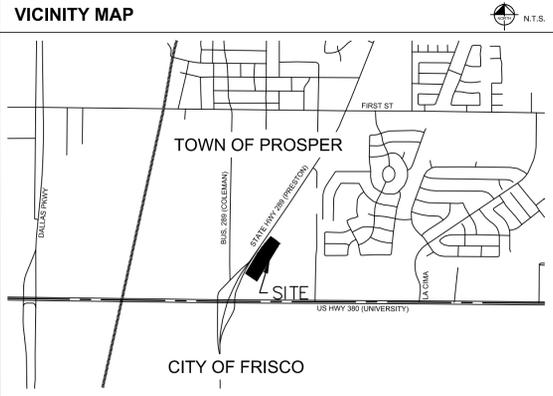
UNIVERSITY DR

LOVERS LN

LOVERS LN

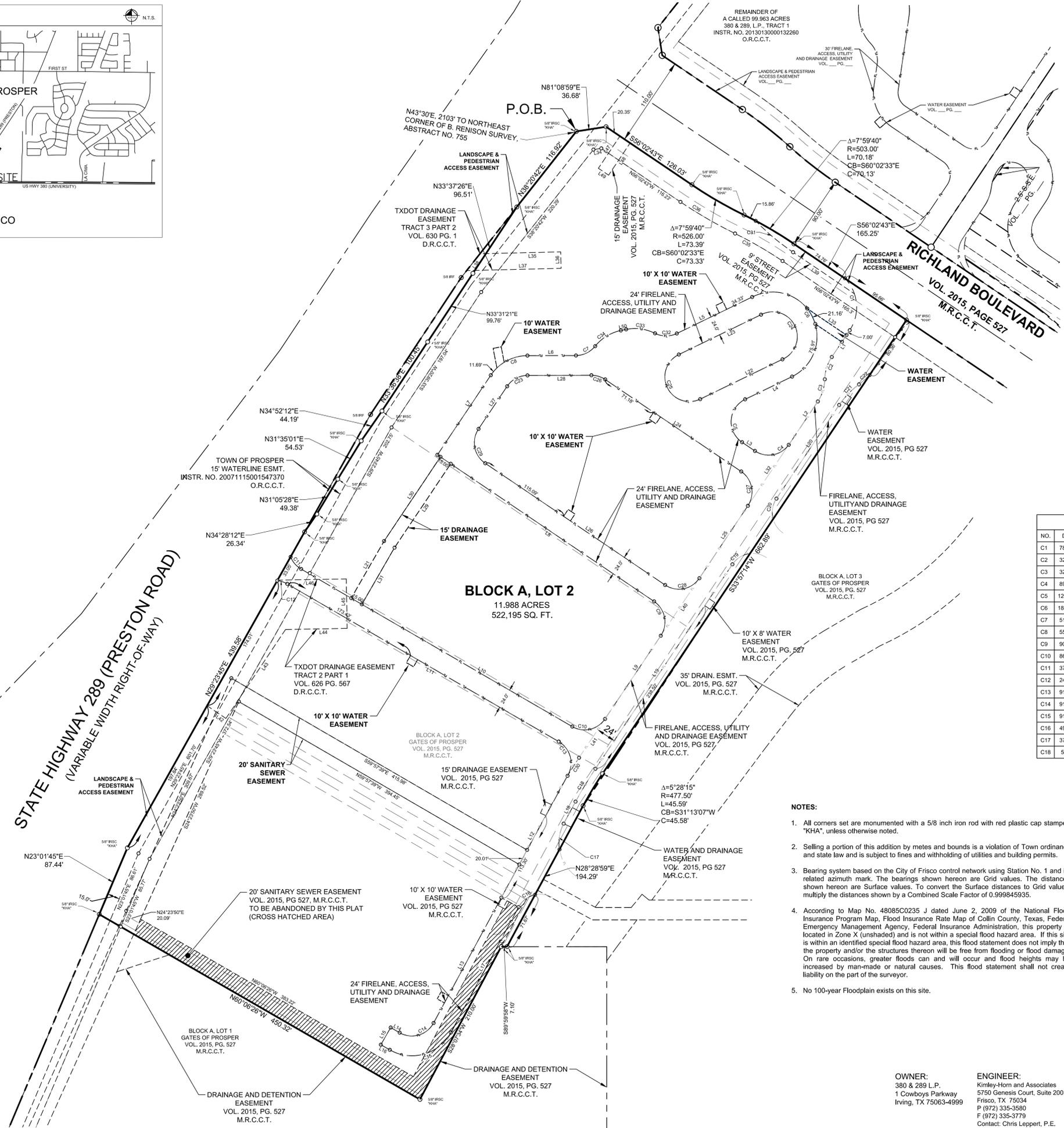
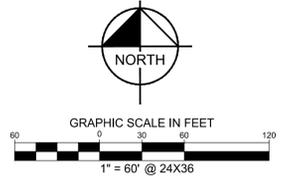
MYSTIC WAY





LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
N.T.S.	NOT TO SCALE
VL	VOLUME
PL	PAGE
(C.M.)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.R.C.C.T.	OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
FND.	FOUND



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N33°57'17"E	39.01'	L18	N28°29'01"E	29.59'	L37	N88°38'44"E	115.00'
L2	N33°57'17"E	63.36'	L19	N33°57'17"E	296.82'	L38	S38°20'42"W	25.99'
L3	S56°02'43"E	19.02'	L20	N33°57'17"E	136.84'	L39	N56°02'43"W	90.00'
L4	S64°16'08"W	63.55'	L21	S30°02'21"W	79.92'	L40	S33°57'17"W	84.00'
L5	N64°16'09"E	101.83'	L22	N64°16'09"E	111.15'	L41	S33°57'17"W	56.69'
L6	N89°51'53"E	59.10'	L23	S64°16'09"W	111.15'	L42	N56°01'49"W	27.57'
L7	N33°57'17"E	116.27'	L24	N56°02'43"W	199.67'	L43	S33°58'11"W	130.00'
L8	N56°02'43"W	318.13'	L25	N33°57'17"E	105.89'	L44	S88°58'11"W	75.00'
L9	N33°57'17"E	121.59'	L26	S66°02'43"E	264.13'	L45	S01°01'49"E	60.00'
L10	S59°57'39"E	381.44'	L27	S33°57'17"W	62.27'	L46	S88°58'11"W	83.66'
L11	N59°57'39"W	381.98'	L28	S89°51'53"W	77.83'	L47	S33°57'17"W	47.00'
L12	N28°39'31"E	168.34'	L29	S33°57'17"W	122.51'	L48	N33°57'17"E	47.00'
L13	S28°29'01"W	172.95'	L30	S33°57'17"W	123.03'	L49	S56°02'43"E	15.00'
L14	N60°06'26"W	12.52'	L31	S30°02'21"W	79.40'			
L15	S29°53'34"W	24.00'	L32	N33°57'17"E	89.09'			
L16	S60°06'26"E	12.52'	L33	S88°38'44"W	98.40'			
L17	N28°29'01"E	172.95'	L36	N01°21'16"W	20.00'			

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	78°28'44"	50.00'	68.49'	N05°17'05"W	63.26'	C19	49°25'07"	30.00'	25.88'	S88°39'50"W	25.08'
C2	32°51'55"	50.00'	28.68'	S17°31'19"W	28.29'	C20	49°25'02"	30.00'	25.87'	S09°14'46"W	25.08'
C3	32°51'55"	50.00'	28.68'	N17°31'19"E	28.29'	C21	19°56'54"	100.00'	34.82'	S43°55'44"W	34.64'
C4	89°58'25"	30.00'	47.11'	N78°58'04"E	42.42'	C22	9°58'59"	100.00'	17.37'	N48°55'42"E	17.34'
C5	120°18'52"	30.00'	63.00'	S04°06'43"W	52.04'	C23	55°54'37"	30.00'	29.27'	S61°54'35"W	28.13'
C6	181°44'41"	54.02'	171.34'	N26°46'48"W	108.02'	C24	185°06'57"	30.03'	97.02'	N25°43'51"W	60.00'
C7	51°07'36"	30.00'	26.77'	N64°16'05"E	25.89'	C25	180°00'00"	30.00'	94.25'	S25°43'51"E	60.00'
C8	55°54'37"	54.00'	52.69'	S61°54'35"W	50.63'	C26	34°05'23"	30.00'	17.85'	N73°05'25"W	17.59'
C9	90°00'00"	30.00'	47.12'	N11°02'43"W	42.43'	C27	90°00'00"	30.00'	47.12'	N11°02'43"W	42.43'
C10	86°05'05"	30.00'	45.07'	N76°59'49"E	40.95'	C28	90°00'00"	30.00'	47.12'	N76°57'17"E	42.43'
C11	37°54'27"	30.00'	19.85'	S41°00'25"E	19.49'	C29	90°00'00"	30.00'	47.12'	S11°02'43"E	42.43'
C12	24°33'21"	30.00'	12.86'	N72°14'19"W	12.76'	C30	2°54'15"	512.00'	25.95'	S32°30'09"W	25.95'
C13	91°00'41"	30.00'	47.65'	N14°27'19"W	42.80'	C31	11°44'09"	290.00'	59.40'	S50°03'39"E	59.30'
C14	91°24'33"	30.00'	47.86'	N74°11'18"E	42.94'	C32	52°36'03"	30.00'	27.54'	S89°25'50"E	26.58'
C15	91°24'33"	54.00'	86.15'	N74°11'18"E	77.30'	C33	38°19'57"	54.00'	36.13'	N82°17'47"W	35.46'
C16	49°26'01"	30.00'	25.88'	S53°12'02"W	25.09'	C34	39°47'57"	54.00'	37.51'	S58°38'16"W	36.76'
C17	37°47'41"	50.00'	32.98'	S09°35'11"W	32.39'	C35	7°59'40"	478.00'	66.69'	N60°02'33"W	66.64'
C18	5°28'15"	488.00'	46.60'	S31°13'09"W	46.58'	C36	7°59'40"	551.00'	76.88'	S60°02'33"E	76.82'

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.
 - According to Map No. 48085C0235 J dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - No 100-year Floodplain exists on this site.

FINAL PLAT
GATES OF PROSPER
BLOCK A, LOT 2
 AN ADDITION TO THE TOWN OF PROSPER

11.988 ACRES (GROSS)

SITUATED IN THE
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 FEBRUARY 2016
 CASE #D16-0015

Kimley»Horn

5750 Genesis Court, Suite 200
 Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	KHA	02/15/2016	068109008	1 OF 2

OWNER:
 380 & 289 L.P.
 1 Cowboys Parkway
 Irving, TX 75063-4999

ENGINEER:
 Kimley-Horn and Associates
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 P (972) 335-3580
 F (972) 335-3779
 Contact: Chris Leppert, P.E.

SURVEYOR:
 Kimley-Horn and Associates
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 P (972) 335-3580
 F (972) 335-3779
 Contact: Michael B. Marx, R.P.L.S.

DRAWN: KFC/PL SURVEY/08/10/08-DATES OF PROSPER PHASE 1-TOWN OF PROSPER BLOCK A, LOT 2 FINAL PLAT.DWG PLOTTED BY: STENDH/DLH LABEL: 3/10/2016 8:51 AM LAST SAVED: 3/10/2016 8:50 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 380 & 280, L.P., is the owner of a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas and being out of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, and containing all of Block A, Lot 2 of The Gates of Prosper, an addition to the Town of Prosper, recorded in Volume 2015, Page 527, Map Records, Collin County, Texas being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the western-most northwest corner of said Lot 2, same being the westerly corner of a visibility clip at the intersection of the easterly right-of-way line of State Highway No. 289 (Preston Road), a variable width right-of-way, with the southerly right-of-way line of Richland Boulevard, a variable width right-of-way as created in said Gates of Prosper;

THENCE North 81°08'89" East, departing said easterly right-of-way line and along the northerly line of said Lot 2 and the southerly right-of-way line of said Richland Boulevard, a distance of 36.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly corner of said visibility clip;

THENCE continuing along said southerly right-of-way and along the northerly line of said Lot 2, the following courses:
South 56°02'43" East, a distance of 126.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of South 60°02'33" East, 73.33 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 73.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 7°59'40", a radius of 503.00 feet, a chord bearing and distance of South 60°02'33" East, 70.13 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 70.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

South 56°02'43" East, a distance of 165.25 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of Block A, Lot 3 of aforesaid Gates of Prosper;

THENCE departing said southerly right-of-way, along the easterly line of said Lot 2 and along the westerly line of said Lot 3, the following courses;

South 33°57'14" West, a distance of 662.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 5°28'15", a radius of 477.50 feet, a chord bearing and distance of South 31°13'07" West, 45.58 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 45.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

South 28°28'59" West, a distance of 194.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of Block A, Lot 1 of aforesaid Gates of Prosper;

THENCE departing the westerly line of said Lot 3, along the easterly line of said Lot 2 and along the northerly line of Lot 1, the following courses;

South 89°59'58" West, a distance of 7.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°07'34" West, a distance of 210.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°06'26" West, a distance of 450.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the easterly right-of-way of State Highway No. 289 (Preston Road) and the westerly line of said Lot 2,

THENCE departing the northerly line of said Lot 1, along said easterly right-of-way, and along said westerly line, the following courses;

North 23°01'45" East, a distance of 87.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°23'45" East, a distance of 439.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°28'12" East, a distance of 26.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 31°05'28" East, a distance of 49.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 31°35'01" East, a distance of 54.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°52'12" East, a distance of 44.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 33°36'38" East, a distance of 100.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 33°31'21" East, a distance of 99.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 33°37'26" East, a distance of 96.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°20'42" East, a distance of 116.92 feet to the **POINT OF BEGINNING** and containing 11.988 acres (522,195 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **380 & 289, L.P.**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **380 & 289, L.P.**, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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 of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities 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 the easements.
- 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 at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 380 & 289, L.P.

BY: _____
Authorized Signature Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, 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 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 _____

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 Lot 1, Block A, 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 may 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.

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.

FIRE LANE 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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.

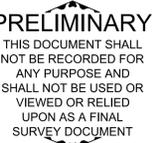
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, do 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_____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 Michael B. Marx, 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

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

**FINAL PLAT
GATES OF PROSPER
BLOCK A, LOT 2
AN ADDITION TO THE TOWN OF PROSPER**

11.988 ACRES (GROSS)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
FEBRUARY 2016

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	KHA	02/15/2016	068109008	2 OF 2

SURVEYOR:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Chris Leppert, P.E.

OWNER:
380 & 289 L.P.
1 Cowboys Parkway
Irving, TX 75063-4999



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Final Plat for Gates of Prosper, Block B, Lots 1 and 3, on 28.3± acres, located on the northeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0016).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-67 development standards.

As a companion item, the Site Plan for Gates of Prosper, Block A, Lot 2 and Block B, Lots 1 and 3, (D16-0017) is on the March 15, 2016, agenda.

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.

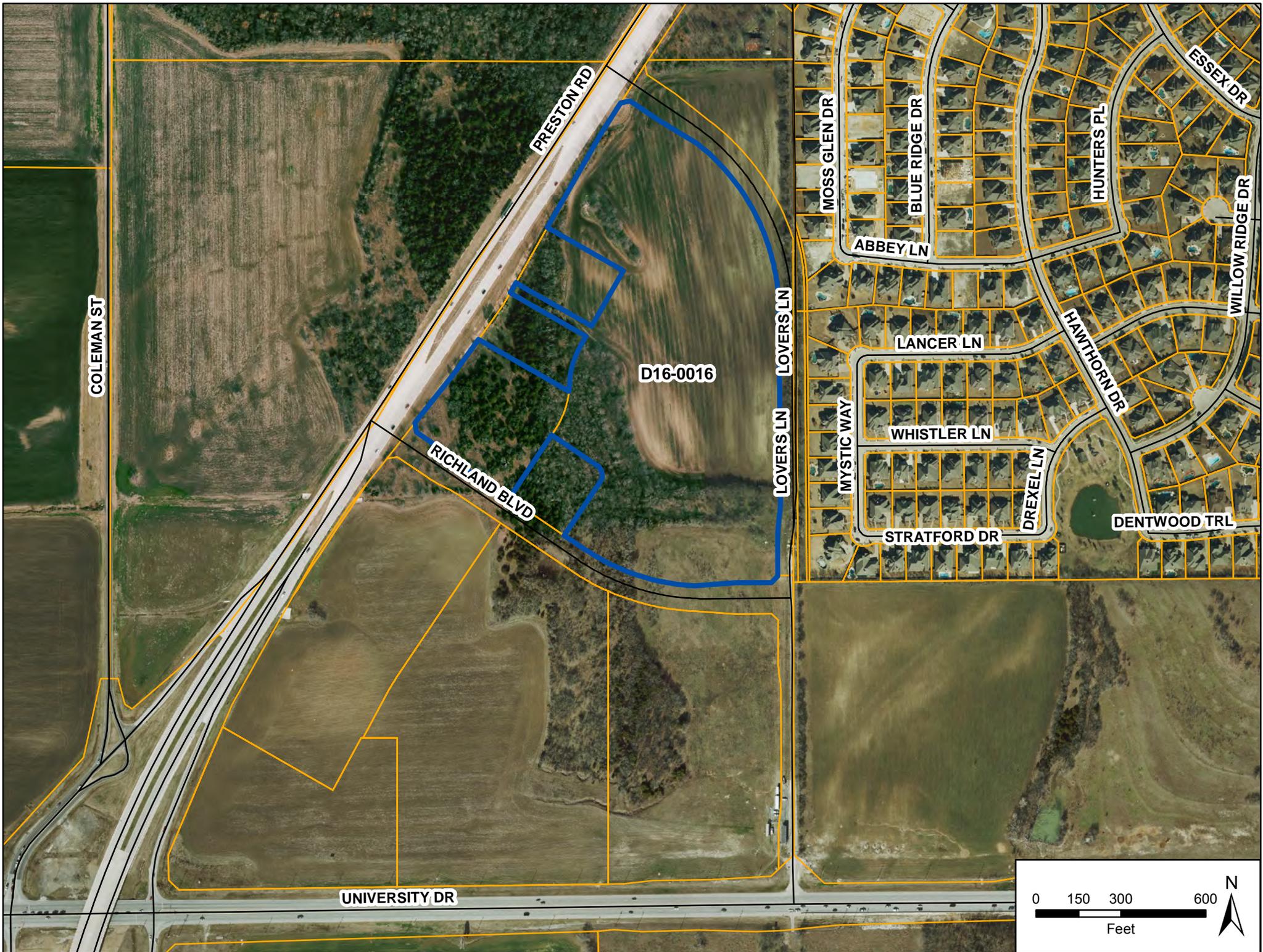
Attached Documents:

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.



COLEMAN ST

PRESTON RD

D16-0016

RICHLAND BLVD

LOVERS LN

MOSS GLEN DR

BLUE RIDGE DR

ABBEY LN

LANCER LN

WHISTLER LN

STRATFORD DR

MYSTIC WAY

DREXEL LN

HAWTHORN DR

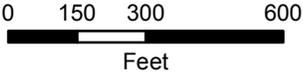
DENTWOOD TRL

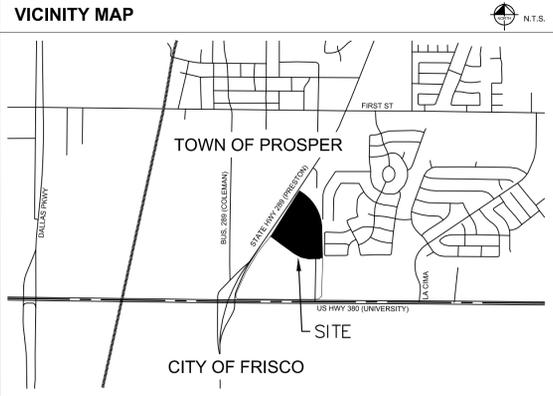
HUNTERS PL

ESSEX DR

WILLOW RIDGE DR

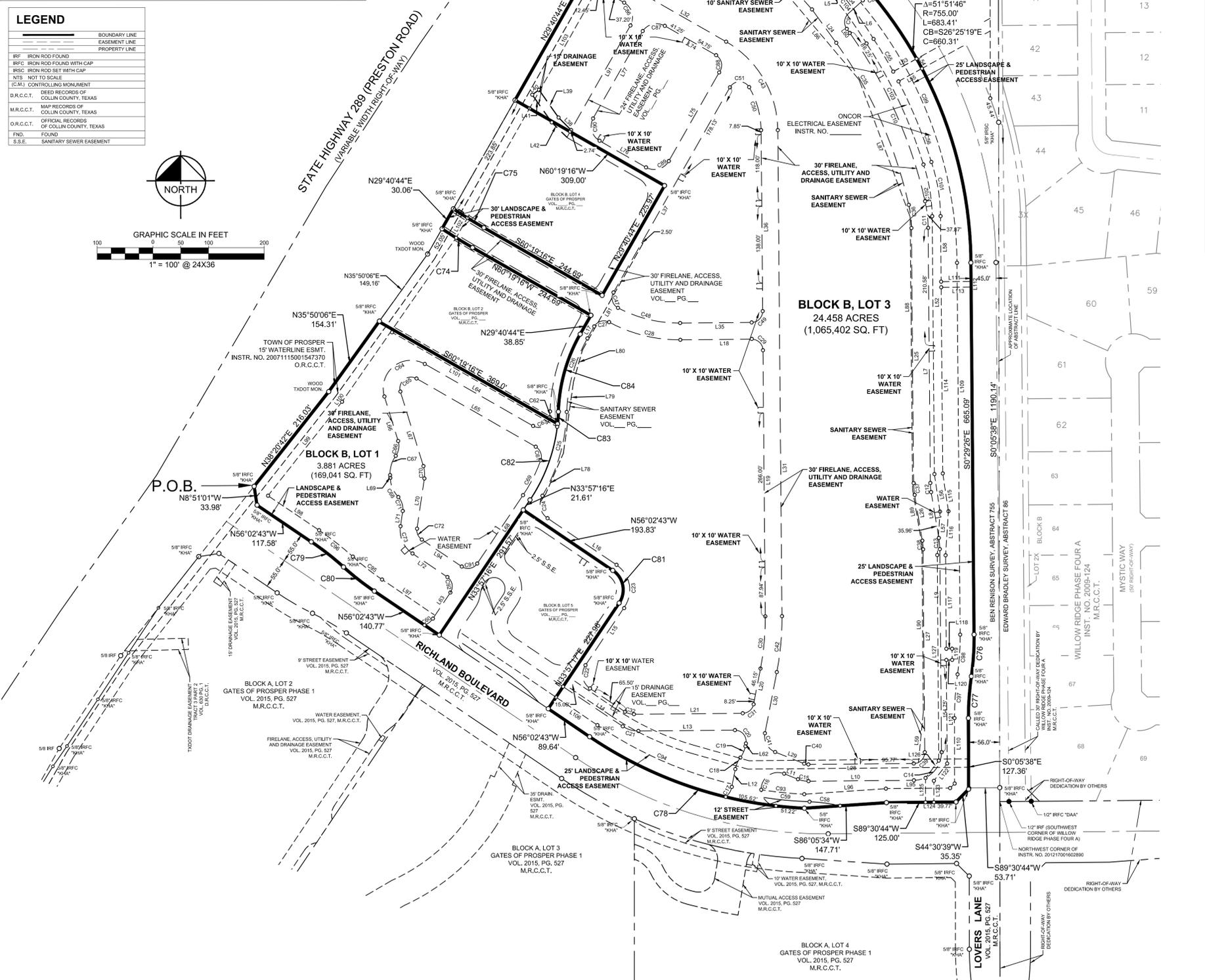
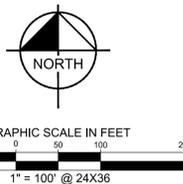
UNIVERSITY DR





LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	IRFC IRON ROD FOUND
---	IRFC IRON ROD FOUND WITH CAP
---	IRFC IRON ROD SET WITH CAP
---	NTS NOT TO SCALE
---	ICM CONTROLLING MONUMENT
---	D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
---	M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS
---	O.R.C.C.T. OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
---	FND. FOUND
---	S.S.E. SANITARY SEWER EASEMENT



CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°27'58"	30.00	8.10	N26°26'00"E	8.07	C36	12°07'26"	197.00	41.89	N06°33'14"W	41.61	C71	51°40'40"	30.00	27.06	N17°28'27"W	26.15
C2	87°28'19"	20.02	30.57	N75°55'04"E	27.68	C37	9°05'31"	133.00	21.10	S05°02'16"E	21.08	C72	64°24'37"	20.00	22.48	S23°50'25"E	21.32
C3	15°27'58"	30.00	8.10	S41°53'56"W	8.07	C38	9°05'55"	97.00	15.40	N05°02'04"W	15.39	C73	64°24'37"	50.00	56.21	S23°50'25"E	53.30
C4	90°00'00"	20.00	31.42	S10°50'01"E	28.28	C39	89°59'38"	20.00	31.41	N44°30'42"E	28.28	C74	3°36'48"	1020.50	64.36	S58°30'52"E	64.35
C5	13°06'47"	825.00	188.81	N49°16'38"E	188.40	C40	22°15'43"	20.00	7.77	S79°21'38"E	7.72	C75	3°45'53"	970.50	64.36	S58°26'19"E	64.35
C6	89°36'48"	20.24	31.66	S87°31'39"E	28.53	C41	78°16'14"	30.00	41.51	S28°35'39"E	38.27	C76	8°32'53"	503.00	75.04	S03°47'01"W	74.97
C7	94°29'24"	30.00	49.44	N00°27'03"E	44.03	C42	11°31'53"	500.00	106.83	N05°16'31"E	100.46	C77	8°09'05"	527.00	74.98	S03°58'54"W	74.91
C8	40°29'31"	29.86	21.11	S67°48'57"E	20.67	C43	59°49'50"	184.00	192.14	N30°24'21"W	183.53	C78	31°13'30"	755.00	41.88	N17°39'28"W	406.39
C9	83°46'50"	20.52	30.01	S05°46'32"W	27.40	C44	89°59'59"	30.00	47.12	S15°19'16"E	42.43	C79	7°59'40"	526.00	73.39	N52°02'54"W	73.33
C10	23°09'24"	822.00	332.22	N24°11'39"W	329.96	C45	34°32'37"	40.00	24.12	S43°02'57"E	23.75	C80	7°59'40"	503.00	70.18	N52°02'54"W	70.13
C11	12°07'26"	227.00	48.03	N06°33'14"W	47.94	C46	90°00'00"	30.00	47.12	N74°40'44"E	42.43	C81	90°00'00"	42.00	65.97	N11°02'43"W	59.40
C12	9°05'31"	103.00	16.34	S05°02'16"E	16.33	C47	91°51'28"	20.00	32.06	S16°15'00"E	28.74	C82	27°55'28"	300.00	146.21	N19°59'32"E	144.77
C13	9°05'55"	127.00	20.17	N05°02'04"W	20.15	C48	28°18'42"	235.00	116.12	S76°20'05"E	114.94	C83	4°08'55"	300.00	20.72	N03°57'20"E	21.72
C14	89°59'38"	50.00	78.53	N44°30'42"E	70.71	C49	90°00'00"	20.00	31.42	N44°30'42"E	28.28	C84	27°47'51"	300.00	145.55	S15°46'49"W	144.12
C15	22°15'43"	50.00	19.43	S79°21'38"E	19.31	C50	30°00'44"	154.03	80.68	N15°36'50"W	79.76	C85	29°08'09"	50.00	25.43	N74°53'20"W	25.15
C16	195°09'12"	30.00	102.18	S14°11'38"W	59.48	C51	119°41'58"	20.00	41.78	S89°31'43"W	34.59	C86	90°00'00"	30.00	47.12	N15°19'16"W	42.43
C17	40°53'11"	30.00	21.41	N31°28'40"E	20.98	C52	6°07'16"	785.79	83.95	S54°13'46"E	83.91	C87	85°45'07"	30.00	44.90	S76°46'11"W	40.82
C18	25°51'02"	50.00	22.56	S23°57'35"W	22.37	C53	7°30'05"	785.79	102.88	S45°57'36"E	102.81	C88	99°12'39"	20.51	35.51	N10°07'36"W	31.24
C19	25°50'39"	50.00	22.55	N23°57'47"E	22.36	C54	10°27'28"	763.37	139.33	S36°58'49"E	139.14	C89	90°00'00"	30.00	47.12	N74°40'44"E	42.43
C20	101°31'53"	20.00	35.44	N39°43'29"W	30.98	C55	4°35'00"	852.93	68.23	S31°10'54"E	68.21	C90	87°36'52"	20.00	45.87	S16°30'50"E	41.53
C21	34°00'53"	50.00	29.88	S73°28'59"E	29.25	C56	10°28'22"	852.93	155.90	S22°18'36"E	155.88	C91	90°00'00"	30.00	31.42	N78°57'16"E	28.28
C22	90°00'00"	30.00	47.12	S11°02'43"E	42.43	C57	11°03'44"	292.00	56.38	S46°31'01"E	56.29	C92	90°00'00"	20.00	31.42	N11°02'44"W	28.28
C23	90°00'00"	54.00	84.82	N11°02'43"W	76.37	C58	10°53'31"	292.00	55.51	N82°29'27"W	55.43	C93	6°06'14"	730.00	77.77	S84°06'20"E	77.73
C24	86°36'42"	30.00	45.35	S12°44'22"E	41.15	C59	6°19'56"	742.91	82.10	S84°46'14"E	82.06	C94	29°38'20"	730.00	262.96	S66°21'53"E	261.54
C25	28°41'06"	315.00	157.70	N16°13'26"E	156.06	C60	36°52'12"	30.00	19.31	N52°23'22"E	18.97	C95	7°59'40"	478.00	66.69	S52°02'54"E	66.64
C26	27°47'51"	285.00	138.27	S15°46'49"W	136.92	C61	80°08'55"	20.00	27.98	N20°14'48"W	25.75	C96	7°59'40"	551.00	76.88	N52°02'54"W	76.82
C27	88°35'55"	20.00	30.93	S73°58'42"W	27.94	C62	1°59'48"	285.00	9.93	S62°54'77"E	9.93	C97	8°09'05"	552.00	78.53	S03°58'54"W	78.47
C28	28°46'05"	265.00	133.06	S76°06'23"E	131.68	C63	115°48'03"	20.00	40.42	N61°46'43"E	33.89	C98	8°32'53"	478.00	71.31	N03°47'01"E	71.25
C29	90°00'00"	20.00	31.42	N45°29'26"W	28.28	C64	136°54'36"	50.00	119.48	S51°13'26"W	93.01	C99	39°45'55"	730.00	506.64	N20°22'49"W	496.54
C30	11°31'56"	470.00	94.60	N05°16'30"E	94.44	C65	136°54'36"	20.00	47.79	S51°13'26"W	37.21	C100	7°32'56"	730.00	96.18	N48°27'51"W	96.11
C31	78°27'45"	20.00	27.39	N50°16'42"E	25.30	C66	53°10'32"	30.00	27.84	N09°21'25"E	26.85	C101	18°16'43"	309.47	98.73	S09°37'52"E	98.31
C32	32°06'39"	30.00	16.81	S74°26'06"E	16.59	C67	38°54'26"	54.00	36.67	S16°29'28"W	35.97	C102	18°19'17"	294.47	94.16	N09°39'09"W	93.76
C33	93°48'22"	30.00	49.12	S77°15'48"W	43.81	C68	40°21'02"	54.00	38.03	S23°08'16"E	37.25	C103	16°25'49"	837.93	240.29	N25°16'25"W	239.46
C34	14°42'54"	795.04	204.19	N48°27'40"W	203.63	C69	14°07'37"	285.00	70.27	N26°53'28"E	70.09	C104	10°27'28"	763.37	139.33	S36°58'49"E	139.14
C35	23°09'24"	792.00	320.01	N24°11'28"W	317.83	C70	25°35'45"	50.00	22.34	N04°25'59"W	22.15	C105	15°01'18"	770.79	202.08	N49°43'12"W	201.50

LINE TABLE		LINE TABLE		LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH				
L1	S34°09'59"W	16.95	L44	S84°30'29"E	78.11	L87	S20°29'31"E	262.12	
L2	N60°19'16"W	41.89	L45	S63°25'17"E	68.43	L88	S00°29'31"E	186.13	
L3	N34°09'59"E	16.95	L46	N60°24'37"W	34.78	L89	S09°35'01"E	101.41	
L4	N55°50'01"W	20.90	L47	N39°23'02"E	8.80	L90	S00°29'06"E	299.07	
L5	S47°39'57"W	15.85	L48	S50°36'58"E	20.00	L91	S29°40'44"W	218.54	
L6	N47°39'57"E	35.10	L49	S39°23'02"W	8.86	L92	N41°23'33"E	52.01	
L7	N00°29'31"W	456.38	L50	N84°30'29"W	78.53	L93	N41°23'33"E	52.91	
L8	N09°35'01"W	83.12	L51	N63°25'17"W	64.83	L94	N56°02'44"W	86.50	
L9	N00°29'06"W	363.06	L52	N00°29'31"W	461.30	L95	N89°30'44"E	115.39	
L10	N89°30'31"E	189.34	L53	N61°18'04"E	47.81	L96	N86°05'34"E	147.00	
L11	S68°13'46"E	26.80	L54	S28°41'56"E	20.00	L97	S56°02'43"E	113.04	
L12	S11°02'04"W	32.52	L55	S61°18'04"W	47.98	L98	S56°02'43"E	110.58	
L13	N89°30'34"E	173.43	L56	N08°31'21"W	67.84	L99	N38°20'42"E	214.31	
L14	S68°28'33"E	128.62	L57	S03°41'51"W	77.87	L100	N34°56'17"E	357.69	
L15	S33°57'17"W	125.96	L58	S00°29'31"E	117.22	L101	N60°19'16"W	341.54	
L16	S56°02'43"E	149.43	L59	S05°37'52"W	90.22	L102	N29°40'44"E	41.02	
L17	S29°40'44"W	24.43	L60	N36°06'53"W	9.15	L103	N29°40'44"E	248.54	
L18	S89°30'34"W	128.37	L61	S49°52'16"E	85.82	L104	N29°40'44"E	102.22	
L19	N00°29'28"W	475.89	L62	S11°02'27"W	5.00	L105	N32°32'25"E	127.53	
L20	N11°02'49"E	64.40	L63	N33°57'16"E	56.18	L106	S56°02'43"E	89.64	
L21	N89°30'34"E	195.40	L64	S60°19'16"E	223.94	L107	S55°50'01"E	80.74	
L22	S56°28'33"E	75.46	L65	S60°19'16"E	246.45	L108	N58°54'43"W	158.60	
L23	N55°50'01"W	72.83	L66	N17°13'51"W	83.33	L109	N00°29'26"W	665.18	
L24	N36°06'53"W	73.96	L67	N17°13'51"W	139.65	L110	N00°05'38"W	116.90	
L25	N00°29'31"W	456.38	L68	S33°57'16"W	147.39	L111	N89°30'29"E	53.79	
L26	N09°35'01"W	83.12	L69	N02°57'45"W	5.02	L112	S00°29'26"E	10.00	
L27	N00°29'06"W	363.06	L70	N08°21'53"E	90.75	L113	S89°30'29"W	53.79	
L28	N89°30'31"E	189.34	L71	N08°21'53"E	27.52	L114	S00°29'31"E	333.03	
L29	S68°13'46"E	56.07	L72	N56°02'44"W	75.50	L115	S08°31'21"E	68.39	
L30	S11°02'27"W	111.34	L73	S60°19'16"E	59.66	L116	S03°41'51"W	78.93	
L31	S00°29'26"E	869.45	L74	N60°19'16"W	106.00	L117	S00°26'32"E	167.24	
L32	S60°19'16"E	168.73	L75	N29°40'44"E	192.54	L118	N89°33'28"E	10.37	
L33	S29°40'48"W	114.49	L76	S60°19'16"E	96.00	L119	S00°26'32"E	20.00	
L34	S29°40'44"W	174.60	L77	S29°41'49"W	180.02	L120	S89°33'28"E	10.37	
L35	S89°30'34"W	128.37	L78	N23°35'16"E	79.53	L121	S00°26'32"E	165.13	
L36	S00°29'25"E	323.85	L79	N08°06'53"E	129.91	L122	S37°35'06"W	39.14	
L37	N29°40'44"E	422.30	L80	N15°56'04"E	58.86	L123	S00°00'02"E	38.26	
L38	S45°12'42"E	31.78	L81	N29°40'44"E	219.01	L124	S89°30'44"W	15.00	
L39	N35°19'16"W	60.63	L82	N56°18'11"W	53.14	L125	N00°00'02"W	43.49	
L40	S44°40'44"W	15.00	L83	S33°41'49"W	85.00	L126	S37°35'06"W	39.07	
L41	S35°19'16"E	60.63	L84	S56°18'11"E	54.85	L127	N00°26'32"W	367.74	
L42	S45°34'36"E	38.28	L85	S41°23'33"W	14.15				
L43	S60°19'16"E	30.81	L86	S40°15'25"E	204.35				

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.
 - Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law, and is subject to fines and withholding of

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 380 & 289, L.P., is the owner of tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, being all of Block B, Lot 1 and Lot 3 of a The Gates of Prosper, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume ____, Page ____, Map Records, Collin County, Texas, same also being a portion of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the western-most southwest corner of said Lot 1, same being the westerly corner of a visibility clip at the intersection of the easterly right-of-way line of State Highway No. 289 (Preston Road), a variable width right-of-way, with the northerly right-of-way line of Richland Boulevard, a variable width right-of-way as created in said Gates of Prosper;

THENCE North 38°20'42" East, departing the northerly right-of-way of said Richland Boulevard and along the said easterly right-of-way, and along the westerly line of said Lot 1, a distance of 216.03 feet to a wood TXDOT Monument found;

THENCE North 35°50'06" East, continuing along said easterly right-of-way and along said westerly line, a distance of 154.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the northwesterly corner of said Lot 1, same being the southwest corner of Block B, Lot 2 of aforesaid Gates of Prosper;

THENCE South 60°19'16" East, departing said easterly right-of-way line and along the northerly line of said Lot 1, and along the southerly line of said Lot 2 a distance of 369.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 4°08'55", a radius of 300.00 feet, a chord bearing and distance of North 3°57'20" East, 21.72 feet along the westerly line of afore said Lot 3;

THENCE departing the northerly line of said Lot 1, along the westerly line of said Lot 3 and along the easterly line of said Lot 2, the following courses;

In a northeasterly direction, with said curve to the left, an arc distance of 21.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 27°47'51", a radius of 300.00 feet, a chord bearing and distance of North 15°46'49" East, 144.12 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 145.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 29°40'44" East, a distance of 38.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 60°19'16" West, a distance of 244.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 3°36'48", a radius of 1020.50 feet, a chord bearing and distance of North 58°30'52" West, 64.35 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 64.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right-of-way line of aforesaid State Highway No. 289 (Preston Road);

THENCE North 29°40'44" East, departing the northerly line of said Lot 2, along said easterly right-of-way and along the westerly line of said Lot 3, distance of 41.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°45'53", a radius of 979.50 feet, a chord bearing and distance of South 58°26'19" East, 64.35 feet, same being the southwesterly corner of Block B, Lot 4 of aforesaid Gates of Prosper;

THENCE departing said easterly right-of-way, along the lines common to said Lot 3 and said Lot 4, the following courses;

In a southeasterly direction, with said curve to the left, an arc distance of 64.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

South 60°19'16" East, distance of 244.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 29°40'44" East, a distance of 225.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 60°19'16" West, a distance of 309.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right-of-way of said State Highway 289 (Preston Road);

THENCE North 29°40'44" East, departing a northerly line of aforesaid Lot 4, along said easterly right-of-way and along the westerly line of aforesaid Lot 3, a distance of 381.95 feet to a wood TXDOT Monument found;

THENCE North 32°32'25" East, continuing along said easterly right-of-way and along the westerly line of said, Lot 3 a distance of 129.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the western-most northwest corner of said Lot 3, same being the westerly corner of a visibility clip at the intersection of said State Highway No. 289 (Preston Road), with the southerly right-of-way line of Lovers Lane, a variable width right-of-way as created in aforesaid Gates of Prosper;

THENCE departing the said easterly right-of-way line, along the northerly line of said Lot 3 and along the southerly right-of-way line of said Lovers Lane, the following courses;

North 78°21'12" East, a distance of 34.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" setting the easterly corner of a visibility clip set;

South 55°50'01" East, a distance of 124.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

South 59°06'03" East, a distance of 151.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 51°51'46", a radius of 755.00 feet, a chord bearing and distance of South 26°25'19" East, 660.31 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 683.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

South 0°29'26" East, a distance of 665.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 8°32'53", a radius of 503.00 feet, a chord bearing and distance of South 3°47'01" West, 74.97 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 75.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 8°07'45", a radius of 527.00 feet, a chord bearing and distance of South 3°59'35" West, 74.71 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 74.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

South 0°05'38" East, a distance of 127.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the eastern-most southeast corner of aforesaid Lot 3, same being the easterly corner of a visibility clip at the intersection of the westerly right-of-way line of aforesaid Lovers Lane, with the northerly right-of-way line of aforesaid Richland Boulevard;

THENCE departing the said easterly right-of-way, along the southerly line of said Lot 3 and along the northerly right-of-way of said Richland Boulevard, the following courses;

South 44°30'39" West, a distance of 32.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the westerly corner of said visibility clip;

South 89°30'44" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

South 86°05'34" West, a distance of 147.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 31°13'30", a radius of 755.00 feet, a chord bearing and distance of North 71°39'28" West, 406.39 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 411.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 56°02'43" West, a distance of 89.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the southeasterly corner of Block B, Lot 5 of afore said Gates of Prosper;

THENCE departing the said northerly right-of-way line, along the easterly line of said Lot 5 and along a westerly line of aforesaid Lot 3, the following courses;

North 33°57'17" East, a distance of 227.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 42.00 feet, a chord bearing and distance of North 11°02'43" West, 59.40 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 65.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

North 56°02'43" West, a distance of 193.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of aforesaid Lot 1;

THENCE South 33°57'16" West, departing the westerly line of said Lot 3, along the westerly line of said Lot 5 and along the easterly line of said Lot 1, a distance of 269.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly right-of-way line of aforesaid Richland Boulevard;

THENCE departing the westerly line of said Lot 5, along said northerly right-of-way and along the southerly line of said Lot 1, the following courses;

North 56°02'43" West, a distance of 140.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 7°59'40", a radius of 503.00 feet, a chord bearing and distance of North 52°02'54" West, 70.13 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 70.18 feet to a point 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of North 52°02'54" West, 73.33 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 73.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the easterly corner of a visibility clip at the intersection of aforesaid State Highway No. 289 (Preston Road) and Richland Boulevard;

North 56°02'43" West, a distance of 117.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the easterly corner of a visibility clip at the intersection of aforesaid State Highway No. 289 (Preston Road) and Richland Boulevard;

North 8°51'01" West, a distance of 33.98 feet to the POINT OF BEGINNING and containing 28.339 acres (1,234,443 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 380 & 289, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GATES OF PROSPER, BLOCK B, LOTS 1 & 3, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 380 & 289, L.P. does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 4. 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 of Prosper.
- 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6. 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 public's and Town of Prosper's use thereof.
- 7. The Town of Prosper and public utilities 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 the easements.
- 8. 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 at any time procuring permission from anyone.
- 9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 380 & 289, L.P.

BY:

Authorized Signature Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, 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 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 _____

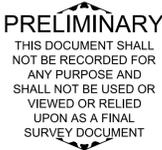
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, do 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_____.

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



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 Michael B. Marx, 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

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.

FIRE LANE 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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.

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

**FINAL PLAT
GATES OF PROSPER
BLOCK B, LOTS 1 & 3
AN ADDITION TO THE TOWN OF PROSPER**

28.339 ACRES (GROSS)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2016
CASE #D16-0016

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	KHA	03/01/2016	068109008	2 OF 2

SURVEYOR: Kimley-Horn and Associates 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Michael B. Marx, R.P.L.S.

ENGINEER: Kimley-Horn and Associates 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Chris Leppert, P.E.

OWNER: 380 & 289 L.P. 1 Cowboys Parkway Irving, TX 75063-4999



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Site Plan for twenty-one retail buildings in the Gates of Prosper, on 40.0± acres, located on the east side of Prosper Road, north and south of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0017).

Description of Agenda Item:

The Site Plan shows 244,418 square feet of retail buildings on Block A, Lot 2 and Block B, Lots 1 and 3 in the Gates of Prosper. Access is provided from Preston Road, future Richland Boulevard and future Lovers Lane. Adequate parking has been provided. The Site Plan conforms to the PD-67 development standards.

As companion items, the Final Plats for Gates of Prosper, Block A, Lot 2 (D16-0015) and Gates of Prosper, Block B, Lots 1 and 3 (D16-0016) are on the March 15, 2016, agenda.

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.

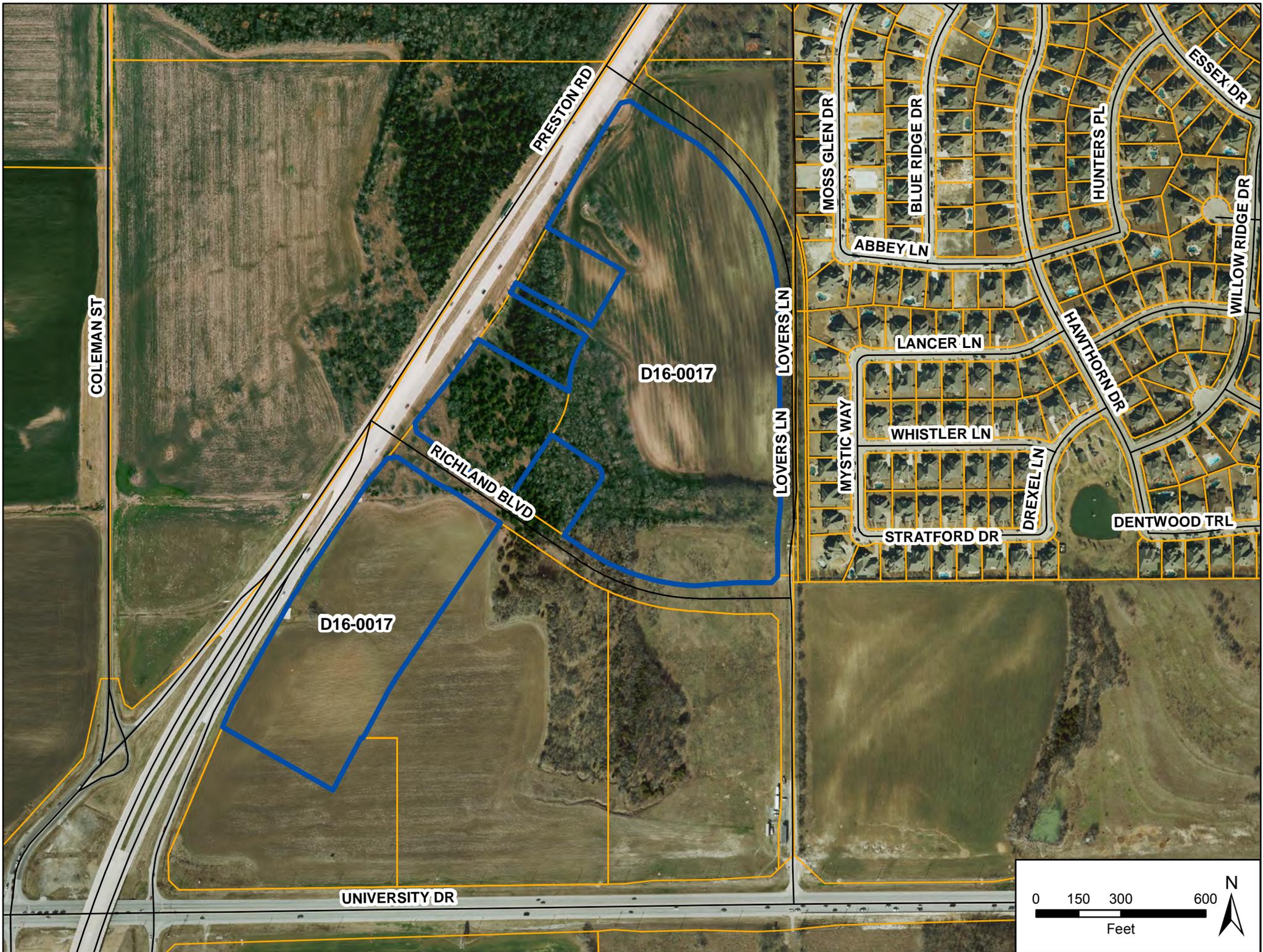
Attached Documents:

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.



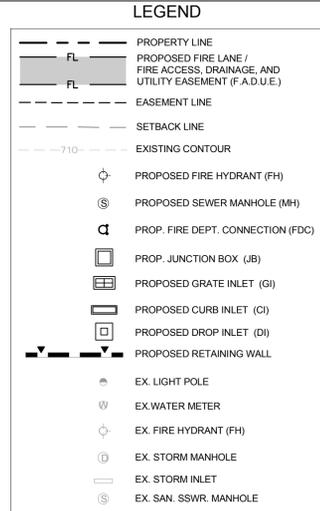
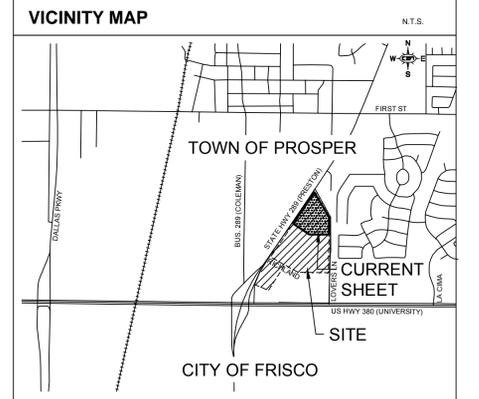
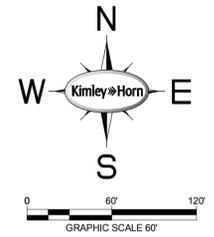
TOWN OF PROSPER SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 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 REGULATION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE B. 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 FAÇADE 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 TOWN ENGINEER.
 - 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.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 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 GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF)	LOT AREA (AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	MAX COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPENSAPCE PROVIDED (SF)
B	1	PD-67 (R/C/O)	RESTAURANT	169,041.0	3.88	10,700	1-Story, 24'	8.70	0.09:1	107	174	6	6	2,610	5,905	105,960	11,833	33,221
B	3		RETAIL	1,065,402.0	24.46	213,618	1-Story, 30'	20.05	0.20:1	855	1038	21	31	15,570	26,041	853,162	74,578	102,768
A	2		RESTAURANT	522,197.3	11.99	4,000	1-Story, 24'	3.08	0.03:1	121	149	5	6	2,235	4,133	183,446	36,554	326,502

WATER METER SCHEDULE

LOT	BLOCK	I.D.	TYPE	SIZE	SAN. SEW.	REMARKS
3	B	(1)	DOMESTIC	4"	6"	PROPOSED
3	B	(2)	DOMESTIC	4"	6"	PROPOSED
3	B	(3)	DOMESTIC	4"	6"	PROPOSED
3	B	(4)	DOMESTIC	4"	6"	PROPOSED
3	B	(5)	DOMESTIC	4"	6"	PROPOSED
3	B	(6)	DOMESTIC	4"	6"	PROPOSED
3	B	(7)	DOMESTIC	4"	6"	PROPOSED
3	B	(8)	DOMESTIC	4"	6"	PROPOSED
3	B	(9)	DOMESTIC	4"	6"	PROPOSED
3	B	(10)	DOMESTIC	4"	6"	PROPOSED
3	B	(11)	DOMESTIC	4"	6"	PROPOSED
3	B	(12)	DOMESTIC	4"	6"	PROPOSED
1	B	(3)	DOMESTIC	4"	6"	PROPOSED
1	B	(4)	DOMESTIC	4"	6"	PROPOSED
2	A	(15)	DOMESTIC	4"	6"	PROPOSED
2	A	(16)	DOMESTIC	4"	6"	PROPOSED



NOTES

- NO FLOODPLAIN EXISTS ON THE SITE.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
- FDCS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
- TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
- FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
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- NO 100-YR FLOOD PLAIN EXISTS ON SITE.
- NO TREES EXIST ON SITE.
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SITE PLAN SHEET 1 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3
 CASE # D16-0017
 40.33 ACRES
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2016

ENGINEER / SURVEYOR / APPLICANT
 KIMLEY-HORN AND ASSOCIATES, INC.
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 FRISCO, TX 75034
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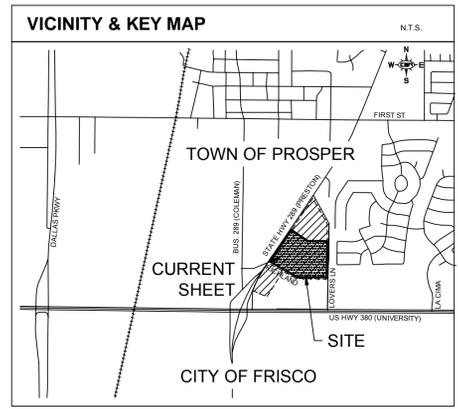
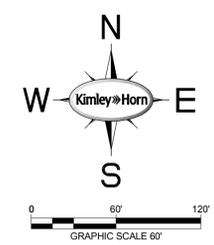
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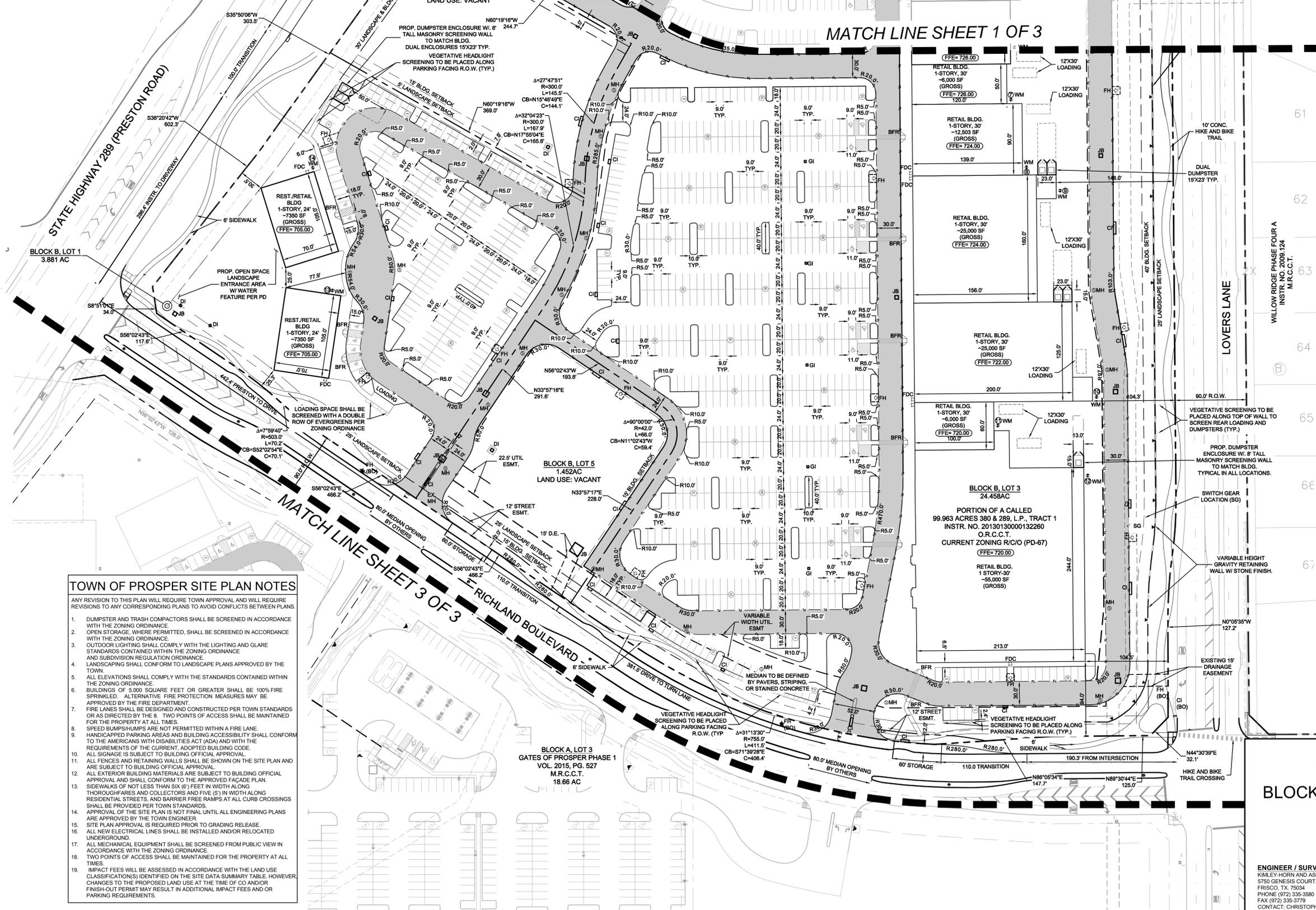
WATER METER SCHEDULE						
LOT	BLOCK	I.D.	TYPE	SIZE	SAN. SEW.	REMARKS
3	B	(1)	DOMESTIC	4"	6"	PROPOSED
3	B	(2)	DOMESTIC	4"	6"	PROPOSED
3	B	(3)	DOMESTIC	4"	6"	PROPOSED
3	B	(4)	DOMESTIC	4"	6"	PROPOSED
3	B	(5)	DOMESTIC	4"	6"	PROPOSED
3	B	(6)	DOMESTIC	4"	6"	PROPOSED
3	B	(7)	DOMESTIC	4"	6"	PROPOSED
3	B	(8)	DOMESTIC	4"	6"	PROPOSED
3	B	(9)	DOMESTIC	4"	6"	PROPOSED
3	B	(10)	DOMESTIC	4"	6"	PROPOSED
3	B	(11)	DOMESTIC	4"	6"	PROPOSED
3	B	(12)	DOMESTIC	4"	6"	PROPOSED
1	B	(13)	DOMESTIC	4"	6"	PROPOSED
1	B	(14)	DOMESTIC	4"	6"	PROPOSED
2	A	(15)	DOMESTIC	4"	6"	PROPOSED
2	A	(16)	DOMESTIC	4"	6"	PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA	BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED	OPENSOURCE PROVIDED	
				(SF)	(AC)	(FT)	(%)						(SF)	(SF)	(SF)	(SF)	(SF)	
B	1		RESTAURANT	169,041.0	3.88	10,700	1-Story, 24'	8.70	0.09:1	107	174	6	6	2,610	5,905	105,960	11,833	33,221
B	3	PD-67 (R/C/O)	RETAIL	1,065,402.0	24.46	213,618	1-Story, 30'	20.05	0.20:1	855	1038	21	31	15,570	26,041	853,162	74,578	102,768
A	2		RESTAURANT	522,197.3	11.99	12,100	1-Story, 24'	3.08	0.03:1	16	149	5	6	2,235	4,133	183,446	36,554	326,502



LEGEND	
---	PROPERTY LINE
FL	PROPOSED FIRE LINE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
---	EASEMENT LINE
---	SETBACK LINE
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⊙	PROPOSED SEWER MANHOLE (MH)
⊙	PROP. FIRE DEPT. CONNECTION (FDC)
⊙	PROP. JUNCTION BOX (JB)
⊙	PROPOSED GRATE INLET (GI)
⊙	PROPOSED CURB INLET (CI)
⊙	PROPOSED DROP INLET (DI)
⊙	PROPOSED RETAINING WALL
⊙	EX. LIGHT POLE
⊙	EX. WATER METER
⊙	EX. FIRE HYDRANT (FH)
⊙	EX. STORM MANHOLE
⊙	EX. STORM INLET
⊙	EX. SAN. SSWR. MANHOLE

- NOTES**
- NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
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- TOWN OF PROSPER SITE PLAN NOTES**
- DUMPSTER 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 REGULATION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 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 TOWN ENGINEER.
 - 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.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 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.

SITE PLAN SHEET 2 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3
 CASE # D16-0017
 40.33 ACRES
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2016

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TOWN OF PROSPER SITE PLAN NOTES

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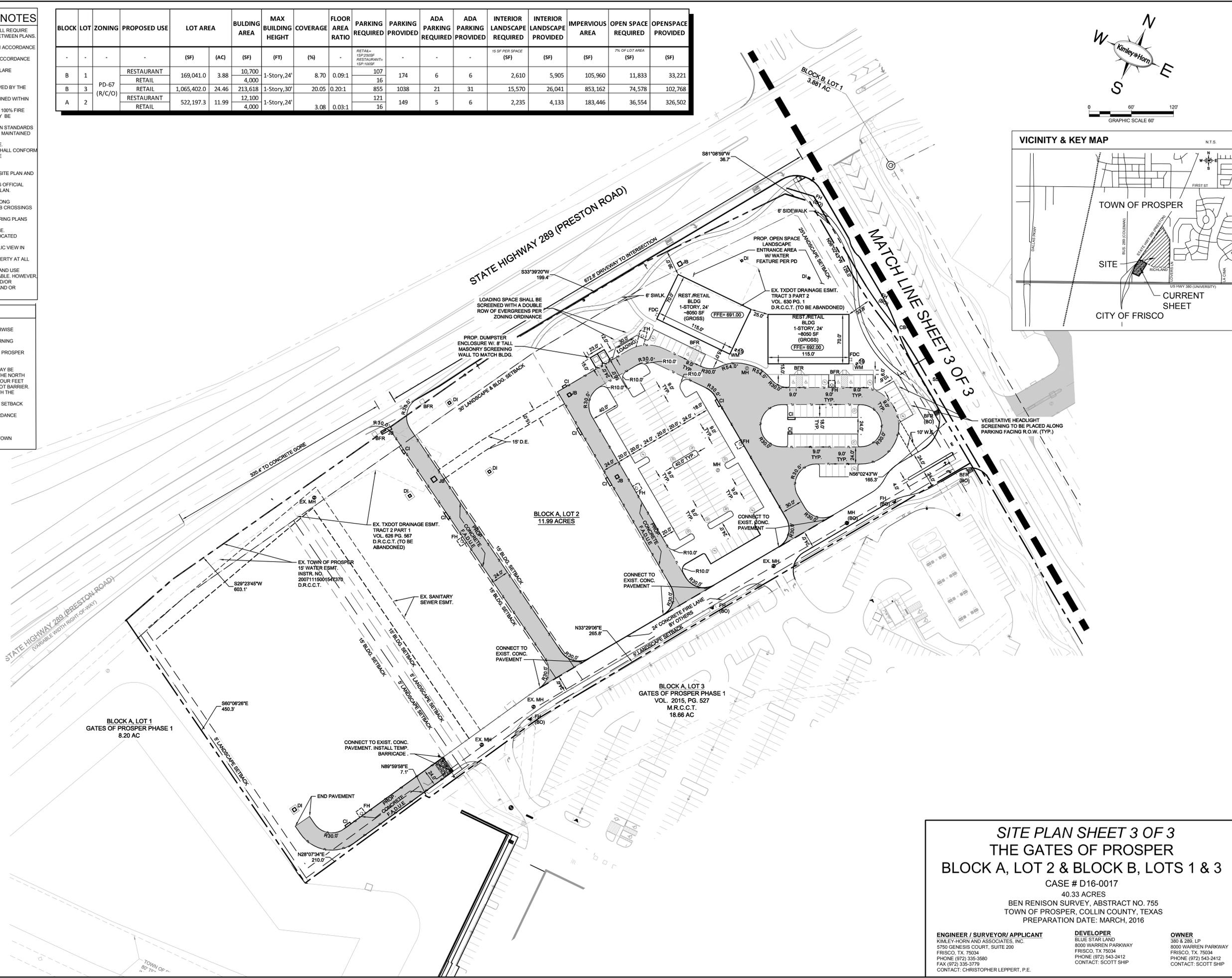
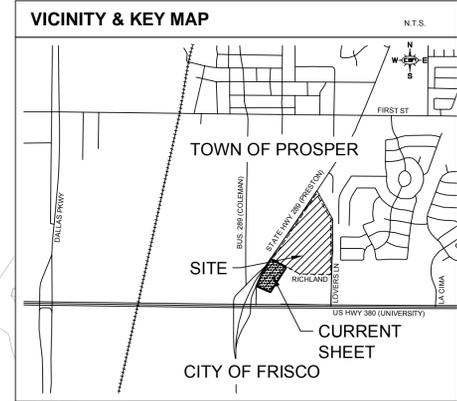
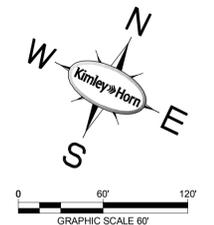
LEGEND

- PROPERTY LINE
- FL --- PROPOSED FIRE LANE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
- EASEMENT LINE
- SETBACK LINE
- - - - - 710' --- EXISTING CONTOUR
- ⊕ --- PROPOSED FIRE HYDRANT (FH)
- ⊙ --- PROPOSED SEWER MANHOLE (MH)
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- ⊕ --- EX. STORM INLET
- ⊕ --- EX. SAN. SSW. MANHOLE

WATER METER SCHEDULE

LOT	BLOCK	I.D.	TYPE	SIZE	SAN. SEW.	REMARKS
3	B	(1)	DOMESTIC	4"	6"	PROPOSED
3	B	(2)	DOMESTIC	4"	6"	PROPOSED
3	B	(3)	DOMESTIC	4"	6"	PROPOSED
3	B	(4)	DOMESTIC	4"	6"	PROPOSED
3	B	(5)	DOMESTIC	4"	6"	PROPOSED
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3	B	(9)	DOMESTIC	4"	6"	PROPOSED
3	B	(10)	DOMESTIC	4"	6"	PROPOSED
3	B	(11)	DOMESTIC	4"	6"	PROPOSED
3	B	(12)	DOMESTIC	4"	6"	PROPOSED
1	B	(13)	DOMESTIC	4"	6"	PROPOSED
1	B	(14)	DOMESTIC	4"	6"	PROPOSED
2	A	(15)	DOMESTIC	4"	6"	PROPOSED
2	A	(16)	DOMESTIC	4"	6"	PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED	OPENSACE PROVIDED
				(SF)	(AC)	(SF)	(FT)	(%)		RETAIL= 1SP/200SF RESTAURANT= 1SP/100SF				15 SF PER SPACE (SF)	(SF)	7% OF LOT AREA (SF)	(SF)	
B	1	PD-67 (R/C/O)	RESTAURANT	169,041.0	3.88	10,700	1-Story, 24'	8.70	0.09:1	107	174	6	6	2,610	5,905	105,960	11,833	33,221
B	3		RETAIL	1,065,402.0	24.46	213,618	1-Story, 30'	20.05	0.20:1	855	1038	21	31	15,570	26,041	853,162	74,578	102,768
A	2		RESTAURANT	522,197.3	11.99	12,100	1-Story, 24'	3.08	0.03:1	121	149	5	6	2,235	4,133	183,446	36,554	326,502



SITE PLAN SHEET 3 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3

CASE # D16-0017
 40.33 ACRES
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2016

<p>ENGINEER / SURVEYOR/ APPLICANT KIMLEY-HORN AND ASSOCIATES, INC. 5750 GENESIS COURT, SUITE 200 FRISCO, TX 75034 PHONE (972) 335-3580 FAX (972) 335-3779 CONTACT: CHRISTOPHER LEPPERT, P.E.</p>	<p>DEVELOPER BLUE STAR LAND 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (972) 543-2412 CONTACT: SCOTT SHIP</p>	<p>OWNER 380 & 289, LP 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (972) 543-2412 CONTACT: SCOTT SHIP</p>
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Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Site Plan for a memory care facility, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0019).

Description of Agenda Item:

The Site Plan shows a 55,074 square foot memory care facility; where three (3) of the ultimate four (4) buildings will be constructed. These three (3) buildings will contain 82 beds. Access is provided from Hays Road, and Preston Road, via cross-access through the Prosper Town Center development. Adequate parking has been provided. The Site Plan conforms to the PD-7 development standards.

As a companion item, the Final Plat for Prosper Town Center, Phase 5, Block A, Lot 1 (D16-0020) is on the March 15, 2016, agenda.

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.

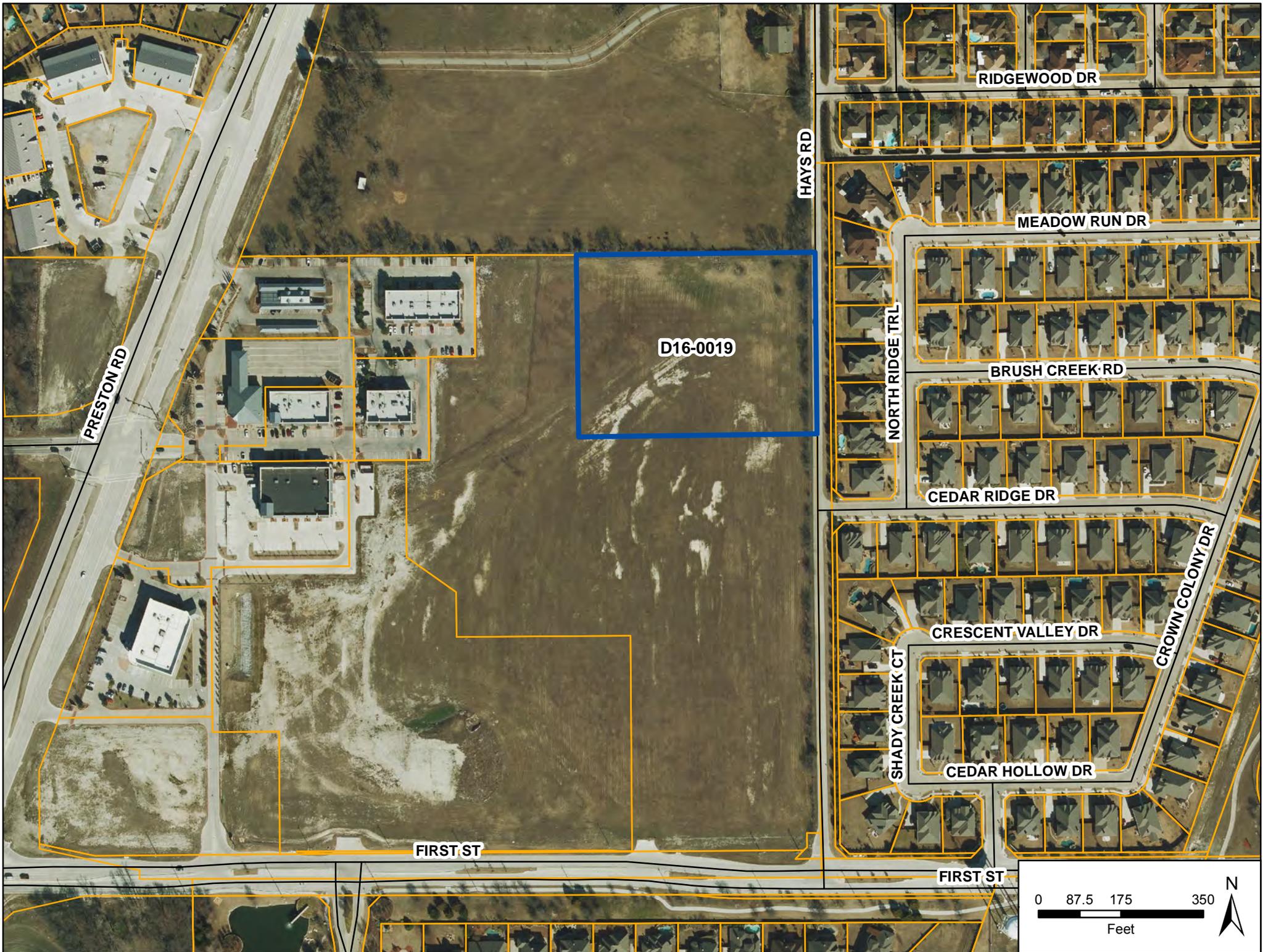
Attached Documents:

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.



D16-0019

RIDGEWOOD DR

MEADOW RUN DR

BRUSH CREEK RD

CEDAR RIDGE DR

CRESCENT VALLEY DR

CEDAR HOLLOW DR

PRESTON RD

HAYS RD

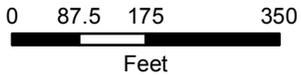
FIRST ST

FIRST ST

NORTH RIDGE TRL

SHADY CREEK CT

CROWN COLONY DR





PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 15, 2016

Agenda Item:

Consider and act upon a Final Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0020).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-7 development standards.

As a companion item, the Site Plan for a memory care facility, Tribute (D16-0019) is on the March 15, 2016, agenda.

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.

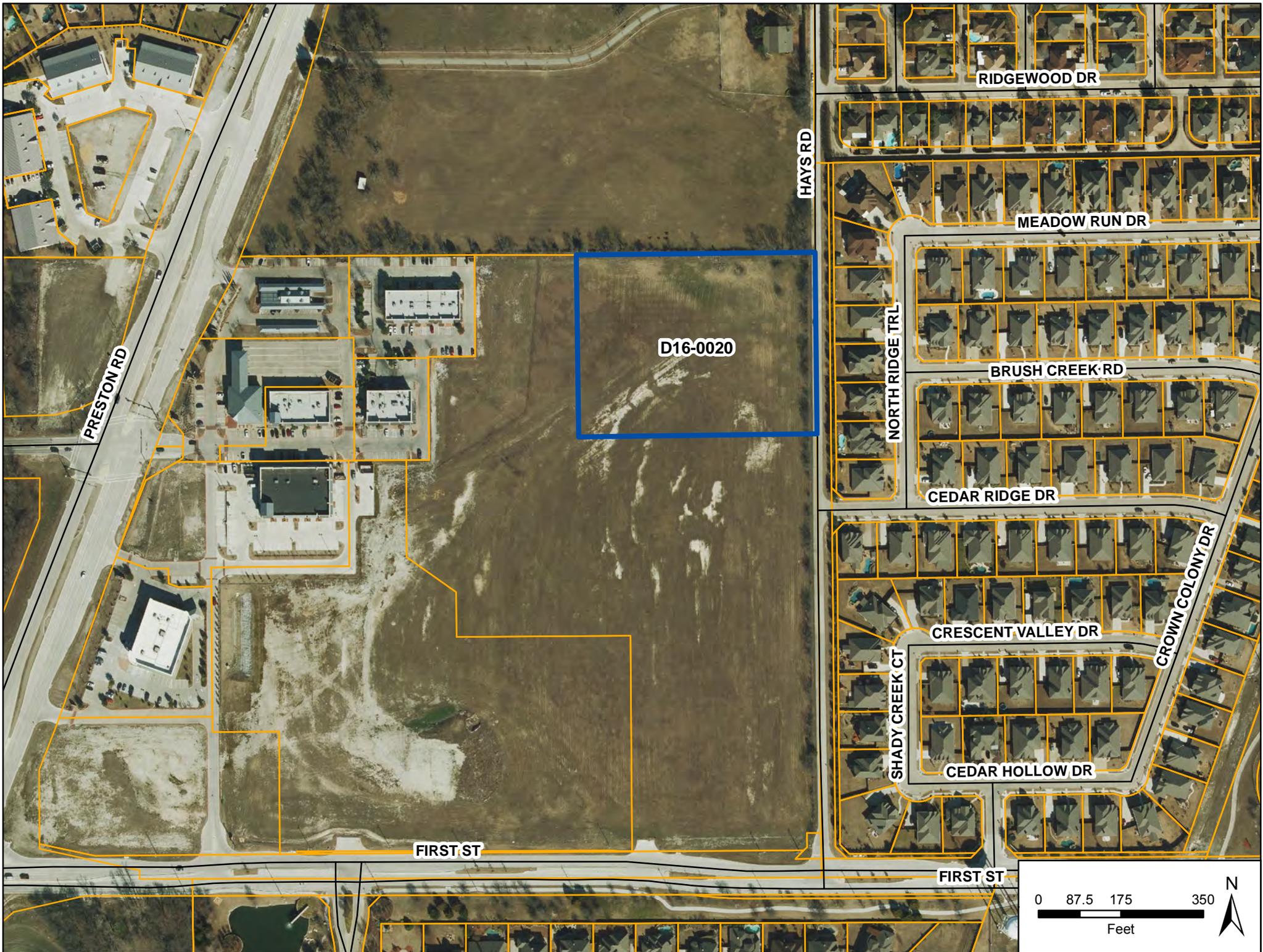
Attached Documents:

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.



D16-0020

RIDGEWOOD DR

MEADOW RUN DR

BRUSH CREEK RD

CEDAR RIDGE DR

CRESCENT VALLEY DR

CEDAR HOLLOW DR

PRESTON RD

HAYS RD

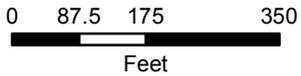
FIRST ST

FIRST ST

NORTH RIDGE TRL

SHADY CREEK CT

CROWN COLONY DR





PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – March 15, 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 and Private Athletic Stadium or Field (with no lights) for St. Martin de Porres Catholic Church, on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (S16-0004).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-40-Mixed Use	Vacant	US 380 District
North	Planned Development-40-Townhome and Mixed Use	Townhomes (Under Construction) and Windsong Ranch Amenity Center	Medium Density Residential
East	Agricultural	Vacant	US 380 District
South	City of Frisco	Vacant	City of Frisco
West	Planned Development-40-Retail	Vacant (Future Windsong Ranch Marketplace)	US 380 District

Requested Zoning – The purpose of this request is to allow for a Child Day Care Center and Private Athletic Stadium or Field with no lights for St. Martin de Porres Catholic Church. The attached Exhibit B shows the anticipated, ultimate build out of the property, which consists of a church, parish hall, two school buildings (pre-k through 8th grade), playgrounds, a ministry/life center, athletic fields with no lights, and a gym.

With Phase 1, the church is proposing to construct a parish hall, one school building, and playgrounds for the school and day care. While the private school for kindergarten through 8th grade is permitted by right, the pre-k program is classified as a child day care center and requires approval of an SUP. While no athletic fields are proposed with the Phase 1 development, this use requires approval of an SUP; therefore, SUP approval is being requested at this time in conjunction with the SUP process. Approval of the SUP for athletic fields does not permit the use of lighting; therefore, any future lights would require a formal amendment to the SUP.

The attached Exhibit C shows the conceptual architectural style and materials of the proposed buildings. The development will be required to meet the non-residential design and development standards of PD-40 and the Zoning Ordinance.

The attached Exhibit D shows the conceptual landscape plan consisting of perimeter landscaping. Landscaping will be required per PD-40 and the Zoning Ordinance, with the exception that the shrub requirement along the northern property line will not be required. The adjacent northern property is a tributary to Doe Branch which is owned by the developer of Windsong Ranch and has existing vegetation. Therefore, additional small shrubs would not contribute any significant assets to this area.

The Zoning Ordinance contains four criteria to be considered in determining the validity of an 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 use of the surrounding properties includes future townhomes and an amenity center to the north, and non-residential developments to the east and west. Non-residential development is anticipated on the south side of US 380 within the City of Frisco. Pre-K programs and athletic fields are typically included with private school developments; therefore, the proposed uses are 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 uses of a Child Day Care Center and Private Athletic Fields.

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 recommends US 380 District uses for the property. The proposed uses are permitted by SUP in the Mixed Use tract, and the nature of the uses is reasonable.

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

The attached Exhibit D shows the proposed perimeter landscaping. The existing tributary to the north provides for a natural buffer between the proposed uses and the nearby future townhome development. The impact on the surrounding area has been mitigated. There are no traffic impacts on the townhome development to the north.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District uses for the property. This request conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has direct access to Teel Parkway, a future six-lane divided thoroughfare, and US 380, a regional highway. 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 – Proposed access in the Phase 1 development is from Windsong Parkway and Teel Parkway, future phases of development will provide direct access to US 380. Adequate access, stacking, and queuing have been 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:

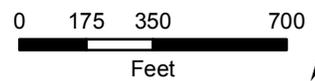
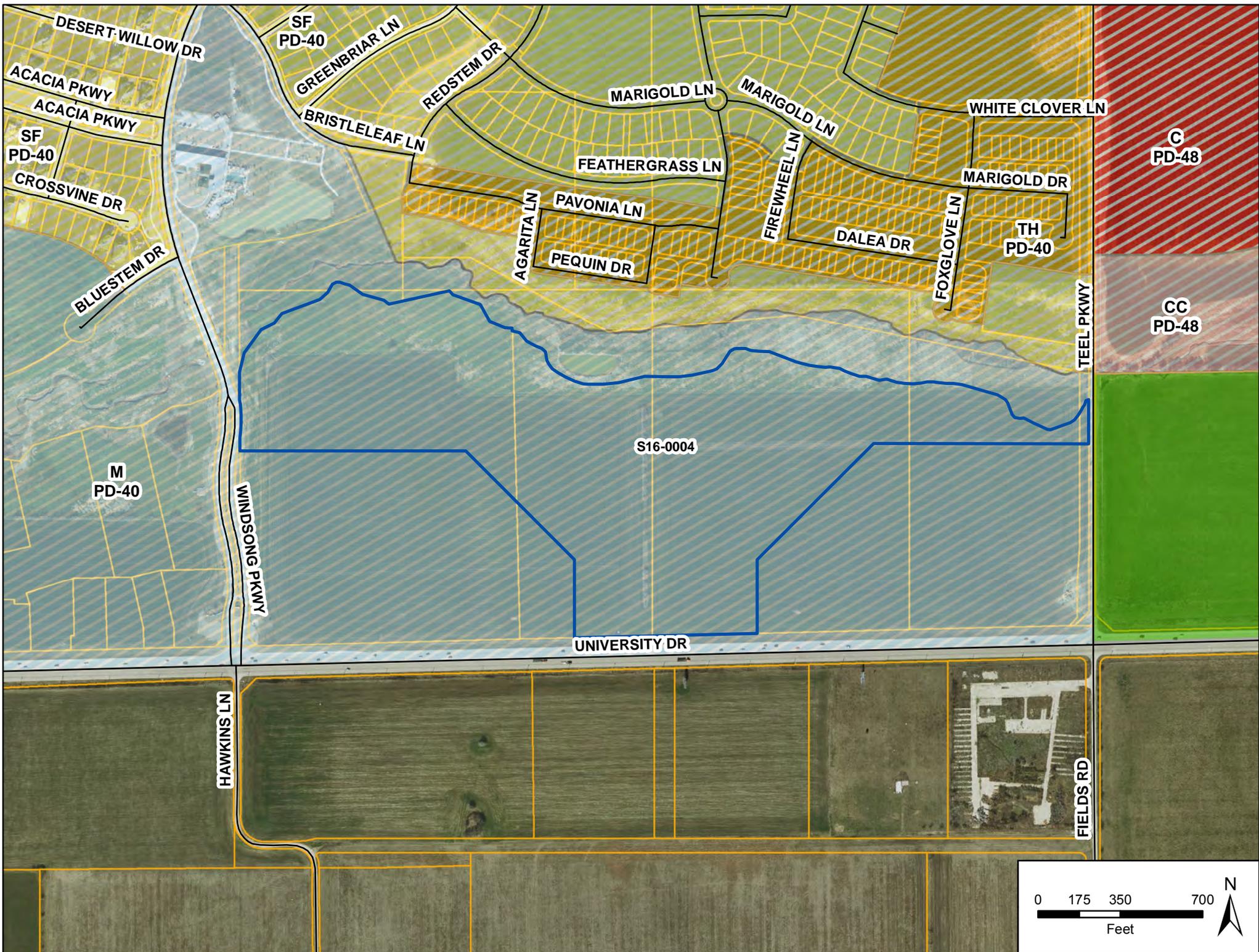
1. Zoning map of surrounding area
2. SUP Exhibits A, B, C, and D.

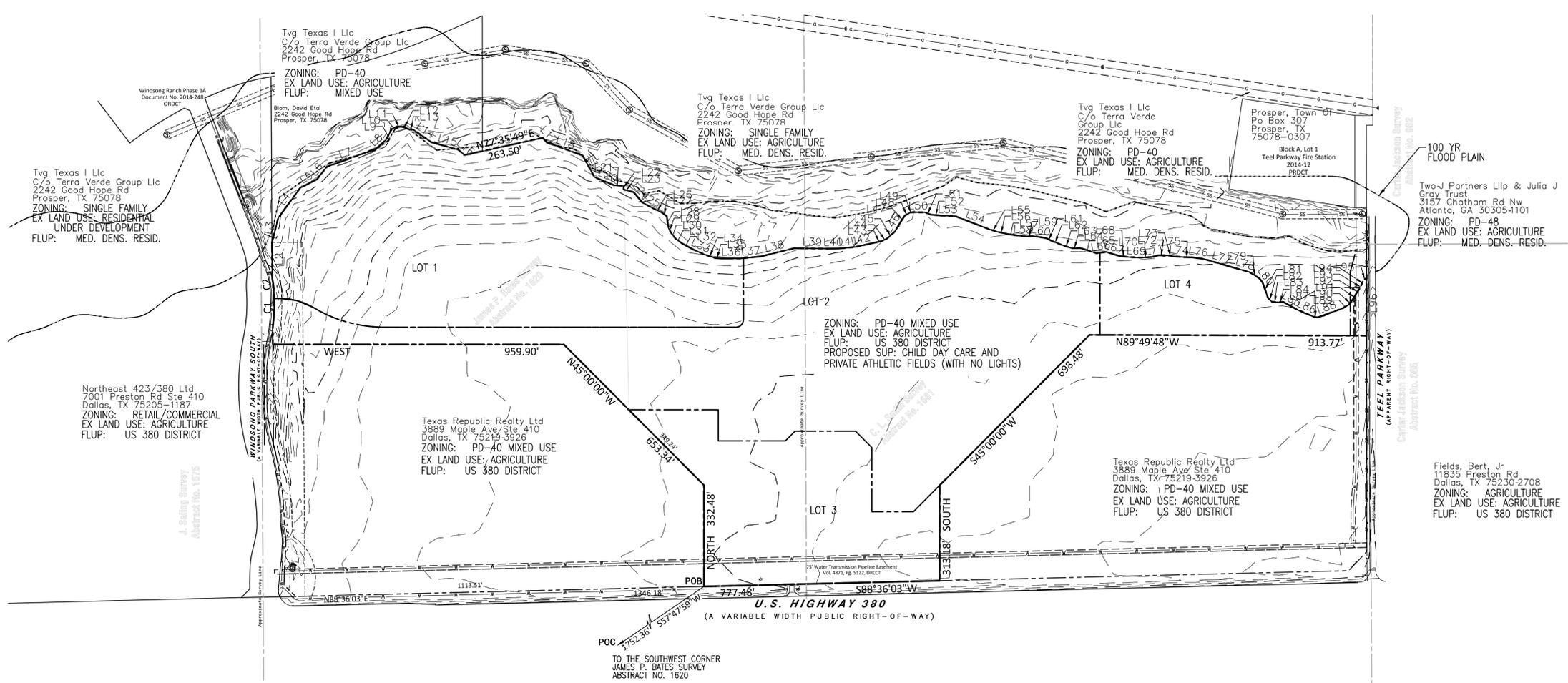
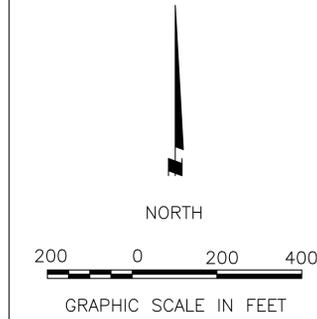
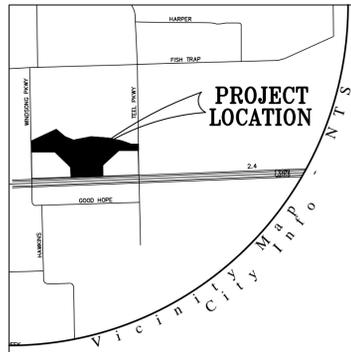
Town Staff Recommendation:

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 April 12, 2016.





ST. MARTIN de PORRES FULL DEVELOPMENT

SCALE: 1" = 200' ZONING: PD-40

LEGAL DESCRIPTION:

BEING a tract of land situated in the J. Bates Survey, Abstract Number 1620 and the C. Smith Survey, Abstract Number 1681 of Denton County, Texas and being a portion of a tract of land as described by deed to Richard J. Bontke and Nathan P. Bontke as recorded in Document Number 2007-144901 of the Official Records, Denton County, Texas (OPRDCT), and being a portion of a tract of land as described by deed to Richard J. Bontke and Nathan P. Bontke as recorded in Document Number 2009-10359, OPRDCT, same being a portion of two tracts of land described by deed as Tract 1 and Tract 2 to Richard J. Bontke & Sandra Sue Bontke, trustees of the Richard J. Bontke and Sandra Sue Bontke Revocable Trust as recorded in Document Number 2012-40590, ORDCT and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

COMMENCING at the southwest corner of the James P. Bates Survey Abstract Number 1620;

THENCE North 57°47'59" East, a distance of 1752.36 feet to the POINT OF BEGINNING being a set 5/8 inch capped iron rod marked "BHB INC" (IRS), said IRS being the north right-of-way line of U.S. Highway 380 (a variable public right-of-way);

THENCE NORTH, departing said north right-of-way line, a distance of 332.48 feet to an IRS;

THENCE North 45°00'00" West, at a distance of 349.24 feet passing the common line between the aforesaid Tract 1 and Tract 2, continuing in all a total distance of 653.34 feet to an IRS;

THENCE WEST, a distance of 959.90 feet to an IRS on the east right-of-way line of the said Winsong Parkway South;

THENCE with the said east right-of-way the following courses and distances:

North 00°25'14" West, a distance of 53.00 feet to an IRS;

Along a curve to the left having a central angle of 11°24'06", a radius of 656.00 feet, an arc length of 130.54 feet, and a chord which bears North 01°35'06" East, a distance of 130.33 feet to an IRS;

Along a curve to the left having a central angle of 08°26'48", a radius of 226.50 feet, an arc length of 33.39 feet, and a chord which bears North 08°20'22" West, a distance of 33.36 feet to an IRS;

THENCE North 00°25'58" West, departing the aforesaid east right-of-way, a distance of 118.65 feet to an IRS;

THENCE North 14°07'17" East, a distance of 83.38 feet to a CIRF;

THENCE North 36°24'42" East, a distance of 122.80 feet to a CIRF;

THENCE North 63°00'07" East, a distance of 62.17 feet to a CIRF;

THENCE North 38°13'44" East, a distance of 51.46 feet to a CIRF;

THENCE North 70°01'53" East, a distance of 172.36 feet to a CIRF;

THENCE North 48°06'12" East, a distance of 45.28 feet to a CIRF;

THENCE North 27°59'58" East, a distance of 40.16 feet to a CIRF;

THENCE North 66°02'31" East, a distance of 18.53 feet to a CIRF;

THENCE South 89°51'37" East, a distance of 15.62 feet to a CIRF;

THENCE South 70°26'59" East, a distance of 24.93 feet to a CIRF;

THENCE South 82°07'55" East, a distance of 15.81 feet to a CIRF;

THENCE South 55°16'31" East, a distance of 70.84 feet to a CIRF;

THENCE South 74°10'10" East, a distance of 93.31 feet to a CIRF;

THENCE South 50°24'15" East, a distance of 26.68 feet to a CIRF;

THENCE South 77°35'49" East, a distance of 263.50 feet to a CIRF;

THENCE South 42°38'33" East, a distance of 20.94 feet to a CIRF;

THENCE South 70°03'22" East, a distance of 125.09 feet to a CIRF;

THENCE South 28°52'04" East, a distance of 81.03 feet to a CIRF;

THENCE South 67°37'25" East, a distance of 70.47 feet to a CIRF;

THENCE South 86°09'40" East, a distance of 30.78 feet to a CIRF for the northeast corner of the aforementioned Tract 1, same being the northwest corner of the aforementioned Tract 2;

THENCE South 01°24'18" East, with the aforementioned common line, a distance of 12.06 feet to an IRS;

LEGAL DESCRIPTION (CONT.):

THENCE South 75°48'28" East, a distance of 33.88 feet to an IRS;
 THENCE South 39°49'49" East, a distance of 44.34 feet to an IRS;
 THENCE South 61°58'35" East, a distance of 42.40 feet to an IRS;
 THENCE South 65°08'42" East, a distance of 29.94 feet to an IRS;
 THENCE South 51°21'53" East, a distance of 20.55 feet to an IRS;
 THENCE South 08°55'22" East, a distance of 38.22 feet to an IRS;
 THENCE South 27°16'33" East, a distance of 18.32 feet to an IRS;
 THENCE South 38°29'20" East, a distance of 25.14 feet to an IRS;
 THENCE South 53°54'59" East, a distance of 25.98 feet to an IRS;
 THENCE South 61°22'56" East, a distance of 39.67 feet to an IRS;
 THENCE South 65°46'32" East, a distance of 40.90 feet to an IRS;
 THENCE South 71°27'46" East, a distance of 38.03 feet to an IRS;
 THENCE South 85°07'34" East, a distance of 20.74 feet to an IRS;
 THENCE North 89°46'50" East, a distance of 64.46 feet to an IRS;
 THENCE North 84°14'51" East, a distance of 66.71 feet to an IRS;
 THENCE North 76°14'53" East, a distance of 113.15 feet to an IRS;
 THENCE South 89°16'30" East, a distance of 113.26 feet to an IRS;
 THENCE North 89°33'58" East, a distance of 32.60 feet to an IRS;
 THENCE North 84°32'06" East, a distance of 57.26 feet to an IRS;
 THENCE North 77°22'12" East, a distance of 68.85 feet to an IRS;
 THENCE North 76°17'20" East, a distance of 21.86 feet to an IRS;
 THENCE North 63°27'16" East, a distance of 17.12 feet to an IRS;
 THENCE North 48°21'07" East, a distance of 32.92 feet to an IRS;
 THENCE North 31°21'51" East, a distance of 38.44 feet to an IRS;
 THENCE North 33°33'12" East, a distance of 24.58 feet to an IRS;
 THENCE North 60°57'59" East, a distance of 17.80 feet to an IRS;
 THENCE North 77°54'55" East, a distance of 10.61 feet to an IRS;
 THENCE South 89°39'04" East, a distance of 40.51 feet to an IRS;
 THENCE South 68°35'31" East, a distance of 20.96 feet to an IRS;
 THENCE South 84°15'14" East, a distance of 34.50 feet to an IRS;
 THENCE South 88°23'25" East, a distance of 45.13 feet to an IRS;
 THENCE South 69°01'45" East, a distance of 122.73 feet to an IRS;
 THENCE South 73°15'15" East, a distance of 25.19 feet to an IRS;
 THENCE South 77°20'07" East, a distance of 34.93 feet to an IRS;
 THENCE South 81°15'42" East, a distance of 35.73 feet to an IRS;
 THENCE South 85°30'07" East, a distance of 31.46 feet to an IRS;
 THENCE North 86°28'14" East, a distance of 20.04 feet to an IRS;
 THENCE South 80°08'57" East, a distance of 42.04 feet to an IRS;
 THENCE South 63°27'19" East, a distance of 20.98 feet to an IRS;

LEGAL DESCRIPTION (CONT.):

THENCE South 68°17'59" East, a distance of 31.37 feet to an IRS;
 THENCE South 71°41'56" East, a distance of 37.72 feet to an IRS;
 THENCE North 88°59'12" East, a distance of 27.91 feet to an IRS;
 THENCE South 72°40'07" East, a distance of 57.37 feet to an IRS;
 THENCE North 82°22'56" East, a distance of 31.65 feet to an IRS;
 THENCE South 72°58'53" East, a distance of 44.69 feet to an IRS;
 THENCE South 83°51'48" East, a distance of 36.91 feet to an IRS;
 THENCE South 87°03'23" East, a distance of 33.63 feet to an IRS;
 THENCE North 86°51'58" East, a distance of 36.11 feet to an IRS;
 THENCE North 75°32'30" East, a distance of 23.72 feet to an IRS;
 THENCE South 89°30'09" East, a distance of 28.40 feet to an IRS;
 THENCE South 81°41'49" East, a distance of 22.21 feet to an IRS;
 THENCE South 85°30'16" East, a distance of 35.61 feet to an IRS;
 THENCE South 88°20'00" East, a distance of 25.45 feet to an IRS;
 THENCE South 82°33'33" East, a distance of 38.11 feet to an IRS;
 THENCE South 73°55'43" East, a distance of 120.74 feet to an IRS;
 THENCE South 74°26'49" East, a distance of 35.89 feet to an IRS;
 THENCE South 57°56'26" East, a distance of 39.05 feet to an IRS;
 THENCE South 38°10'54" East, a distance of 17.58 feet to an IRS;
 THENCE South 19°20'21" East, a distance of 52.98 feet to an IRS;
 THENCE South 44°27'29" East, a distance of 17.63 feet to an IRS;
 THENCE South 83°39'56" East, a distance of 22.37 feet to an IRS;
 THENCE North 83°53'06" East, a distance of 15.58 feet to an IRS;
 THENCE South 61°03'14" East, a distance of 47.42 feet to an IRS;
 THENCE South 66°22'17" East, a distance of 65.21 feet to an IRS;
 THENCE South 80°38'58" East, a distance of 12.36 feet to an IRS;
 THENCE North 69°59'10" East, a distance of 88.69 feet to an IRS;
 THENCE North 60°28'08" East, a distance of 22.38 feet to an IRS;
 THENCE North 37°11'09" East, a distance of 22.22 feet to an IRS;

LEGAL DESCRIPTION (CONT.):

THENCE North 30°59'08" East, a distance of 20.67 feet to an IRS;
 THENCE North 32°45'09" East, a distance of 23.11 feet to an IRS;
 THENCE North 26°27'16" East, a distance of 12.20 feet to an IRS;
 THENCE North 21°00'56" East, a distance of 17.75 feet to an IRS;
 THENCE North 66°44'07" East, a distance of 11.20 feet to a CIRF in the apparent prescriptive west right-of-way line of Teel Parkway;
 THENCE South 00°01'48" East, with the said west right-of-way line, a distance of 188.18 feet to an IRS;
 THENCE North 89°49'48" West, departing the said west right-of-way line, a distance of 913.77 feet to an IRS;
 THENCE South 45°00'00" West, a distance of 698.48 feet to an IRS;
 THENCE SOUTH, a distance of 313.18 feet to an IRS in the aforementioned north right-of-way;

THENCE South 88°36'03" West, with the said north right-of-way line, a distance of 777.48 feet to the POINT OF BEGINNING and containing 2,253,316 square feet or 51.729 acre of land more or less.

Being a 51.729 acre tract of land situated in the
J Bates Survey, Abstract No. 1620 &
C. Smith Survey, Abstract No. 1681
 Town of Prosper, Denton County, Texas

SURVEYOR AND ENGINEER:
B B BAIRD, HAMPTON & BROWN, INC.
 ENGINEERING & SURVEYING

6300 Ridglea Place, Ste 700 Fort Worth, TX 76116 Tel: 817-338-1277 Fax: 817-338-9245
 TBPE Firm 00044 E-Mail: mail@bhbcinc.com Web Site: www.bhbcinc.com TBPLS Firm 10011300

REVISIONS DETECTED BY:

PROJECT # 15069-00 MANAGER: BB
 ISSUED FOR: Progress Set DRAFTER: LB
 DATE: 01/04/16 CHECKED: BB

SHEET EXHIBIT A

ST. MARTIN de PORRES ADDITION

S16-0004

OF SHEETS

Hahnfeld Hoffer Stanford

architects planners interiors

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 817.302.0692 fax

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 817.232.4742
 817.232.9113 fax

CONSULTANTS

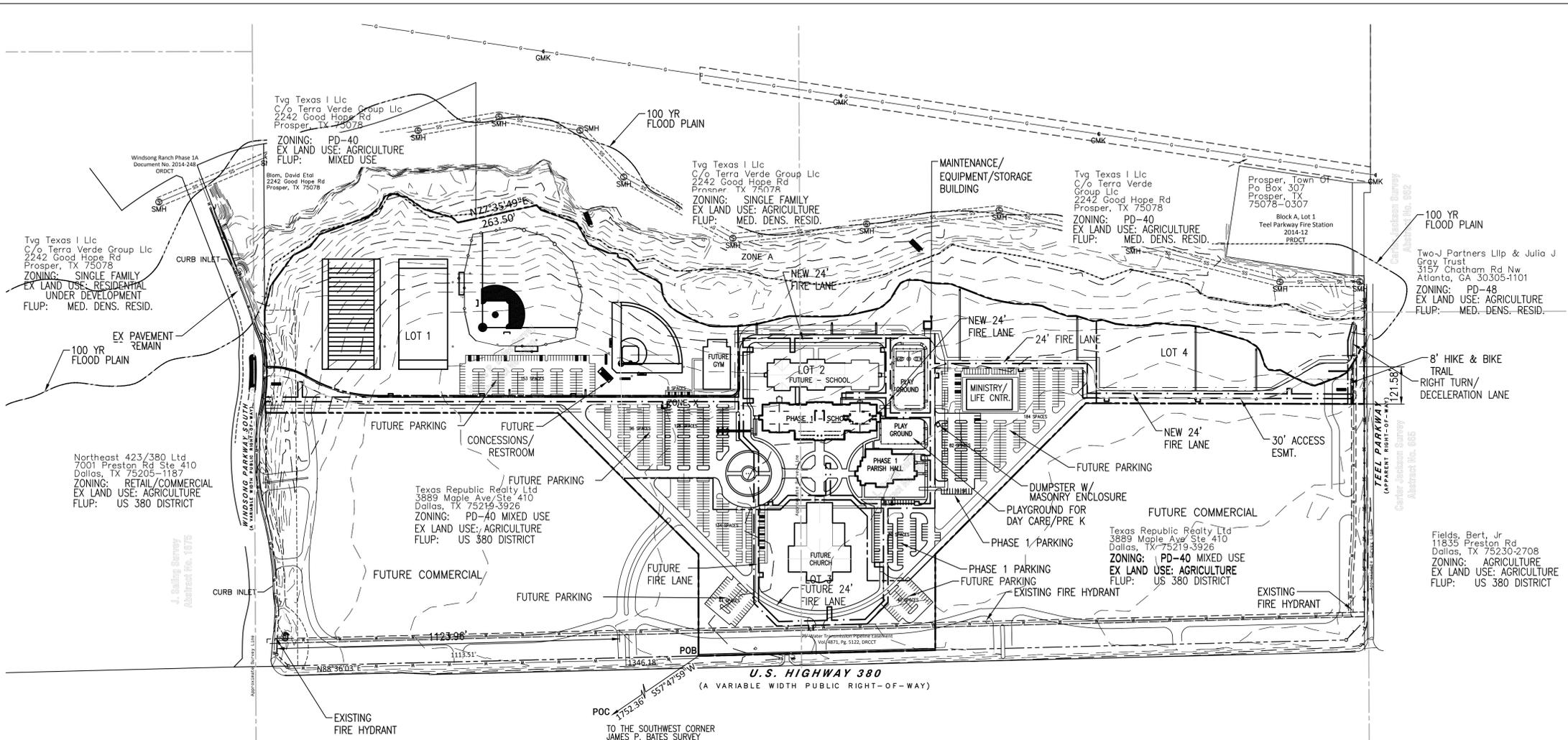
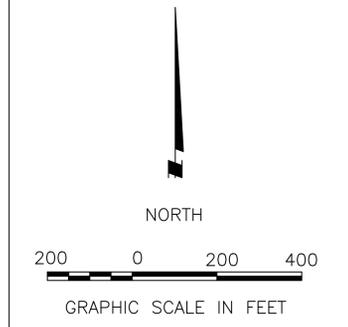
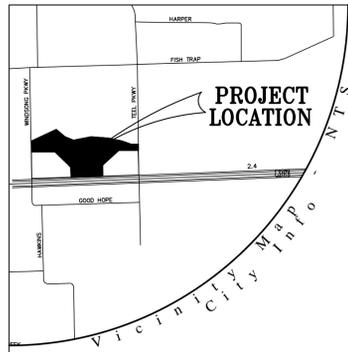
BAIRD HAMPTON & BROWN, INC.
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 FAX 817.338.9245

METRO STRUCTURAL CONSULTANTS
 STRUCTURAL ENGINEER
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 FAX 817.338.9245

THIS DOCUMENT IS
 RELEASED FOR THE
 PURPOSE OF
 INTERIM REVIEW
 UNDER THE
 AUTHORITY OF
 JOHN W. BAIRD, JR.
 P.E. Tx No. 42645
 IT IS NOT INTENDED
 FOR CONSTRUCTION,
 BIDDING OR PERMIT
 PURPOSES.

A New School and Parish Hall/Chapel
St. Martin de Porres Catholic Church
Roman Catholic Diocese of Fort Worth
Prosper, Texas



ST. MARTIN de PORRES FULL DEVELOPMENT

SCALE: 1" = 200' ZONING: PD-40

SPECIFIC USE PERMIT FOR CHILD DAY CARE CENTER AND PRIVATE ATHLETIC FIELDS (WITH NO LIGHTS)

SITE DATA SUMMARY TABLE

Existing Zoning	PD-40			
	PD-40 With Amendments			
Proposed Zoning	Lot 1	Lot 2	Lot 3	Lot 4
Lot Area	SF	Acres	SF	SF
	741736	987048	358814	179329
	17.028	22.660	8.237	4.117
School/Parish				
Proposed Land Use	Athletics	Hall	Church	Open Space/Drive
Building Area - Phase 1	0	58020	0	
Building Area - Phase 2	14850	64000	38000	
Building Area - Full Development	14850	122020	38000	
Building Height - Phase 1	<40'	55 Ft	NA	
Building Height - Full Development	<40'	55 Ft	70 Ft	
Lot Coverage (Full Development)	0.02	0.09	0.10	
Floor Area Ratio (Full Development)	0.02	0.12	0.11	
Total Parking Required - Phase 1	78			
Total Parking Provided - Phase 1	298			
Total Parking Required - Full Dev	945			
Total Parking Provided - Full Dev	955			
Handicap Parking Required Phase 1	8			
Handicap Parking Provided Phase 1	8			
Interior Landscaping Required - Phase 1	4470			
Interior Landscaping Provided - Phase 1	16344			
Interior Landscaping Required - Full Dev	14445			
Interior Landscaping Provided - Full Dev	50605			
Square Footage of Impervious Surface	370782			
Day Care Play Area:				
Required	100	Students	65	SF/Child
Provided				6500 SF
				11492 SF
Parking Calculation - Master Plan Full Development				
Church	2000	seats	667	1 sp/ 3 seats
Parish Hall	600	seats	200	1 sp/ 3 seats
School - Future	36	Classrooms	54	1.5 sp/classroom
Day Care	96	Students	10	1 sp/10 students+ 1 per teacher
	8	Teachers	8	
Office (In School)	1900	SF	6	1 sp/350 SF
Total Parking Required	945			
Total Parking Provided	967			

SITE PLAN NOTES:

- Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 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 façade plan.
 - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - 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.
 - Conceptual layout subject to detailed review at the time of Final Site Plan. All Town Codes and Ordinances shall be applicable, unless otherwise specified in Exhibit C.

OWNER/DEVELOPER
 THE CATHOLIC DIOCESE OF FORT WORTH
 800 WEST LOOP 820 SOUTH
 FORT WORTH, TEXAS 76108
 CONTACT: GARY FRAGOSSO
 817-560-2452

Being a 51.729 acre tract of land situated in the
J Bates Survey, Abstract No. 1620 &
C. Smith Survey, Abstract No. 1681
 Town of Prosper, Denton County, Texas

SURVEYOR AND ENGINEER:
BHB BAIRD, HAMPTON & BROWN, INC.
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 TBPE Firm 000044 E-Mail: mail@bhinc.com Web Site: www.bhinc.com TBPLS FIRM 10011300

REVISIONS

S16-0004

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 architects planners interiors
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 FAX 817.338.9245

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN W. BAIRD, JR. P.E. TX No. 42645 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

A New School and Parish Hall/Chapel
St. Martin de Porres Catholic Church
Roman Catholic Diocese of Fort Worth
Prosper, Texas

PROJECT # : 15069-00 MANAGER: BB
 ISSUED FOR: Progress Set DRAFTER: LB
 DATE: 01/04/16 CHECKED: BB
 SHEET EXHIBIT B
ST. MARTIN de PORRES ADDITION

OF SHEETS

Hahnfeld Hoffer Stanford

architects planners interiors
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 FAX 817.338.9245

PRELIMINARY ONLY:
 NOT FOR BIDDING, PERMIT,
 OR CONSTRUCTION.
 DATE: 25 Feb. 2016

MICHAEL HOFFER
 TEXAS REGISTRATION:

A New Chapel/Parish Hall and School
Roman Catholic Diocese of Fort Worth
St Martin de Porres Catholic Church
Prosper, Texas

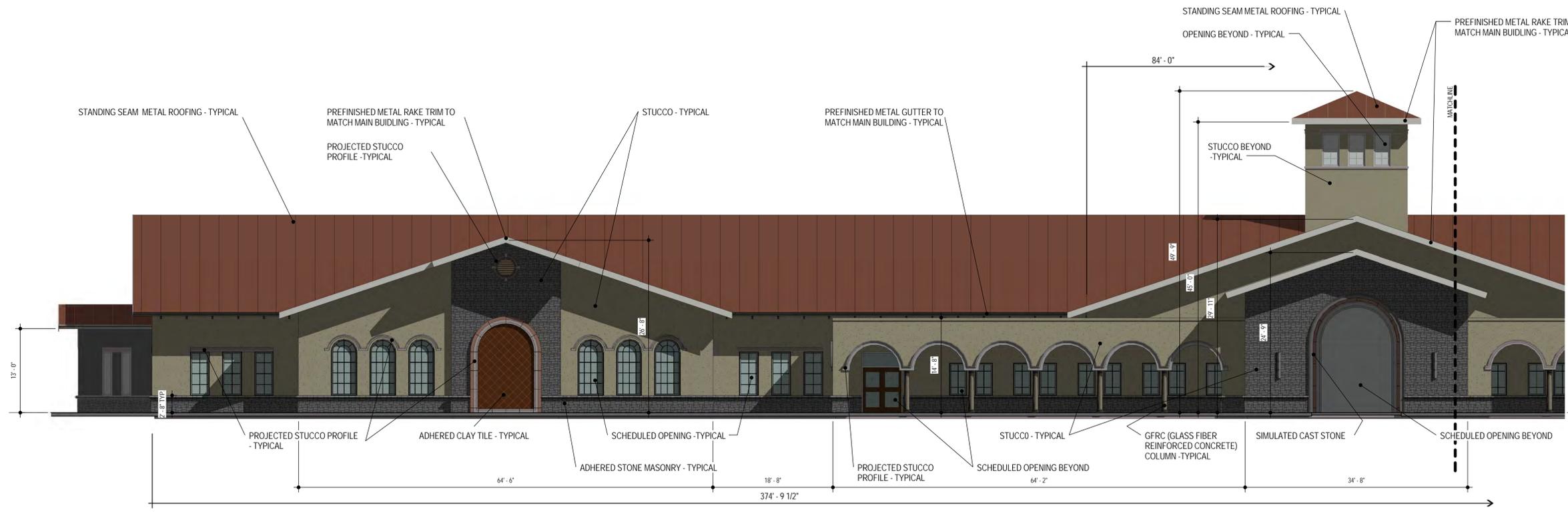
PROJECT #: 1509-00 MANAGER: MJH
 ISSUED FOR: Prelim Des Sub DRAFTER: WJW
 DATE: 25 Feb. 2016 CHECKED: WJW

Exterior Elevations - Unit a

S16-0004

SHEET
 Exhibit C
St Martin de Porres Addition
 OF SHEETS

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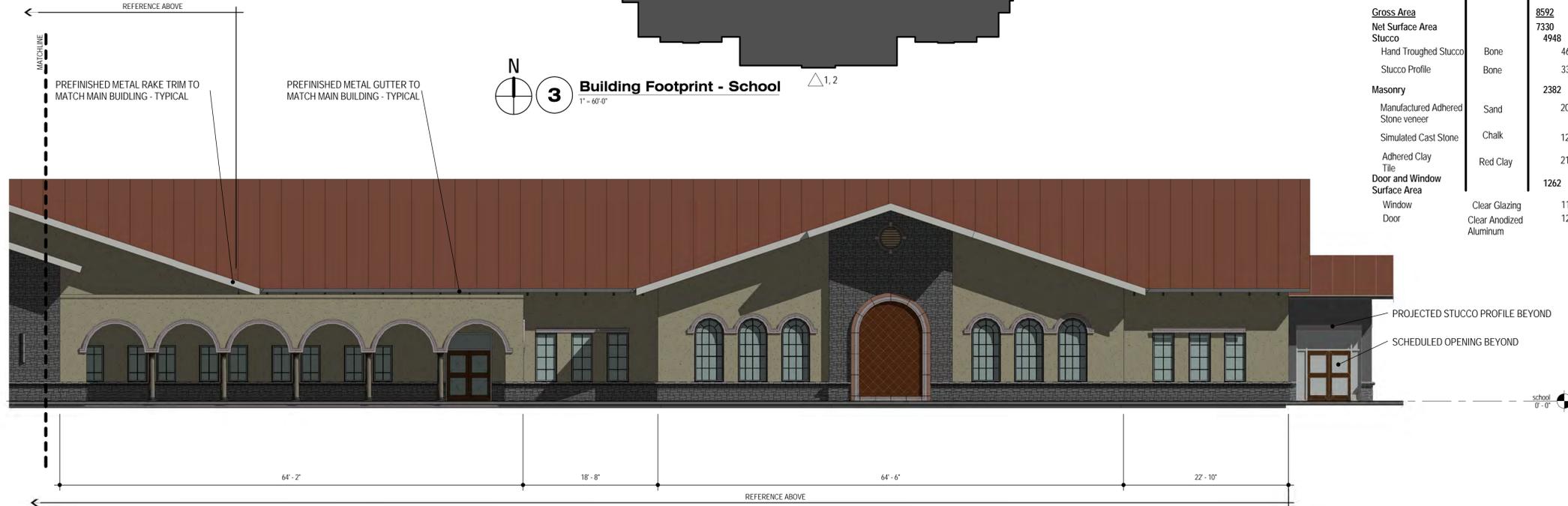
1 PARTIAL SOUTH ELEVATION - SCHOOL
 1/8" = 1'-0"



3 Building Footprint - School
 1" = 60'-0"

Material Calculations - South

	Color	Area (Square Feet)	Percentage
Gross Area		8592	
Net Surface Area		7330	85% of Gross
Stucco		4948	68% of Net Surface
Hand Troughed Stucco	Bone	4615	63
Stucco Profile	Bone	333	5
Masonry		2382	32% of Net Surface
Manufactured Adhered Stone veneer	Sand	2046	28
Simulated Cast Stone	Chalk	122	1
Adhered Clay Tile	Red Clay	214	3
Door and Window Surface Area		1262	15% of Gross
Window	Clear Glazing	1139	13
Door	Clear Anodized Aluminum	123	2



2 PARTIAL SOUTH ELEVATION - SCHOOL - CONTINUED
 1/8" = 1'-0"

NOTE: REFER TO "1" FOR TYPICAL NOTES AND DIMENSIONS

- Notes:**
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 3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
 4. All signage areas and locations are subject to approval by the Building Inspection Department.
 5. Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

Being a 51.729 acre tract of land situated in the J Bates Survey, Abstract No. 1620 & C. Smith Survey, Abstract No. 1681 Town of Prosper, Denton county, Texas

B B BAIRD, HAMPTON & BROWN, INC. ENGINEERING & SURVEYING
 6300 Ridglea Place, Ste 700 Fort Worth, TX 76116 Tel: 817-338-1277 Fax: 817-338-9245
 TBPE Firm 000044 E-Mail: mail@bhinc.com Web Site: www.bhinc.com TBPLS FIRM 10011300

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 FAX 817.338.9245

PRELIMINARY ONLY:
 NOT FOR BIDDING, PERMIT,
 OR CONSTRUCTION.
 DATE: 25 Feb. 2016

MICHAEL HOFFER
 TEXAS REGISTRATION:

A New Chapel/Parish Hall and School
Roman Catholic Diocese of Fort Worth
St Martin de Porres Catholic Church
Prosper, Texas

PROJECT #: 15049-00 MANAGER: MJH
 ISSUED FOR: Prelim Des Sub DRAFTER: WJW
 DATE: 25 Feb. 2016 CHECKED: WJW

Exterior Elevations - Unit a

S16-0004

SHEET
 Exhibit C
St Martin de Porres Addition
 OF SHEETS

Material Calculations - West

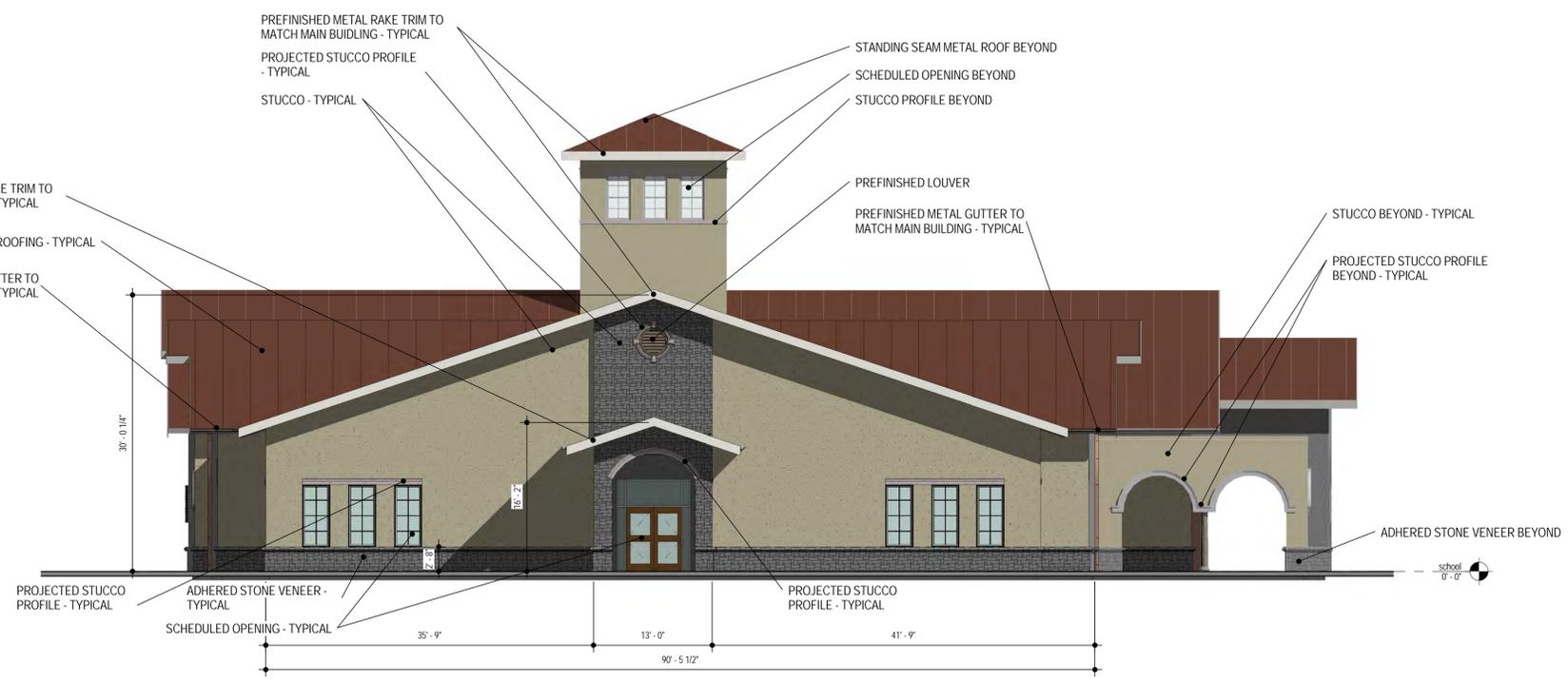
	Color	Area (Square Feet)	Percentage
Gross Area		2170	
Net Surface Area		1899	88% of Gross
Stucco		1409	74% of Net Surface
Hand Troughed Stucco	Bone	1371	72%
Stucco Profile	Bone	38	2%
Masonry		490	26% of Net Surface
Manufactured Adhered Stone veneer	Sand	490	26
Glazing Surface Area		271	12% of Gross
Window	Clear Glazing	230	10%
Door	Clear Anodized Aluminum	41	2%

Material Calculations - East

	Color	Area (Square Feet)	Percentage
Gross Area		2235	
Net Surface Area		1938	86% of Gross
Stucco		1159	60% of Net Surface
Hand Troughed Stucco	Bone	1115	58%
Stucco Profile	Bone	44	2%
Masonry		779	40% of Net Surface
Manufactured Adhered Stone veneer	Sand	779	40%
Glazing Surface Area		297	14% of Gross
Window	Clear Glazing	235	11%
Door	Clear Anodized Aluminum	62	3%

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1 WEST ELEVATION - SCHOOL
 1/8" = 1'-0"



3 Building Footprint - School
 1" = 60'-0"



2 EAST ELEVATION - SCHOOL
 1/8" = 1'-0"

NOTE: REFER TO "1" FOR TYPICAL NOTES, DIMENSIONS AND MATERIAL CALCULATIONS

Notes:

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PROJECT #: 15069-00 MANAGER: MJH
 ISSUED FOR: Prelim Des Sub DRAFTER: WJW
 DATE: 25 Feb. 2016 CHECKED: WJW

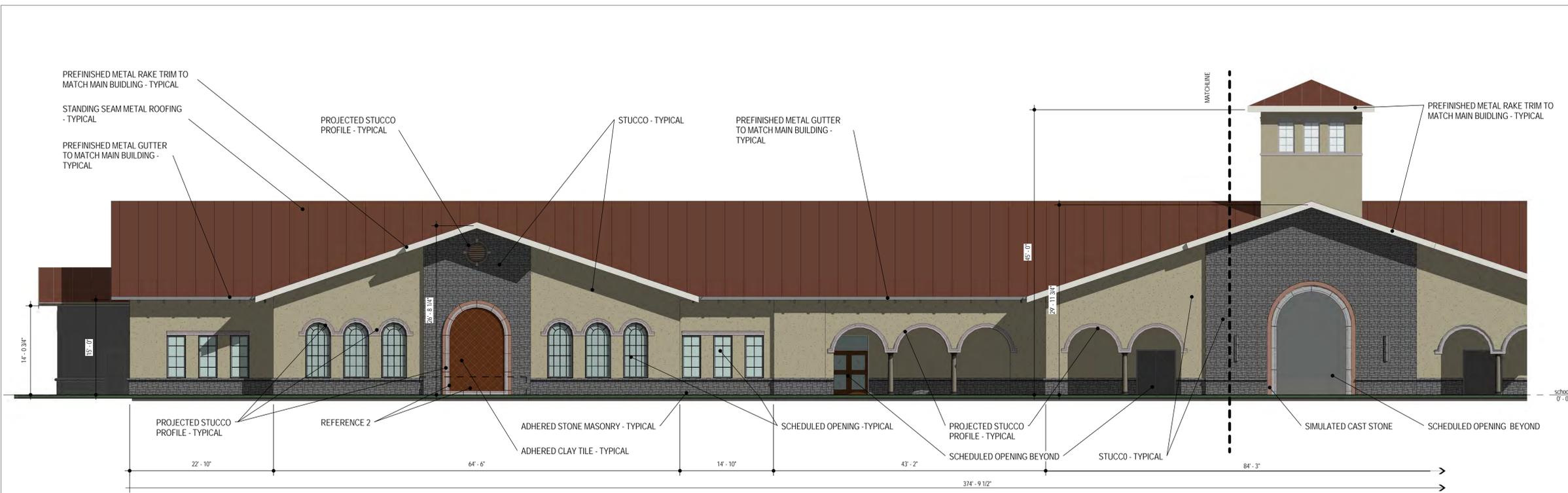
Exterior Elevations - Unit a

S16-0004

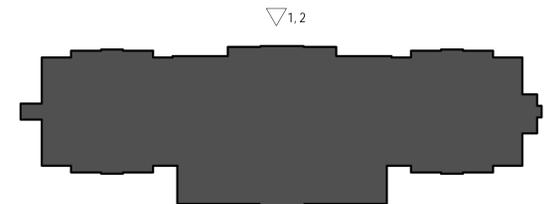
SHEET
 Exhibit C
St Martin de Porres
Addition

OF SHEETS

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1 PARTIAL NORTH ELEVATION - SCHOOL
 1/8" = 1'-0"



3 Building Footprint - School
 1" = 60'-0"

Material Calculations - North

	Color	Area (Square Feet)	Percentage
Gross Area		9164	
Net Surface Area		8118	88% of Gross
Stucco		5585	69% of Net Surface
Hand Troughed Stucco	Bone	5272	65%
Stucco Profile	Bone	313	4%
Masonry		2533	31% of Net Surface
Manufactured Adhered Stone veneer	Sand	2218	27%
Simulated Cast Stone	Chalk	101	1%
Adhered Clay Tile	Red Clay	214	3%
Door and Window Surface Area		1046	12% of Gross
Window	Clear Glazing	882	10%
Door	Clear Anodized Aluminum	164	2%



2 PARTIAL NORTH ELEVATION - SCHOOL - CONTINUED
 1/8" = 1'-0"

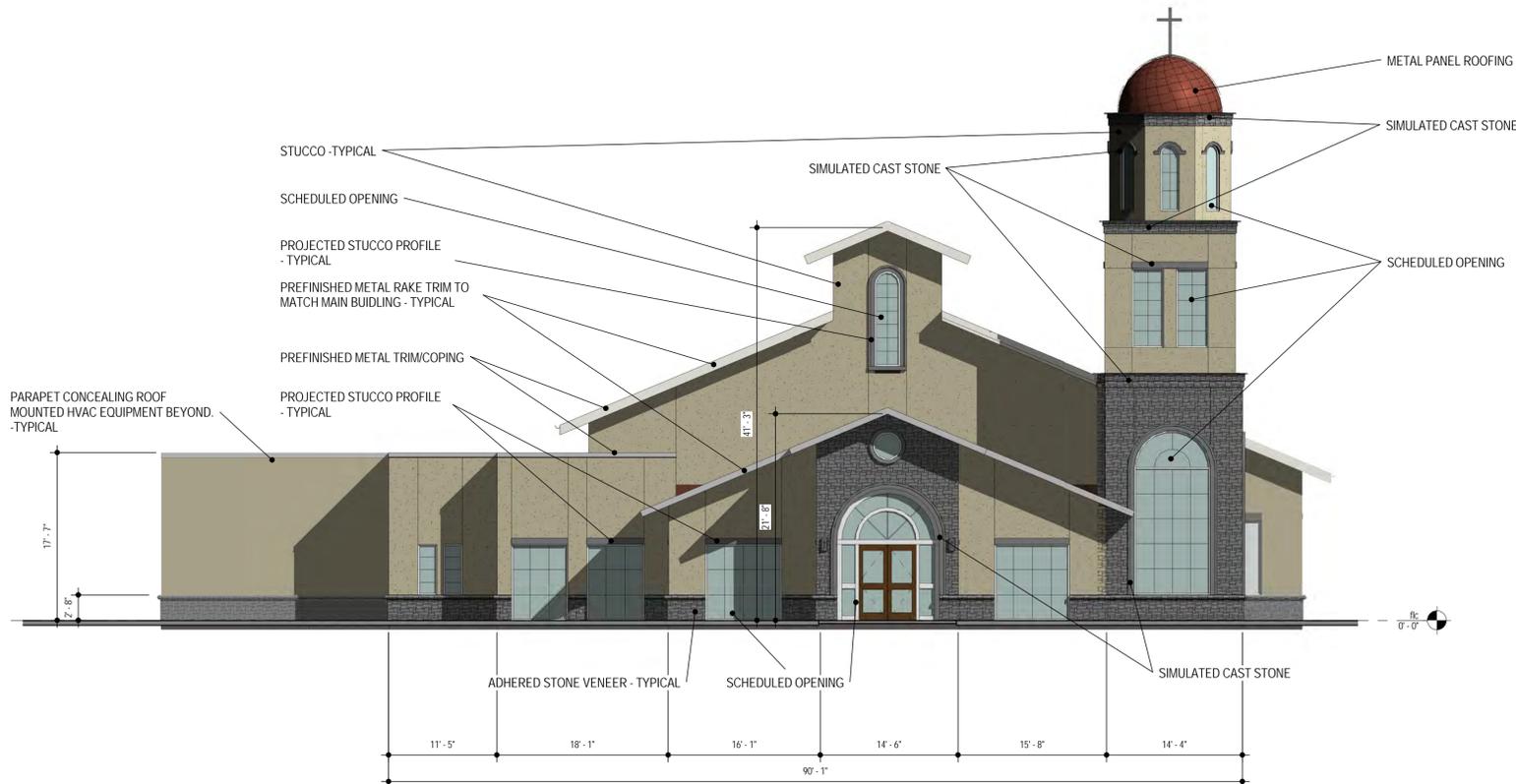
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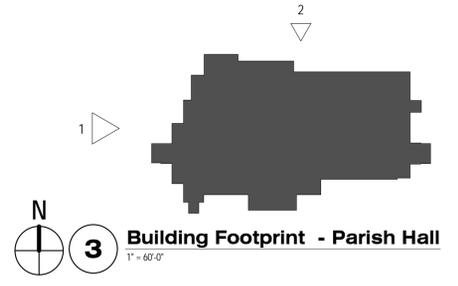
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1 WEST ELEVATION - PARISH HALL
1/8" = 1'-0"

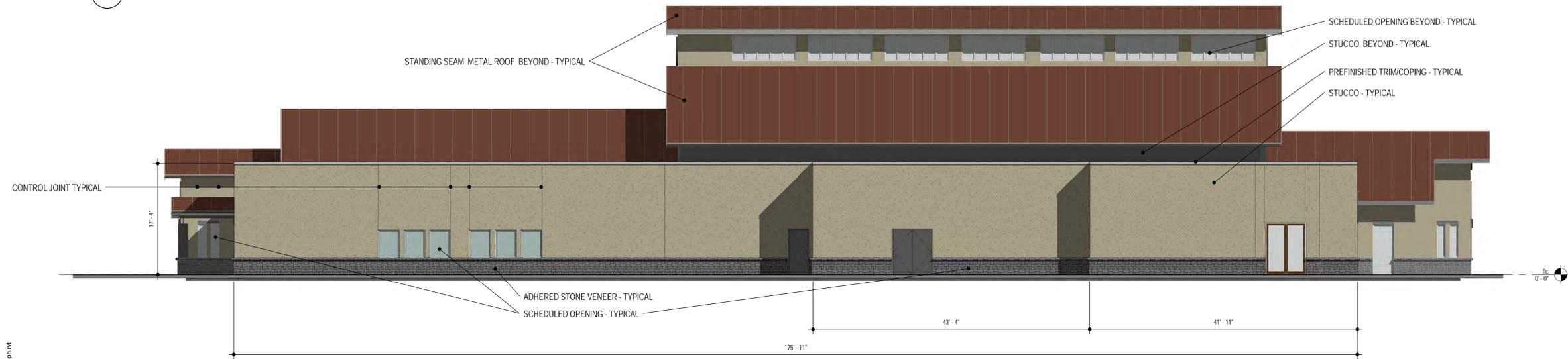
Material Calculations - West

	Color	Area (Square Feet)	Percentage
Gross Area		2685	
Net Surface Area		2069	77% Of Gross Area
Stucco		1549	75% of Net Surface
Hand Troughed Stucco	Bone	1509	73%
Stucco Profile	Bone	40	2%
Masonry		520	25% of Net Surface
Manufactured Adhered Stone veneer	Sand	480	23%
Simulated Cast Stone	Chalk	40	2%
Glazing Surface Area		616	22% of Gross Area
Window	Clear Glazing	575	20%
Door	Clear Anodized Aluminum	41	2%



Material Calculations - North

	Color	Area (Square Feet)	Percentage
Gross Area		3070	
Net Surface Area		2589	85% of Gross Area
Stucco		2166	84% of Net Surface
Hand Troughed Stucco	Bone	2166	84%
Masonry		423	16% of Net Surface
Manufactured Adhered Stone veneer	Sand	423	16%
Glazing Surface Area		481	15% of Gross Area
Window	Clear Glazing	377	12%
Door	Clear Anodized Aluminum	104	3%



2 NORTH ELEVATION - PARISH HALL
1/8" = 1'-0"

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TEXAS REGISTRATION:

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St Martin de Porres Catholic Church
Prosper, Texas

PROJECT #: 1569-00 MANAGER: MJH
ISSUED FOR: Prelim Des Sub DRAFTER: WJW
DATE: 25 Feb. 2016 CHECKED: WJW

Exterior Elevations - Unit b

S16-0004

SHEET
Exhibit C
St Martin de Porres Addition
OF SHEETS

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PROJECT #: 1509-00 MANAGER: MJH
ISSUED FOR: Prelim Des Sub DRAFTER: WJW
DATE: 25 Feb. 2016 CHECKED: WJW

Exterior Elevations - Unit b

S16-0004

SHEET

Exhibit C
St Martin de Porres Addition

OF SHEETS

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Material Calculations - East

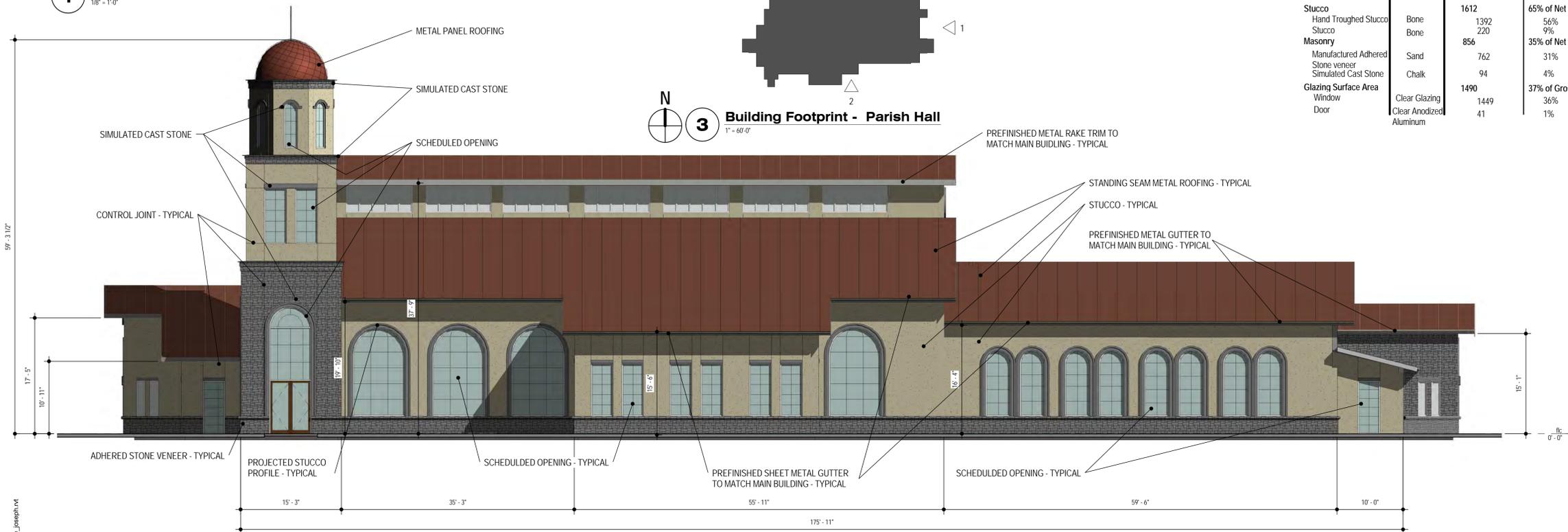
	Color	Area (Square Feet)	Percentage
Gross Area		2288	
Net Surface Area		1888	83% of Gross
Stucco		1448	76% of Net Surface
Hand Troughed Stucco	Bone	1434	75%
Stucco Profile	Bone	14	1%
Masonry		440	24% of Net Surface
Manufactured Adhered Stone veneer	Sand	420	22%
Simulated Cast Stone	Chalk	20	2%
Glazing Surface Area		400	17% of Gross
Window	Clear Glazing	319	14%
Door	Clear Anodized Aluminum	81	3%

Material Calculations - South

	Color	Area (Square Feet)	Percentage
Gross Area		3958	
Net Surface Area		2468	63% of Gross
Stucco		1612	65% of Net Surface
Hand Troughed Stucco	Bone	1392	56%
Stucco	Bone	220	9%
Masonry		856	35% of Net Surface
Manufactured Adhered Stone veneer	Sand	762	31%
Simulated Cast Stone	Chalk	94	4%
Glazing Surface Area		1490	37% of Gross
Window	Clear Glazing	1449	36%
Door	Clear Anodized Aluminum	41	1%



1 EAST ELEVATION - PARISH HALL
1/8" = 1'-0"



2 SOUTH ELEVATION - PARISH HALL
1/8" = 1'-0"

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C/o Terra Verde Group Llc
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C/o Terra Verde
Group Llc
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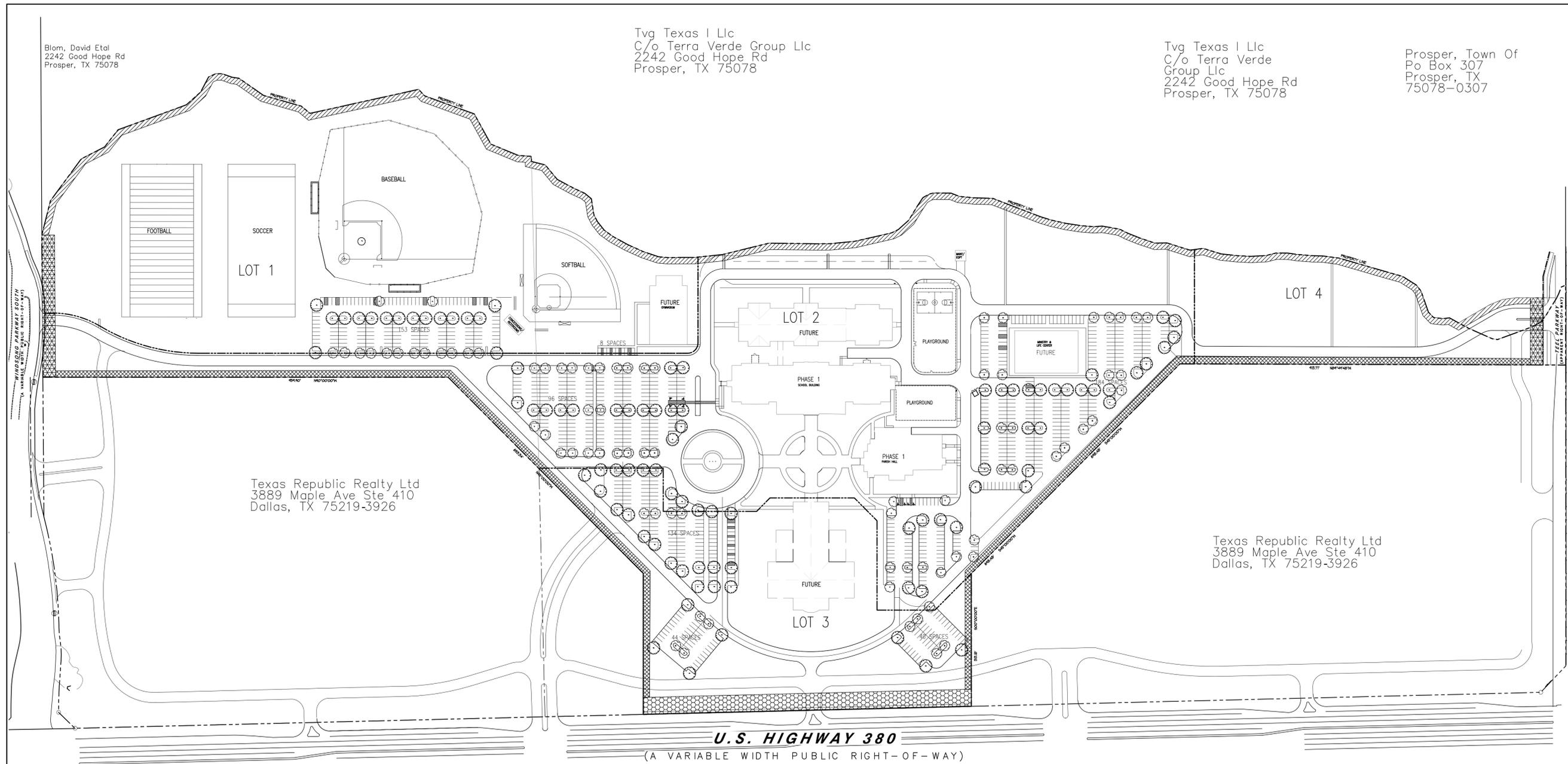
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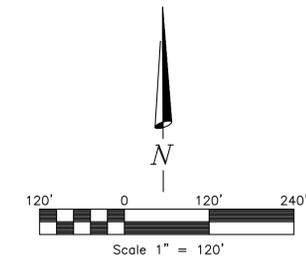
Texas Republic Realty Ltd
3889 Maple Ave Ste 410
Dallas, TX 75219-3926

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3889 Maple Ave Ste 410
Dallas, TX 75219-3926

U.S. HIGHWAY 380
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

KEY

-  25 FEET WIDE LANDSCAPE AREA AT FRONTAGE OF TEEL PARKWAY AND WINDSONG PARKWAY. AREA WILL BE LANDSCAPED AS PER ORDINANCE REQUIREMENTS.
-  30 FEET WIDE LANDSCAPE AREA AT FRONTAGE OF U.S. HIGHWAY 380. THIS AREA IS ENTIRELY WITHIN A 75 FEET WIDE CITY OF IRVING WATER LINE EASEMENT. AREA WILL BE LANDSCAPED AS PER ORDINANCE REQUIREMENTS. TREES PLANTED WILL BE SMALL TREE SPECIES INCLUDED IN A LIST PREPARED BY THE CITY OF IRVING.
-  5 FEET WIDE LANDSCAPE AREA ADJACENT TO FUTURE RETAIL USE. AREA WILL BE LANDSCAPED AS PER ORDINANCE REQUIREMENTS.
-  5 FEET WIDE LANDSCAPE AREA AT NORTH PROPERTY LINE. AREA WILL BE LANDSCAPED WITH SMALL TREES AS PER ORDINANCE REQUIREMENTS. THE SHRUB REQUIREMENT FOR THIS AREA HAS BEEN WAIVED BY THE TOWN OF PROSPER.
-  PARKING LOT TREES AS PER ORDINANCE REQUIREMENTS. TREES SHOWN ON THIS EXHIBIT ARE SCHEMATIC. ADDITIONAL TREES WILL BE ADDED IF REQUIRED.



REVISIONS CONTROLLED BY: 

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S16-0004

PROJECT #: 15069-00 MANAGER: BB
ISSUED FOR: Progress Set DRAFTER: EW
DATE: 2/26/16 CHECKED: TK

SHEET EXHIBIT D - OVERALL
LANDSCAPE PLAN

L1.0
OF 1 SHEETS