TOWN OF PROSPER

Prosper is a place where everyone matters.

AGENDA

Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Wednesday, May 6, 2015, 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 April 7, 2015 Planning & Zoning Commission Special Work Session and the minutes from the April 21, 2015 Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block A, Lots 1-4, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D14-0087).

3c. Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 11, Lots 8R and 9R, and Block 12, Lots 11R, 12R, and 13R, on 1.1± acres, located on the north side of Third Street, 150± feet east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D14-0095).

3d. Consider and act upon a Final Plat of Lakes of Prosper, Phase 5A, being 72 single family residential lots, on 27.3± acres, located on the west side of the BNSF railroad, 1,500± feet north of Prosper Trail. The property is zoned Planned Development-8 (PD-8). (D15-0032).

3e. Consider and act upon a Site Plan for Windsong Elementary School, on 12.3± acres, located on the south side of Fishtrap Road, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0034).

3f. Consider and act upon a Final Plat Windsong Ranch Elementary School Addition, Block A, Lot 1, on 12.9± acres, located on the south side of Fishtrap Parkway, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0035).

3g. Consider and act upon a Preliminary Plat for Falls of Prosper, being 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).

REGULAR AGENDA

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

4. Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. (Z15-0004).

5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). (S15-0003).

6. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

7. 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 May 1, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

_____ _____

Robyn Battle, Town Secretary Date Noticed Removed

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

NOTICE

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

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

MINUTES

Special Work Session of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 7, 2015, 3:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 3:00 p.m.

Commissioners present: Chair Mike McClung, Vice Chair Craig Moody, Secretary Chris Keith, Brian Barnes, David Snyder, John Hema, and John Alzner

Councilmember present: Deputy Mayor Pro-Tem Kenneth Dugger

Staff present: Hulon T. Webb, Jr., Executive Director of Development and Community Services; John Webb, Director of Development Services; and Alex Glushko, Senior Planner

2. Tour. The Commission will tour sites in Prosper, Prosper E.T.J., Celina, Celina E.T.J., McKinney and Frisco.

Due to time limitations, the Commission toured sites in Frisco, Prosper and the Prosper E.T.J. No action was taken.

3. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

No action was taken.

4. Adjourn.

Motion by Keith, seconded by Snyder, to adjourn. Motion approved 7-0 at 5:30 p.m.

_____ _____

Pamela Clark, Planning Technician **Chris Keith, Secretary**

MINUTES

Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 21, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair Mike McClung, Secretary Chris Keith, Brian Barnes, David Snyder, and John Alzner
Commissioner(s) absent: Vice Chair Craig Moody, and John Hema

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

3a. Consider and act upon minutes from the April 7, 2015 Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Preliminary Site Plan for Walmart at the Gates of Prosper, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0003).

3c. Consider and act upon a Site Plan for a multifamily development (Adara Windsong Ranch), for 300 multifamily units, on 25.1± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0016).

3d. Consider and act upon a Final Plat for Windsong Ranch Multifamily Addition, Block A, Lots 1 and 2, on 29.3± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0017).

3e. Consider and act upon a Site Plan for Prosper Fire Station #2, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0019).

3f. Consider and act upon a Final Plat for Teel Parkway Fire Station Addition, Block A, Lot 1, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0020).

3g. Consider and act upon a Final Plat for Redstem Drive, being a 0.5± acre segment of Redstem Drive, located at the intersection of Fishtrap Road, 2,200± feet west of Teel Parkway. (D15-0028).

3h. Consider and act upon a Final Plat for Copper Canyon Drive, being a 1.1± acre segment of Copper Canyon Drive, located at the intersection of Fishtrap Road, 2,000± feet west of Teel Parkway. (D15-0029).

3i. Consider and act upon a Conveyance Plat for La Cima Crossing, Block A, Lots 1 and 2, on 6.7± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0030).

Commissioner Snyder requested to pull Item 3b, and Chairman McClung requested to pull Item 3c for discussion.

Motioned by Snyder, seconded by Keith, to approve Items 3a, 3d, 3e, 3f, 3g, 3h, and 3i on the Consent Agenda subject to staff recommendations. Motion approved 5-0.

Item 3b: Snyder expressed concerns about the intended occupant of the big box store in the development. Stated that according to Section 211.001 of the Texas Local Government Code, the powers granted under this subchapter are for the purpose of promoting the public health, safety, moral, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. Expressed that according to Section 211.004, zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to secure safety from fire, panic, and other dangers and promote health and the general welfare. The Town's Comprehensive Plan states that the key characteristics identified by the public included the desire for maintaining the small-town feel, preserving large lot homes and providing high-quality retail shopping. The intended big box retailing is not considered as high-quality retail shopping. The plan also states the Town Center Districts primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located with the Town Center could be used for community events, festivals and/or school events. Stated that Objective 1.6 of the Comprehensive Plan calls for the development to be a regional draw, bringing in patrons from outside of Prosper and that Objective 1.8 states that the included public space within the Town Center should serve as a focal point for the Town Center and should also provide space for community events. Snyder stated that the big box store is not conducive to the Comprehensive Plan.

Motioned by McClung, seconded by Keith, to approve Item 3b subject to staff recommendations. Motion approved 4-1, Commissioner Snyder opposed.

Item 3c: McClung asked if there was any way the developer could work with the Town to relocate the hike and bike trail, as indicated in the staff report.

Hugo Morales (Applicant): Described the development and the location of a gathering area within the community. Stated their concerns and the cost associated with relocating and/or adding the additional trail connections. Stated the community already has multiple trail connection points and that they believe those are adequate for the development.

Motioned by McClung, seconded by Snyder, to approve Item 3c subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

4. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Webb: Reminded Commissioners that due to elections the next Planning & Zoning Commission meeting will be held on Wednesday, May 6, 2015 at 6:00 p.m.

5. Adjourn.

Motioned by Snyder, seconded by Keith to adjourn. Motion approved 5-0 at 6:16 p.m.

Pamela Clark, Planning Technician **Chris Keith, Secretary**

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:
Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block A, Lots 1-4, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D14-0087).

Description of Agenda Item:
The purpose of the Conveyance Plat is to allow for the conveyance of property as well as add utility easements. The Conveyance Plat conforms to the Planned Development-67 development standards.

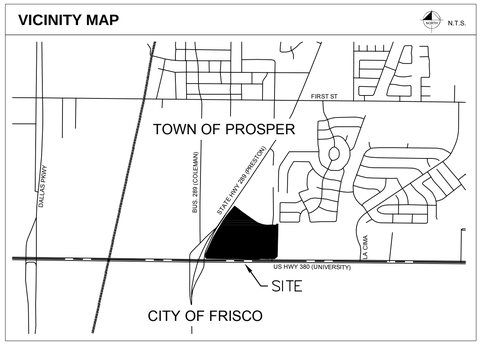
Budget Impact:
There are no significant budget implications associated with the approval of this Conveyance Plat.

Legal Obligations and Review:
The Conveyance Plat meets minimum development requirements.

Attached Documents:
1. Conveyance Plat

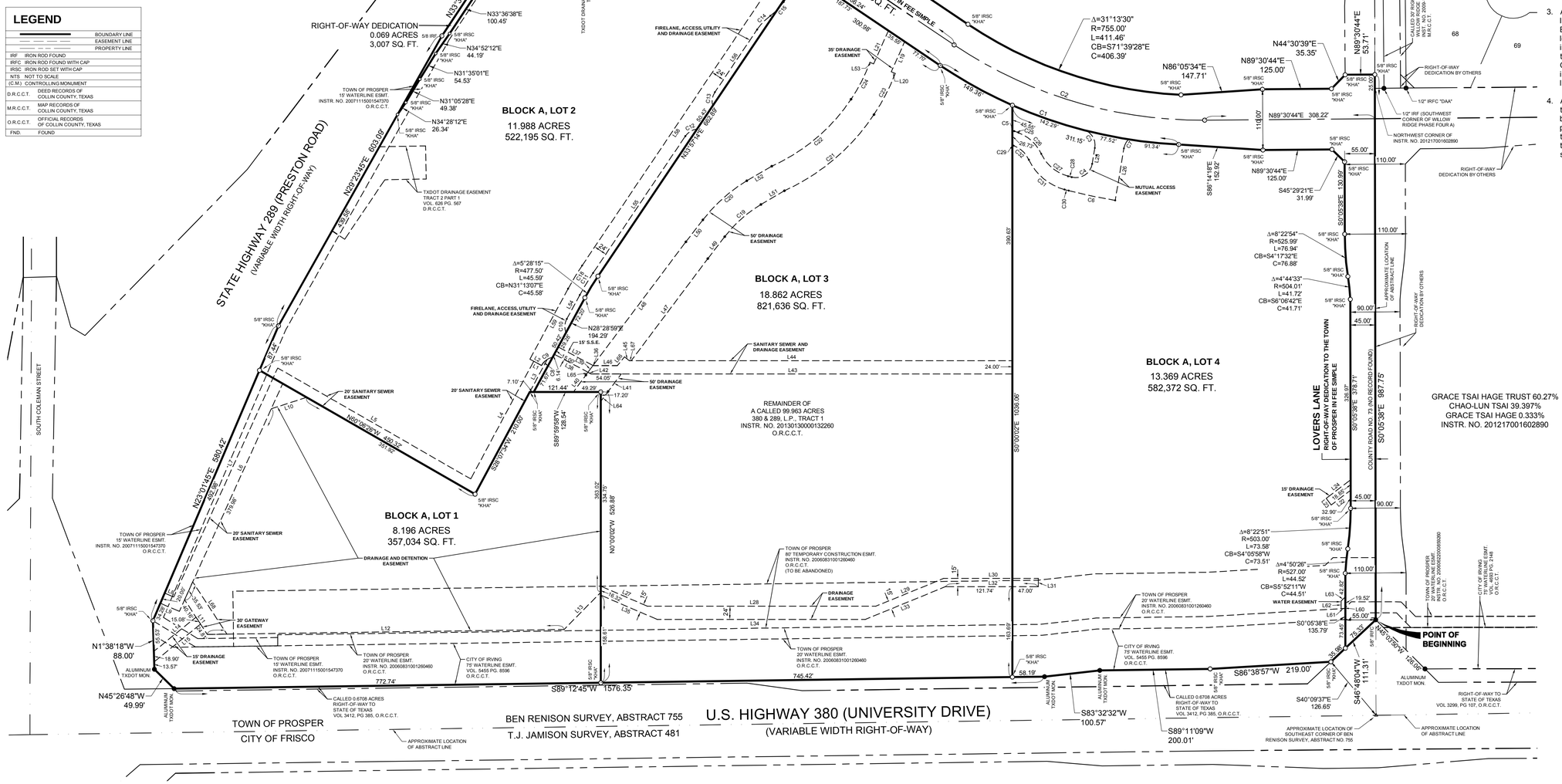
Town Staff Recommendation:
Town staff recommends approval of the Conveyance Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements on the Conveyance Plat.

VICINITY MAP



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(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



NOTES:

1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. 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.
3. 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.
4. A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°30'59"E	16.08'
L2	S61°30'59"E	24.00'
L3	N28°07'34"E	66.93'
L4	S28°07'34"W	241.76'
L5	N60°06'26"W	403.31'
L6	N24°23'50"E	453.05'
L7	S24°23'50"W	455.54'
L8	N66°58'15"W	17.71'
L9	S66°58'15"E	37.24'
L10	N72°08'42"E	67.24'
L11	N33°11'49"W	75.03'
L12	N89°12'31"E	646.19'

LINE TABLE		
NO.	BEARING	LENGTH
L13	N44°36'16"E	94.55'
L14	N50°53'11"E	98.25'
L15	N50°53'11"E	108.20'
L16	S33°57'17"W	47.00'
L17	S56°02'43"E	15.00'
L18	N33°57'17"E	47.00'
L19	N23°50'15"E	59.83'
L20	N66°09'45"W	7.75'
L21	S23°50'15"W	66.08'
L22	S52°38'14"W	44.22'
L23	N37°21'46"W	15.00'
L24	N52°38'14"E	55.64'

LINE TABLE		
NO.	BEARING	LENGTH
L25	S09°27'21"W	29.12'
L26	S09°27'21"W	95.57'
L27	S66°47'37"E	91.90'
L28	N90°00'00"E	413.51'
L29	S67°44'20"W	132.57'
L30	N90°00'00"W	171.69'
L31	S00°00'00"E	15.00'
L32	N90°00'00"W	168.74'
L33	S67°44'20"W	156.32'
L34	N90°00'00"E	376.57'
L35	S66°47'37"E	111.39'
L36	N61°52'26"W	0.78'

LINE TABLE		
NO.	BEARING	LENGTH
L37	S61°52'26"E	72.26'
L38	S61°52'26"E	73.07'
L39	N36°53'34"E	15.18'
L40	S35°56'45"W	37.85'
L41	S36°53'34"W	39.45'
L42	N61°52'26"W	6.85'
L43	N90°00'00"E	762.55'
L44	N90°00'00"E	693.83'
L45	N50°45'16"W	11.03'
L46	N90°00'00"E	43.37'
L47	N36°53'34"E	231.53'
L48	S36°53'34"W	280.21'

LINE TABLE		
NO.	BEARING	LENGTH
L49	N37°42'22"E	50.04'
L50	S37°42'22"W	50.39'
L51	N59°47'42"E	49.28'
L52	N59°47'42"E	52.30'
L53	N66°09'45"W	7.32'
L54	N28°29'01"E	49.41'
L55	N33°57'17"E	298.82'
L56	N33°57'17"E	136.84'
L57	N33°57'17"E	50.00'
L58	S33°57'17"W	649.90'
L59	S28°29'01"W	145.41'
L60	S45°04'17"W	2.09'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S86°38'57"W	6.26'
L62	N00°13'03"E	13.69'
L63	N44°55'22"E	10.83'
L64	S35°56'45"W	22.43'
L65	N36°53'34"E	6.37'
L66	S39°14'44"W	20.63'
L67	S90°00'00"W	3.35'
L68	S33°11'49"E	113.11'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°13'30"	845.00'	460.51'	S71°39'28"E	454.83'
C2	34°26'37"	800.00'	480.92'	S73°16'02"E	473.72'
C3	70°11'00"	30.00'	36.75'	N25°38'09"W	34.49'
C4	95°04'01"	30.00'	49.78'	N56°59'22"E	44.26'
C5	2°42'34"	75.56'	3.57'	N69°52'49"W	3.57'
C6	5°09'03"	958.00'	86.12'	S78°06'11"E	86.09'
C7	35°36'28"	30.00'	18.64'	S27°15'36"W	18.35'
C8	29°15'59"	30.00'	15.32'	S43°07'01"W	15.16'
C9	49°26'01"	30.00'	25.88'	S53°12'02"W	25.09'
C10	48°30'43"	30.53'	25.85'	S03°46'03"W	25.09'
C11	5°28'15"	488.00'	46.60'	S31°13'09"W	46.58'
C12	49°25'07"	30.00'	25.88'	S58°39'50"W	25.08'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	49°25'02"	30.00'	25.87'	S09°14'46"W	25.08'
C14	19°56'54"	100.00'	34.82'	S43°55'44"W	34.64'
C15	19°56'54"	100.00'	34.82'	N43°55'44"E	34.64'
C16	31°19'55"	25.00'	13.67'	S49°37'15"W	13.50'
C17	31°19'56"	25.00'	13.67'	N18°17'19"E	13.50'
C18	5°28'15"	512.00'	48.89'	S31°13'09"W	48.87'
C19	21°02'49"	240.26'	88.26'	S48°13'46"W	87.76'
C20	21°08'27"	290.26'	107.10'	S48°16'36"W	106.49'
C21	31°49'29"	388.51'	215.79'	N49°36'24"E	213.03'
C22	32°14'00"	338.51'	190.44'	N49°48'40"E	187.93'
C23	12°45'53"	376.94'	83.98'	N27°18'43"E	83.80'
C24	13°12'36"	326.94'	75.38'	N27°05'22"E	75.21'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C25	0°31'50"	890.50'	8.24'	S68°57'05"E	8.24'
C26	44°01'49"	75.00'	57.64'	N47°12'06"W	56.23'
C27	49°52'11"	75.00'	65.28'	S50°07'33"E	63.24'
C28	0°24'59"	933.00'	6.78'	S75°16'08"E	6.78'
C29	0°09'12"	891.87'	2.38'	S69°08'48"E	2.38'
C30	0°28'02"	958.00'	7.81'	S75°17'39"E	7.81'
C31	49°52'11"	100.00'	87.04'	S50°07'33"E	84.32'
C32	44°01'49"	50.00'	38.42'	N47°12'06"W	37.48'

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: Trey Braswell, 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.

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

CONVEYANCE PLAT
GATES OF PROSPER PHASE 1
BLOCK A, LOTS 1-4

AN ADDITION TO THE TOWN OF PROSPER

56.959 ACRES (GROSS)
52.416 ACRES (NET)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DECEMBER 2014

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	KHA	04/16/2015	068109008	1 OF 2

DWG NAME: K:\FRI_SURVEY\068109008 GATES OF PROSPER PHASE 1\DWG\068109008 CONV PLAT.DWG PLOTTED BY: NOAH, CHRIS 4/16/2015 10:49 AM LAST SAVED: 4/16/2015 10:44 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 380 & 289, 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 being more particularly described as follows:

BEGINNING at a 5/8 inch with plastic cap found in County Road No. 73, at the eastern-most southeast corner of said 99.963 acre tract, common to the western-most southwest corner of a tract of land described in the deed to Grace Tsai Hage Trust, et al, recorded in Instrument No. 20121700160289O, said Official Records, and on the northerly right-of-way of U.S. Highway No. 380 (University Drive);

THENCE South 46°48'04" West, along the southerly line of said 99.963 acre tract, and along the northerly right-of-way line of U.S. Highway No. 380, a distance of 111.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of a called 0.6708 acre tract of land described in the right-of-way deed to State of Texas, recorded in Volume 3412, Page 385, said Official Records;

THENCE along the southerly line of said 99.963 acre tract, and along the northerly line of said 0.6708 acre tract, and along the northerly right-of-way line of U.S. Highway No. 380, the following four (4) calls:

1. South 86°38'57" West, a distance of 219.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 89°11'09" West, a distance of 200.01 feet to an aluminum TxDOT monument found for corner;
3. South 83°32'32" West, a distance of 100.57 feet to an aluminum TxDOT monument found for corner;
4. South 89°12'45" West, a distance of 1576.35 feet to an aluminum TxDOT monument found for corner at the intersection of the northerly right-of-way line of U.S. Highway No. 380 and the easterly right-of-way line of State Highway No. 289 (Preston Road);

THENCE along the westerly line of said 99.963 acre tract, and along the easterly right-of-way line of State Highway No. 289, the following six (6) courses:

1. North 45°26'48" West, a distance of 49.99 feet to an aluminum TxDOT monument found for corner;
2. North 1°38'18" West, a distance of 88.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 23°01'45" East, a distance of 580.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 29°23'45" East, a distance of 603.09 feet to a 5/8 inch iron rod found for corner;
5. North 33°39'20" East, a distance of 199.38 feet to a 5/8 inch iron rod found for corner;
6. North 38°20'42" East, a distance of 386.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 99.963 acre tract, and the westerly right-of-way line of State Highway No. 289, and crossing said 99.963 acre tract, the following ten (10) courses:

1. South 8°51'01" East, a distance of 33.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 56°02'43" East, a distance of 117.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of South 52°02'54" East, 73.33 feet;
3. In a southeasterly 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 for corner at the beginning of a reverse curve to the left having a central angle of 7°59'40", a radius of 503.00 feet, a chord bearing and distance of South 52°02'54" East, 70.13 feet;
4. In a southeasterly direction, with said curve to the left, an arc distance of 70.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
5. South 56°02'43" East, a distance of 466.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 31°13'30", a radius of 755.00 feet, a chord bearing and distance of South 71°39'28" East, 406.39 feet;
6. In a southeasterly direction, with said curve to the left, an arc distance of 411.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
7. North 86°05'34" East, a distance of 147.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
8. North 89°30'44" East, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
9. North 44°30'39" East, a distance of 35.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
10. North 89°30'44" East, a distance of 53.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 99.963 acre tract in County Road No. 73;

THENCE South 0°05'38" East, along the easterly line of said 99.963 acre tract and along or near the center of County Road No. 73, passing en route at a distance of 25.00 feet the northwest corner of said Grace Tsai Hage Trust tract, and continuing on said course along the westerly line of said Grace Tsai Hage Trust tract, a total distance of 987.75 feet to the **POINT OF BEGINNING** and containing 56.959 acres (2,481,135 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 PHASE 1**, 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 _____

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 my be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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.

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

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

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

_____ Planning Department

CONVEYANCE PLAT
GATES OF PROSPER PHASE 1
BLOCK A, LOTS 1-4
AN ADDITION TO THE TOWN OF PROSPER

56.959 ACRES (GROSS)
52.416 ACRES (NET)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DECEMBER 2014

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: Trey Braswell, P.E.

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

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	CRN	KHA	04/16/2015	068109008	2 OF 2

DWG NAME: K:\FRI_SURVEY\068109008-GATES OF PROSPER PHASE 1\DWG\068109008 CONV PLAT.DWG PLOTTED BY: NOAH, CHRIS 4/16/2015 11:00 AM LAST SAVED: 4/16/2015 10:44 AM

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

From: **Pamela Clark, Planning Technician**

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:

Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 11, Lots 8R and 9R, and Block 12, Lots 11R, 12R, and 13R, on 1.1± acres, located on the north side of Third Street, 150± feet east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D14-0095).

Description of Agenda Item:

The purpose of the Amending Plat is to combine five lots and a portion of one additional lot into five single family lots. The Amending Plat conforms to the Downtown Single Family development standards.

Budget Impact:

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

Legal Obligations and Review:

The Amending Plat meets minimum development requirements.

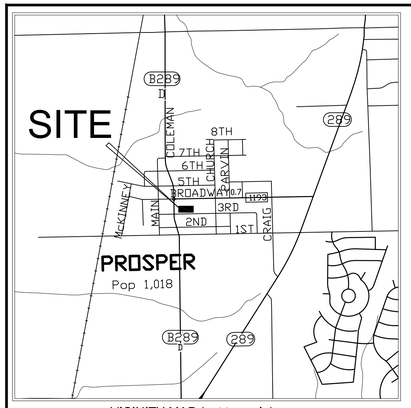
Attached Documents:

1. The Amending Plat.

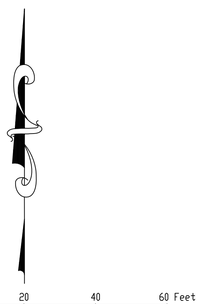
Town Staff Recommendation:

Town staff recommends approval of the Amending Plat, subject to:

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



VICINITY MAP (not to scale)



20 0 20 40 60 Feet

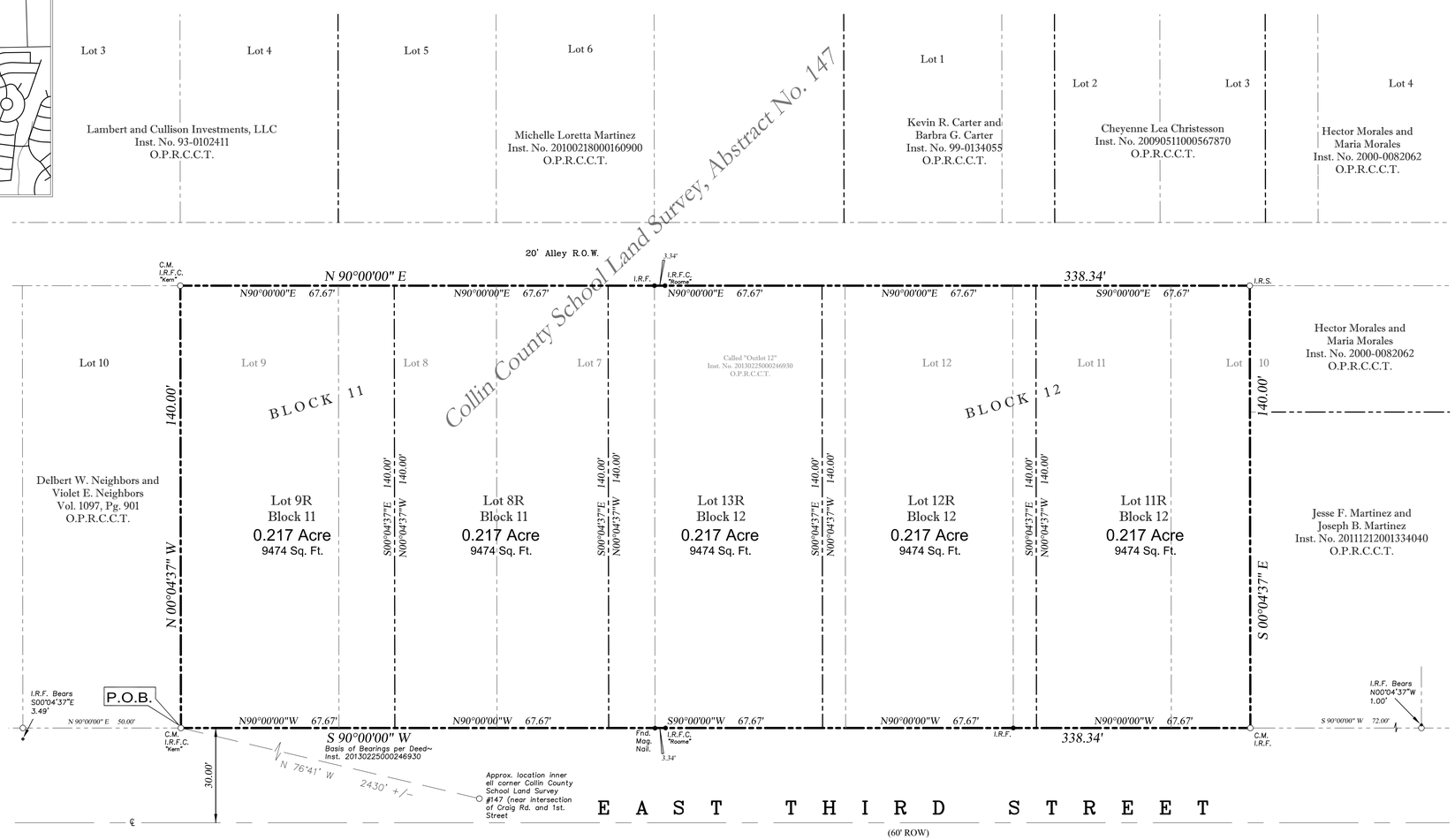
SCALE : 1 " = 20 '

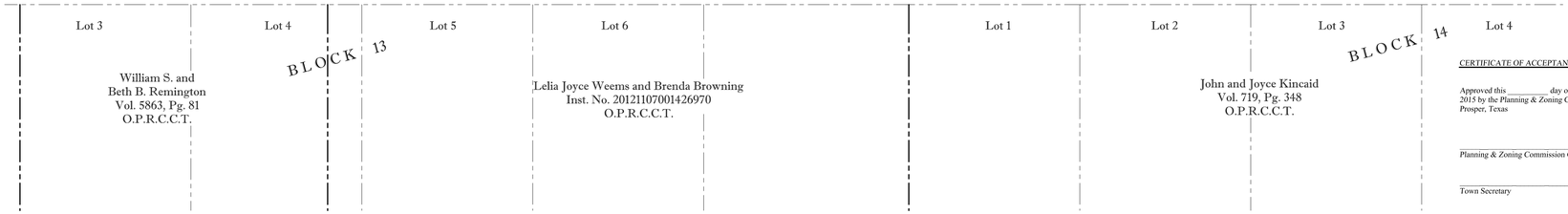
Typical Lot Seback Detail

LOT	AREA
8R/11	9474 sq. ft.
9R/11	9474 sq. ft.
11R/12	9474 sq. ft.
12R/12	9474 sq. ft.
13R/12	9474 sq. ft.

LEGEND

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





NOTES:

1. All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".
2. Bearings are based on the north line of East Third Street, Bryant's Addition to Prosper (Vol. 116, Pg. 162, M.R.C.C.T).
3. No portion of the subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480141 0235 J, present effective date of map June 2, 2009, herein property is situated within Zone "X" (unshaded). No floodplain exists on the site.
4. 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 permits.
5. The purpose of this plat is to create five lots from six lots.
6. 5 Lots = 1.087 Acres
7. All development standards and setbacks shall comply with the Town of Prosper zoning ordinace as it exists and may be amended.

State of Texas §
County of Collin §

That I, Douglas L. Arthur, 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 supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Douglas L. Arthur
Registered Professional Land Surveyor
Number 4357

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 Douglas L. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2015

Notary Public in and for the State of Texas

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

WHEREAS MARCIA ANN PETTIS and K.R. PETTIS are the owners of a 1.087 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Town of Prosper, Collin County, Texas, being all that certain tract of land described by Deed to K.R. Pettis and Marcia Pettis, as recorded under Instrument Number 20130402000442160, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), together with all that certain tract of land described by Deed to Marcia Ann Pettis, as recorded under Instrument Number 20130225000246930, O.P.R.C.C.T., together with all that certain tract of land described by Deed to Marcia Pettis, as recorded under Instrument Number 20131211001630190, O.P.R.C.C.T., being all of Lots 7, 8, and 9, in Block 11, part of Lot 10, all of Lots 11 and 12, in Block 12, of Bryant's Addition to Prosper, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas, together with all that tract of land referred to as "Outlot 12" by Deed Recorded under Instrument Number 20130225000246930, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with cap stamped "Kern" found for the southwest corner of the herein described tract, same being the southwest corner of said Lot 9, also being the southeast corner of Lot 10, in said Block 11, also being in the north line of East 3rd Street;

THENCE North 00 degrees 04 minutes 37 seconds West, with the east line of said Lot 10 and the west line of said Lot 9, a distance of 140.00 feet to a ½ inch iron rod with cap stamped "Kern" found for corner, same being the northwest corner of said Lot 9, also being the northeast corner of said Lot 10, also being in the south line of a 20 foot alley Right-of-Way;

THENCE North 90 degrees 00 minutes 00 seconds East, with the south line of said Alley, passing at a distance of 150.00 feet a ½ inch iron rod found for the northeast corner of said Lot 7, continuing on said course for a total distance of 338.34 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northwest corner of a tract of land described by Deed to Jesse F. Martinez and Joseph B. Martinez, as recorded under Instrument Number 20111212001334040, O.P.R.C.C.T.;

THENCE South 00 degrees 04 minutes 37 seconds East, with the west line of said Martinez tract, a distance of 140.00 feet to a ½ inch iron rod found for corner, same being the southwest corner of said Martinez tract, also being in the north line of said East 3rd Street, said point being South 90 degrees 00 minutes 00 seconds West, a distance of 72.00 feet from the southeast corner of said Martinez tract, said southeast corner being witnessed by a ½ inch iron rod found, which bears North 00 degrees 04 minutes 37 seconds West, a distance of 1.00 feet ;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said East 3rd Street, passing at a distance of 75.00 feet a ½ inch iron rod found for the southwest corner of said Lot 11, passing at a distance of 185.00 feet a ½ inch iron rod with cap stamped "Roome" found for the southwest corner of said Marcia Ann Pettis (Inst. 20130225000246930) tract, continuing on said course for a total distance of 338.34 feet to the ***POINT OF BEGINNING*** and containing 1.087 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

THAT Marcia Ann Pettis does hereby certify and adopt this plat designating the herein above described property as Bryant's #1 Addition, Block 11, Lots 8R and 9R, Block 12, Lots 11R, 12R, and 13R, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Marcia Ann Pettis, 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 to 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 the 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 AND SEAL OF OFFICE, this _____ day of _____, *2015.*

By: Marcia Ann Pettis

_____ _____
Marcia Ann Pettis K.R. Pettis
Owner

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 Marcia Ann Pettis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2015

Notary Public in and for the State of Texas

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 K.R. Pettis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2015

Notary Public in and for the State of Texas

CERTIFICATE OF ACCEPTANCE

Approved this _____ day of _____
2015 by the Planning & Zoning Commission of the Town of Prosper, Texas

_____
Planning & Zoning Commission Chair

_____
Town Secretary

_____
Town Engineer

_____
Planning Department

OWNER / DEVELOPER
Marcia Ann and K.R. Pettis
509 E. First Street
Prosper, Texas 75078
(972) 979-9700

AMENDING PLAT
BRYANT'S #1 ADDITION
Block 11, Lots 8R and 9R
Block 12, Lots 11R, 12R, and 13R
BRYANT'S ADDITION TO PROPSER
Block 11, Lots 7,8, and 9
Block 12, Lots 12, 11, and part of Lot 10
together with a tract of land known as "Outlot 12"
as described in Deed recorded under Instrument No. 20130225000246930
Being a 1.087 Acre tract out of the
Collin County School Land Survey, Abst. No. 147
Town of Prosper, Collin County, Texas
-- 2015 --

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

DRAWN BY: J.H.B. DATE: 02/02/2015 SCALE: 1"=20' CHECKED BY: D.L.A. ASC NO.: 141223

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:
Consider and act upon a Final Plat of Lakes of Prosper, Phase 5A, being 72 single family residential lots, on 27.3± acres, located on the west side of the BNSF railroad, 1,500± feet north of Prosper Trail. The property is zoned Planned Development-8 (PD-8). (D15-0032).

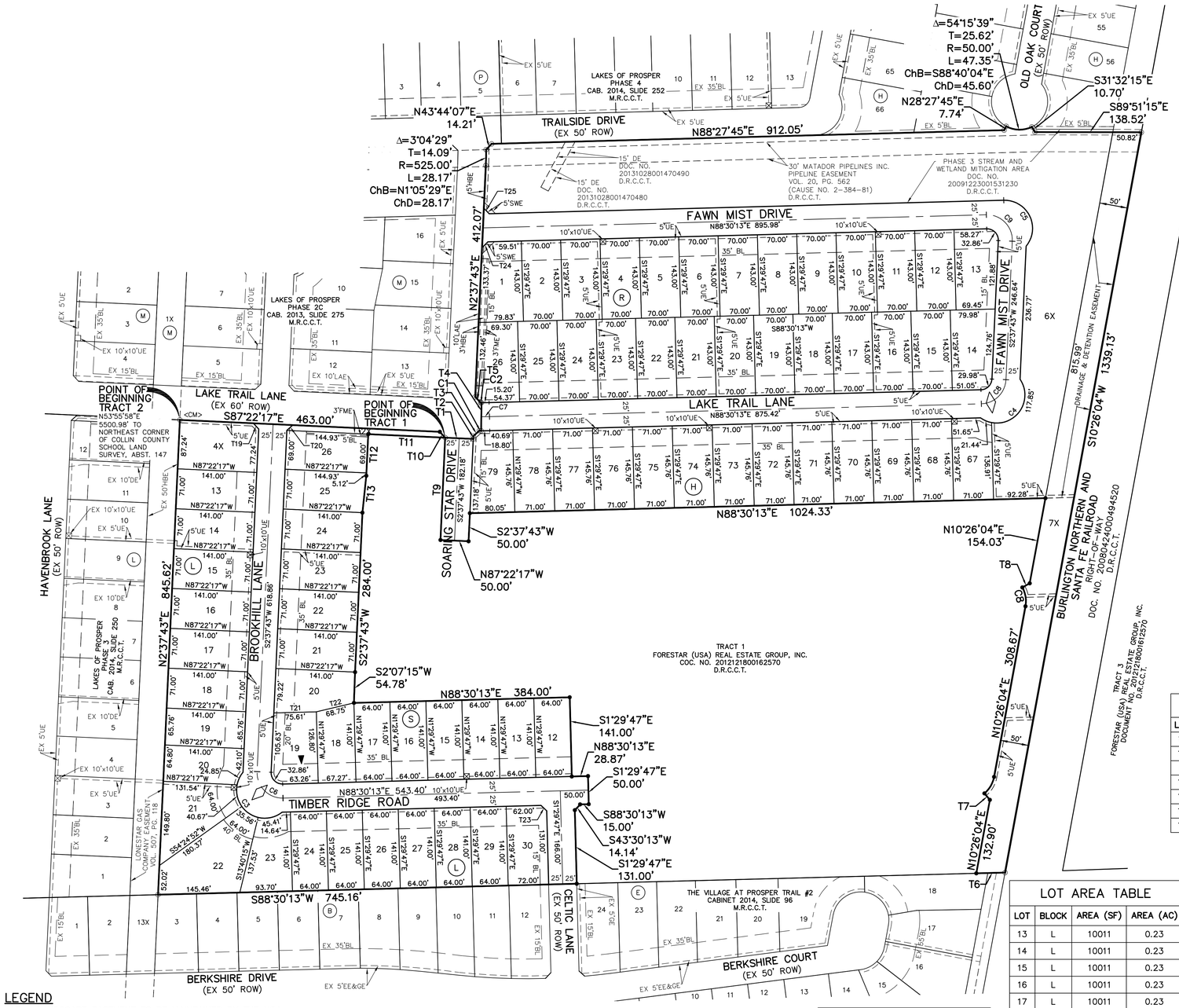
Description of Agenda Item:
The Final Plat shows 72 single family residential lots. Access will be provided from Lake Trail Lane. The Final Plat conforms to the Planned Development-8 (PD-8) development standards and the approved Preliminary Plat.

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.

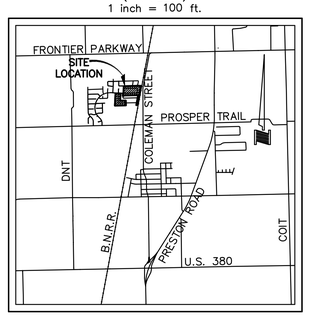
Attached Documents:
1. Final Plat

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 on the Final Plat.
2. Town staff approval of civil engineering, landscape and irrigation plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements and sidewalks.



NOTES:
1) BASIS OF BEARING DERIVED FROM THE DEED TO BON TERRE-B, LTD., RECORDED IN VOLUME 6004, PAGE 2595, DEED RECORDS, COLLIN COUNTY, TEXAS.
2) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
3) "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
4) LOTS 2X (1,399 SF) BLOCK S, 4X (1,360 SF) & 5X (10,891 SF) BLOCK L, AND 6X (258,422 SF) SHALL BE OWNED AND MAINTAINED BY THE HOA AND SHALL BE FOR LANDSCAPE PURPOSES.
5) LOT 6X BLOCK H SHALL BE DEDICATED AS A DRAINAGE AND DETENTION EASEMENT BY THIS PLAT.
6) LOT 4X BLOCK L AND LOT 2X BLOCK S SHALL BE DEDICATED AS HIKE AND BIKE TRAIL EASEMENTS BY THIS PLAT.
7) 182,142 SQUARE FEET OF STREET RIGHT-OF-WAY IS BEING DEDICATED TO THE TOWN OF PROSPER "IN FEE SIMPLE".
8) ORNAMENTAL IRON FENCE SHALL BE INSTALLED ALONG THE WEST PROPERTY LINES OF LOTS 13-22, BLOCK L.
9) 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 PERMITS.
10) NO FEMA FLOODPLAIN EXISTS ON THE SITE.

GRAPHIC SCALE
100 50 0 100 300
(IN FEET)
1 inch = 100 ft.



LOCATION MAP
NOT TO SCALE
DALLAS MAPSCO 561-N&S

BOUNDARY

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S87°22'17"E	50.00'
T2	N2°37'43"E	5.00'
T3	N47°16'14"E	14.23'
T4	N0°43'31"E	50.00'
T5	N42°46'50"W	14.04'
T6	S88°30'13"W	51.10'
T7	N39°51'01"W	15.00'
T8	N60°43'10"E	15.00'
T9	N2°37'43"E	182.18'
T10	S42°22'17"E	14.14'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T11	N87°22'17"W	137.07'
T12	S2°37'43"W	74.12'
T13	S6°02'32"W	66.00'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	0°28'15"	400.00'	1.64'	3.29'	S89°02'21"E 3.29'
C2	0°15'58"	350.00'	0.81'	1.63'	N89°08'30"W 1.63'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2X	S	2720	0.06
4X	L	12251	0.28
6X	H	191084	4.39
7X	H	67338	1.55

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	94°07'30"	45.00'	48.36'	73.93'	S44°26'02"E 65.89'
C7	2°13'19"	375.00'	7.27'	14.54'	N89°36'52"E 14.54'
C8	85°52'30"	45.00'	41.87'	67.45'	N45°33'58"E 61.31'
C9	94°07'30"	45.00'	48.36'	73.93'	S44°26'02"E 65.89'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
12	S	9024	0.21
13	S	9024	0.21
14	S	9024	0.21
15	S	9024	0.21
16	S	9024	0.21
17	S	9024	0.21
18	S	9007	0.21
19	S	10066	0.23
20	S	10003	0.23
21	S	10011	0.23
22	S	10011	0.23
23	S	10011	0.23
24	S	10011	0.23
25	S	10161	0.23
26	S	10000	0.23

LOT LINE TABLE		
LINE	BEARING	LENGTH
T19	S42°22'17"E	14.14'
T20	N47°37'43"E	14.14'
T21	S88°30'13"W	75.61'
T22	N76°35'01"E	68.75'
T23	S46°29'47"E	14.14'
T24	N45°33'58"E	14.64'
T25	N44°26'02"W	13.62'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	167°51'54"	50.00'	470.38'	146.49'	S44°26'02"E 99.44'
C4	159°36'53"	50.00'	278.09'	139.29'	N45°33'58"E 98.42'
C5	130°59'42"	50.00'	109.70'	114.31'	N25°59'56"W 90.99'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13	L	10011	0.23
14	L	10011	0.23
15	L	10011	0.23
16	L	10011	0.23
17	L	10011	0.23
18	L	10011	0.23
19	L	9272	0.21
20	L	9004	0.21
21	L	13020	0.30
22	L	16983	0.39
23	L	10199	0.23
24	L	9024	0.21
25	L	9024	0.21
26	L	9024	0.21
27	L	9024	0.21
28	L	9024	0.21
29	L	9024	0.21
30	L	10102	0.23

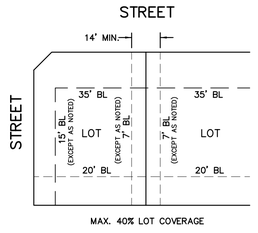
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
67	H	10247	0.24
68	H	10349	0.24
69	H	10349	0.24
70	H	10349	0.24
71	H	10349	0.24
72	H	10349	0.24
73	H	10349	0.24
74	H	10349	0.24
75	H	10349	0.24
76	H	10349	0.24
77	H	10349	0.24
78	H	10349	0.24
79	H	10862	0.25

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	R	10628	0.24
2	R	10010	0.23
3	R	10010	0.23
4	R	10010	0.23
5	R	10010	0.23
6	R	10010	0.23
7	R	10010	0.23
8	R	10010	0.23
9	R	10010	0.23
10	R	10010	0.23
11	R	10010	0.23
12	R	10010	0.23
13	R	10567	0.24
14	R	10627	0.24
15	R	10010	0.23
16	R	10010	0.23
17	R	10010	0.23
18	R	10010	0.23

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
19	R	10010	0.23
20	R	10010	0.23
21	R	10010	0.23
22	R	10010	0.23
23	R	10010	0.23
24	R	10010	0.23
25	R	10010	0.23
26	R	10589	0.24

LEGEND

LAE = LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOA
BL = BUILDING LINE
DE = DRAINAGE EASEMENT
HOA = HOMEOWNER'S ASSOCIATION
UE = UTILITY EASEMENT
HBE = HIKE AND BIKE TRAIL EASEMENT
FME = FENCE MAINTENANCE EASEMENT (TO BE MAINTAINED BY THE HOA)
SWE = HIKE AND BIKE TRAIL EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
GE = GAS EASEMENT
EE = ELECTRIC EASEMENT
FSL = FENCE SETBACK LINE
◊ = DENOTES STREET NAME CHANGE
▲ = DENOTES FRONT YARD
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
<CM> = CONTROL MONUMENT



TYPICAL BUILDING LINE DETAIL
N.T.S.

72 LOTS DEVELOPED TO PD-8 STANDARDS
4 HOA LOTS
27.299 ACRES
16 LOTS OF 9,000-9,999 sf
56 LOTS OF 10,000 sf OR GREATER

FINAL PLAT

LAKES OF PROSPER PHASE FIVE A

AN ADDITION TO THE TOWN OF PROSPER
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ~ ABSTRACT NO. 147
COLLIN COUNTY, TEXAS

APRIL 2015 SCALE: 1"=100'

OWNERS
FORESTAR (USA) REAL ESTATE GROUP INC.
14755 PRESTON ROAD, SUITE 710
(972)702-8699 DALLAS, TEXAS 75254

THE LAKES OF PROSPER
HOMEOWNERS ASSOCIATION, INC.
14755 PRESTON ROAD, SUITE 710
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

REVISED: APRIL 27, 2015

CABINET _____, SLIDE _____

01050-05A

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OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC. and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION, are the owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, Collin County, Texas and being part of a tract of land described in Deed as Tract 1 to Forestar (USA) Real Estate Group, Inc. as recorded in Document No. 20121218001612570, Deed Records, Collin County, Texas and being part of a tract of land described in Deed as Tract C to Lakes of Prosper Homeowners Association, Inc. as recorded in Document No. 20091223001531230, Deed Records, Collin County, Texas and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the west line of Soaring Star Drive, a 50 foot right-of-way, for the south end of a corner clip;

THENCE South 87 degrees 22 minutes 17 seconds East, leaving said west line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the east line of said Soaring Star Drive, for corner;

THENCE North 02 degrees 37 minutes 43 seconds East, with said east line, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the south end of a corner clip, for corner;

THENCE North 47 degrees 16 minutes 14 seconds East, leaving said east line and with said corner clip, a distance of 14.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the above mentioned south line of Lake Trail Lane for the north end of said corner clip, said point being at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 28 minutes 15 seconds, a radius of 400.00 feet and a chord bearing and distance of South 89 degrees 02 minutes 21 seconds East, 3.29 feet;

THENCE With said south line and said curve to the left, an arc distance of 3.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 00 degrees 43 minutes 31 seconds East, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of the above mentioned Lake Trail Drive, for corner at the beginning of a curve to the right having a central angle of 00 degrees 15 minutes 58 seconds, a radius of 350.00 feet and a chord bearing and distance of North 89 degrees 08 minutes 30 seconds West, 1.63 feet;

THENCE With said north line and said curve to the left, an arc distance of 1.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the south end of a corner clip, for corner;

THENCE North 42 degrees 46 minutes 50 seconds West, leaving said north line and with said corner clip, a distance of 14.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the east line of the above mentioned Soaring Star Drive for the north end of said corner clip, for corner;

THENCE North 02 degrees 37 minutes 43 seconds East, with said east line, a distance of 412.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 04 minutes 29 seconds, a radius of 525.00 feet and a chord bearing and distance of North 01 degrees 05 minutes 29 seconds East, 28.17 feet;

THENCE With said east line and said curve to the left, an arc distance of 28.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found corner at the south end of a corner clip, for corner;

THENCE North 43 degrees 44 minutes 07 seconds East, leaving said east line and with said corner clip, a distance of 14.21 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Trailside Drive, a 50 foot right-of-way, at the north end of a corner clip, for corner;

THENCE With the common north line of this tract and south line of LAKES OF PROSPER PHASE FOUR, an Addition to the Town of Prosper according to the Plat thereof recorded in Document No. 20140523010001580, Map Records, Collin County, Texas, the following five (5) courses and distance;

North 88 degrees 27 minutes 45 seconds East, with the south line of the above mentioned Trailside Drive, a distance of 912.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found the southeast corner of Lot 58, Block H of said LAKES OF PROSPER PHASE FOUR Addition;

North 28 degrees 27 minutes 45 second East, a distance of 7.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Old Oak Court, a 50 foot right-of-way, for the east corner of said Lot 58, said point being at the beginning of a non-tangent curve to the left having a central angle of 54 degrees 15 minutes 39 seconds, a radius of 50.00 feet and a chord bearing and distance of South 88 degrees 40 minutes 04 seconds East, 45.60 feet;

With said south line and said curve to the left, an arc distance of 47.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the west corner of Lot 57, Block H of the above mentioned LAKES OF PROSPER PHASE FOUR Addition;

South 31 degrees 32 minutes 15 seconds East, leaving said south line, a distance of 10.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

South 89 degrees 51 minutes 15 seconds East, a distance of 189.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the common east line of this tract and west line of a tract of land described in Deed to Burlington Northern and Santa Fe Railroad, as recorded in Document No. 20080424000494520, Deed Records, Collin County, Texas for the common northeast corner of this tract and the southeast corner of Lot 2X, Block H of the above mentioned LAKES OF PROSPER PHASE FOUR Addition;

THENCE South 10 degrees 26 minutes 04 seconds West, with the common line, a distance of 660.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the common southeast corner of the above mentioned Tract C and most easterly northeast corner of the above mentioned Tract 1;

THENCE South 10 degrees 26 minutes 04 seconds West, continuing with said common line, a distance of 678.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the common southeast corner of this tract and northeast corner of Lot 1X, Block E of THE VILLAGE AT PROSPER TRAIL #2, an Addition to the Town of Prosper, Collin County, Texas according to the Plat thereof recorded in Cabinet 2014, Slide 96, Map Records, Collin County, Texas from which point a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3700" bears South 31 degrees 40 minutes 46 seconds West, 0.30 feet,

THENCE South 88 degrees 30 minutes 13 seconds West, leaving said common line and with the common south line of this tract and north line of said VILLAGE AT PROSPER TRAIL #2 Addition, a distance of 51.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line and over and across the above mentioned Tract 1, the following eleven (11) courses and distances:

North 10 degrees 26 minutes 04 seconds East, a distance of 132.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 39 degrees 51 minutes 01 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 39 degrees 42 minutes 54 seconds, a radius of 50.00 feet, and a chord bearing and distance of North 30 degrees 17 minutes 32 seconds East, 33.97 feet;

With said curve to the left, an arc distance of 33.97 feet to a yellow plastic cap stamped "DAA" set for corner;

North 10 degrees 26 minutes 04 seconds East, a distance of 308.67 feet to a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 39 degrees 42 minutes 54 seconds, a radius of 50.00 feet and a chord bearing and distance of North 09 degrees 25 minutes 23 seconds West, 33.97 feet;

With said curve the right, an arc distance of 34.66 feet to a to a yellow plastic cap stamped "DAA" set for corner;

North 60 degrees 43 minutes 10 seconds East, a distance of 15.00 feet to a yellow plastic cap stamped "DAA" set for corner;

North 10 degrees 43 minutes 10 seconds East, a distance of 154.03 feet to a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 30 minutes 13 seconds West, a distance of 1,024.33 feet to a yellow plastic cap stamped "DAA" set corner;

South 02 degrees 37 minutes 43 seconds West, a distance of 50.00 feet to a yellow plastic cap set for corner;

North 87 degrees 22 minutes 17 seconds West, a distance of 50.00 feet to a yellow plastic cap set for corner;

North 02 degrees 37 minutes 43 seconds East, a distance of 182.18 feet to the POINT OF BEGINNING and containing 17.836 acres of land, more or less.

TRACT 2

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Lake Trail Lane, a 60 foot right-of-way, for the common northeast corner of Lot 1X, Block L of LAKES OF PROSPER PHASE THREE, an Addition to the Town of Prosper according to the Plat thereof recorded in Document No. 20140523010001570, Map Records, Collin County, Texas;

THENCE South 87 degrees 22 minutes 17 seconds East, with said south line of Lake Trail Lane, a distance of 463.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE leaving said south line and over and across the above mentioned Tract 1, the following ten (10) courses and distances:

South 42 degrees 22 minutes 17 seconds East, a distance 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 87 degrees 22 minutes 17 seconds West, a distance 137.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 02 degrees 37 minutes 43 seconds West, a distance 74.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 06 degrees 02 minutes 32 seconds West, a distance of 66.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 02 degrees 37 minutes 43 seconds West, a distance of 248.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 02 degrees 07 minutes 15 seconds West, a distance of 54.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 30 minutes 13 seconds East, a distance of 384.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 01 degrees 29 minutes 47 seconds East, a distance of 141.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 30 minutes 13 seconds East, a distance of 28.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 01 degrees 29 minutes 47 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 30 minutes 13 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 43 degrees 30 minutes 13 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 01 degrees 29 minutes 47 seconds East, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the north line of THE VILLAGE AT PROSPER TRAIL, PHASE II, an Addition to the Town of Prosper according to the plat thereof recorded in Cabinet 2014, Slide 96, Map Records, Collin County, Texas and the east line of Celtic Lane, a 50 foot right-of-way, for the common southeast corner of this tract and northwest corner of Lot 24, Block E of said Addition;

THENCE South 88 degrees 30 minutes 13 seconds West, with the common south line of this tract and said north line, a distance of 745.16 feet to a 1/2 inch iron rod with a yellow plastic cap found for the common southwest corner of this tract, the northwest corner of Lot 13X, Block B, northeast corner of Lot 3, Block B, of said Addition and the southeast corner of the above mentioned Lot 1X;

THENCE North 02 degrees 37 minutes 43 seconds East, leaving said north and with the common west line of this tract and east line of the above mentioned LAKES OF PROSPER PHASE THREE Addition, a distance of 845.00 feet to the POINT OF BEGINNING and containing 9.463 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC. and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LAKES OF PROSPER, PHASE FIVE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. FORESTAR (USA) REAL ESTATE GROUP and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION do herein certify the following:

1. The streets and alleys are dedicated in fee simple 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.

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

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: Lot 6X Block H and a portion of Lot 7X Block H, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that my be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 _____, 2015.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Name: Thomas H. Burleson
Title: Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Thomas H. Burleson, Executive Vice President of Forestar (USA) Real Estate Group Inc., 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION, INC.

By: _____
Name: Darrel Amen
Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Darrel Amen, President of The Lakes of Prosper Homeowners Association, Inc., 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 2015.

_____
SEAN PATTON
Registered Professional Land Surveyor No. 5660

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 Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this 7th day of October, 2014 by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____
Planning and Zoning Commission Chair

_____
Town Secretary

_____
Development Services Department

_____
Engineering Department

72 LOTS DEVELOPED TO PD-8 STANDARDS
4 HOA LOTS
27.299 ACRES
16 LOTS OF 9,000-9,999 sf
56 LOTS OF 10,000 sf OR GREATER

FINAL PLAT
LAKES OF PROSPER
PHASE FIVE A

AN ADDITION TO THE TOWN OF PROSPER
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ~ ABSTRACT NO. 147
COLLIN COUNTY, TEXAS

APRIL 2015 SCALE: 1"=60'

OWNERS
FORESTAR (USA) REAL ESTATE GROUP INC.
14755 PRESTON ROAD, SUITE 710
(972)702-8699 DALLAS, TEXAS 75254

THE LAKES OF PROSPER
HOMEOWNERS ASSOCIATION, INC.
14755 PRESTON ROAD, SUITE 710
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

AVERAGE LOT SIZE = 10,035 SQUARE FEET
DENSITY = 2.99 UNITS/ACRE

REVISED: APRIL 27, 2015

CABINET _____, SLIDE _____

01050-05A

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TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:

Consider and act upon a Site Plan for Windsong Elementary School, on 12.3± acres, located on the south side of Fishtrap Road, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0034).

Description of Agenda Item:

The Site Plan depicts a 94,057 square foot elementary school within Prosper Independent School District (PISD). Access is provided from Fishtrap Road. Adequate parking has been provided. The Site Plan conforms to PD-40 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.

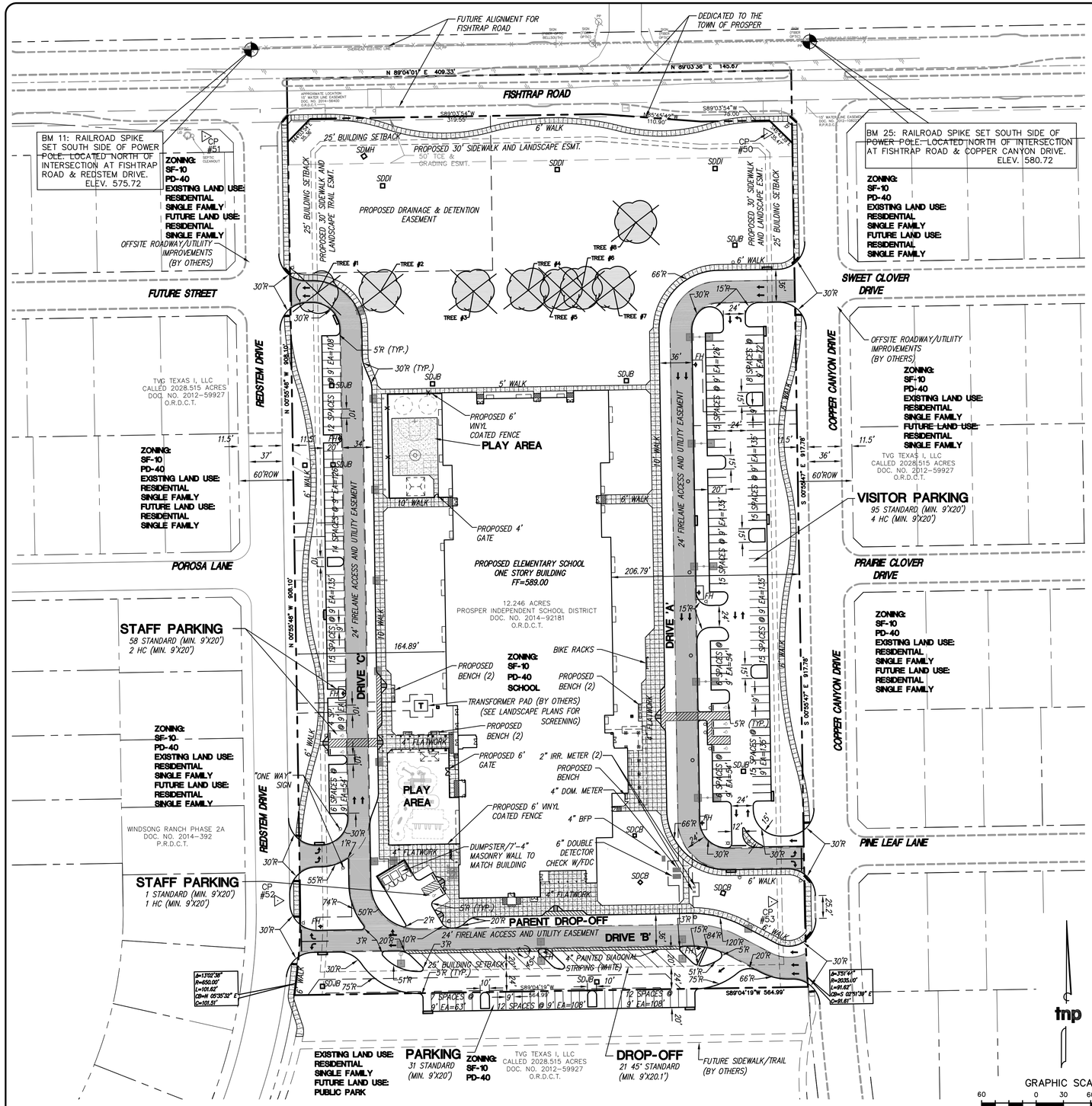
Attached Documents:

1. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

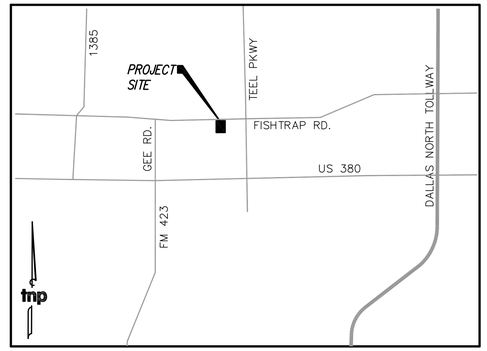


SITE DATA SUMMARY

ZONING:	PD-40
PROPOSED USE:	SCHOOL
NEAREST INTERSECTION:	TEEL & FISHTRAP 2150 LF SOUTH
GROSS LOT AREA:	533,450.86 SF (12.246 ACRES)
BUILDING AREA	94,056.9 SF
MAXIMUM BUILDING HEIGHT	30'-6" ONE STORY
IMPERVIOUS AREA	254,830 SF 48%
FLOOR AREA RATIO	NA
TOTAL PARKING REQUIRED (1.5 SPACES PER CLASSROOM)	1.5 X 46 CLASSROOMS = 69 SPACES
TOTAL SPACES PROVIDED	185 SPACES
TOTAL HC SPACES REQUIRED	3 SPACES INCLUDING 1 VAN
TOTAL HC SPACES PROVIDED	7 SPACES INCLUDING 1 VAN
PROPOSED DEDICATIONS	25,950 SF
TOTAL OPEN SPACE REQUIRED (7% OF SITE)	
TOTAL OPEN SPACE PROVIDED	32.6%
TOTAL INTERIOR LANDSCAPE REQUIRED (1 TREE PER 20 PARKING SPACES) (15 SF OF LANDSCAPING FOR EACH PARKING SPACE)	197 SPACES/20 = 10 TREES 2955 SF
TOTAL INTERIOR LANDSCAPE PROVIDED	15 TREES; 2955 SF

*ALL TREES ON SITE ARE TO BE REMOVED.
**NO 100-YR FLOODPLAIN EXIST ON SITE.

*ALL DIMENSIONS ARE TO FACE OF CURB.



LOCATION MAP

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.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. 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.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAT 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.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

HATCH LEGEND

PROPOSED FIRE LANE

PAVEMENT STRIPING

METER SCHEDULE	
TYPE	SIZE
DOM	1-4"
IRR	2-2"

SITE PLAN FOR WINDSONG ELEMENTARY SCHOOL PROSPER INDEPENDENT SCHOOL DISTRICT

PROSPER INDEPENDENT SCHOOL DISTRICT
DOC. NO. 2014-92181
O.R.D.C.T.
12.246 ACRE TRACT
SITUATED IN THE
J. BATES SURVEY ABSTRACT 1620 & THE C. SMITH SURVEY ABSTRACT NO. 1681
TOWN OF PROSPER, DENTON COUNTY, TEXAS
D15-0034
PREPARED: MARCH 2015

APPLICANT/ OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
CONTACT: MR. DREW WATKINS
972-346-3316
P.O. BOX 100
PROSPER, TX 75078

ENGINEER:
TEAGUE NALL & PERKINS
CONTACT: CHRIS SCHMITT
214-461-9867
17304 PRESTON ROAD, SUITE 1340
DALLAS, TEXAS 75262

SURVEYOR
TEAGUE NALL & PERKINS
CONTACT: TODD TURNER
940-383-4177
1517 CENTRE PLACE DRIVE, SUITE 320
DENTON, TX 76205

no.	revision	by	date

scale: horiz 1"=60' | vert N.A.
date: APRIL 2015

tnp
teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS · CHRISTOPHER L. SCHMITT · 91150 · LICENSED PROFESSIONAL ENGINEER · 04/29/2015

Town of Prosper, Texas
Construction Plans for
PROSPER ELEMENTARY SCHOOL WINDSONG RANCH

OVERALL SITE PLAN

tnp project HUC 15020
sheet C1.06

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:

Consider and act upon a Final Plat Windsong Ranch Elementary School Addition, Block A, Lot 1, on 12.9± acres, located on the south side of Fishtrap Parkway, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0035).

Description of Agenda Item:

The Final Plat shows one non-residential lot for an elementary school within Prosper Independent School District (PISD). The Final Plat dedicates all easements necessary for development and conforms to the PD-40 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

Attached Documents:

1. 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 on the Final Plat.
2. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, PROSPER INDEPENDENT SCHOOL DISTRICT, is the owner of a 12.927 acre tract of land situated in the C. Smith Survey, Abstract No. 1681 and the J. Bates Survey, Abstract No. 1620, City of Prosper, Denton County, Texas, and being known as that tract of land described in a Deed to Prosper Independent School District, as recorded in Document No. 2014-92181 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in Fishtrap Road, said point being the Northwest corner of the above cited Prosper Independent School District tract, from which a PK nail found for reference at the intersection of said Fishtrap Road with Good Hope Road bears South 89°04'01" West a distance of 1367.51 feet;

THENCE North 89°04'01" East along said Fishtrap Road, for a distance of 409.33 feet to a PK nail found for corner;

THENCE North 89°03'36" East continuing along said Fishtrap Road, for a distance of 145.67 feet to a PK nail found for corner at the Northeast corner of said Prosper Independent School District tract;

THENCE South 00°55'47" East departing said Fishtrap Road, and along the East line of said Prosper Independent School District tract, for a distance of 917.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

THENCE in a Southerly direction, along the East line of said Prosper Independent School District tract, and along said curve to the left having a central angle of 02°42'31", a radius of 2035.00 feet, a chord bearing of South 02°17'03" East, a chord distance of 96.19 feet and an arc length of 96.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 89°04'13" West departing the East line of said Prosper Independent School District tract, for a distance of 565.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the West line of said Prosper Independent School District tract, said point being the beginning of a non-tangent curve to the left;

THENCE in a Northerly direction, along the West line of said Prosper Independent School District tract, and along said non-tangent curve to the left having a central angle of 09°22'03", a radius of 650.00 feet, a chord bearing of North 03°45'14" East, a chord distance of 106.15 feet and an arc length of 106.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 00°55'48" West continuing along the West line of said Prosper Independent School District tract, for a distance of 908.10 feet to the **POINT OF BEGINNING**, and containing 12.927 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as BLOCK A, LOT 1, WINDSONG RANCH ELEMENTARY SCHOOL ADDITION, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Prosper Independent School District 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 landscaped 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 _____, 2015.

PROSPER INDEPENDENT SCHOOL DISTRICT

BY: _____
Authorized Agent

_____
Printed Name

_____
Title

STATE OF TEXAS §
COUNTY OF _____§

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 they 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 _____, 2015.

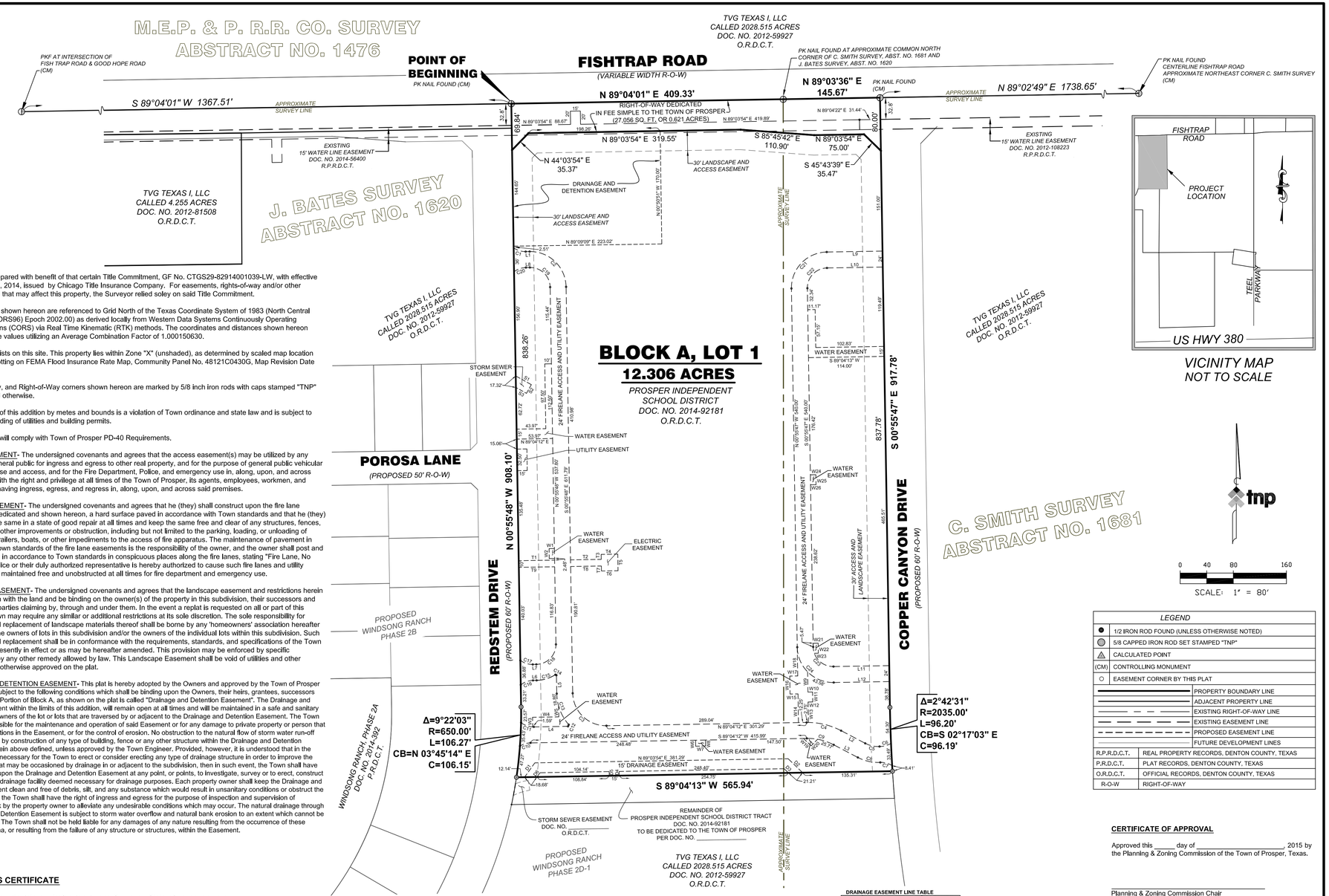
_____
Notary Public, State of Texas

SURVEYOR

TEAGUE NALL & PERKINS
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
PH: 940-383-4177
FAX: 940-383-8026
T.B.P.L.S. Firm No. 10011601

OWNER/DEVELOPER

PROSPER INDEPENDENT SCHOOL DISTRICT
605 East Seventh Street
Prosper, Texas 75078
PH: 469-219-2000
FAX: 972-346-9247



PLAT NOTES:

1. This plat was prepared with benefit of that certain Title Commitment, GF No. CTGS29-82914001039-LW, with effective date of March 16, 2014, issued by Chicago Title Insurance Company. For easements, rights-of-way and/or other matters of record that may affect this property, the Surveyor relied soley on said Title Commitment.
2. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The coordinates and distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630.
3. No Floodplain exists on this site. This property lies within Zone "X" (unshaded), as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0430G, Map Revision Date April 18, 2011.
4. All Lot, Boundary, and Right-of-Way corners shown hereon are marked by 5/8 inch iron rods with caps stamped "TNP" set, unless noted otherwise.
5. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
6. All development will comply with Town of Prosper PD-40 Requirements.
7. 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.
8. 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.
9. 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.
10. DRAINAGE AND DETENTION EASEMENT- This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block 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.

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	N 89°04'12" E	8.00'
W2	S 00°55'48" E	15.00'
W3	S 00°55'48" E	14.46'
W4	S 89°04'12" W	39.50'
W5	S 00°55'48" E	16.40'
W6	S 00°55'48" E	9.00'
W7	S 89°04'12" W	15.00'
W8	S 00°55'48" E	9.00'
W9	N 00°55'47" W	30.42'
W10	N 89°04'13" E	7.00'
W11	N 00°55'47" W	15.00'
W12	N 89°04'13" E	7.00'
W13	N 00°55'47" W	30.71'
W14	N 00°55'47" W	43.20'
W15	N 89°04'13" E	12.00'
W16	N 00°55'47" W	27.00'
W17	N 89°04'13" E	12.00'
W18	N 00°55'47" W	43.29'
W19	N 45°55'48" W	16.03'
W20	N 44°04'12" E	13.83'
W21	N 89°04'13" E	7.60'
W22	N 00°55'47" W	15.00'
W23	N 89°04'13" E	6.05'
W24	N 89°04'13" E	8.20'
W25	N 00°55'47" W	15.00'
W26	N 89°04'13" E	8.20'

ELECTRIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
T1	S 89°04'12" W	53.97'
T2	S 89°04'12" W	46.23'
T3	N 00°55'48" W	7.50'
T4	N 89°04'12" E	25.00'
T5	N 00°55'48" W	25.00'
T6	N 89°04'12" E	25.00'
T7	N 00°55'48" W	7.50'
T8	S 89°04'12" W	46.23'
T9	S 89°04'12" W	53.97'

FIRE LANE, ACCESS & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°04'12" W	5.97'
L2	N 62°18'19" W	40.97'
L3	N 62°18'19" W	40.97'
L4	S 89°04'12" W	51.54'
L5	S 00°55'48" E	27.78'
L6	S 89°04'18" W	5.40'
L7	S 89°04'18" W	5.40'
L8	S 89°04'12" W	5.97'
L9	S 89°04'12" W	84.00'
L10	S 89°04'12" W	84.00'
L11	N 89°04'12" E	84.00'
L12	S 89°04'12" W	84.00'

FIRE LANE, ACCESS & UTILITY EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°52'20"	30.00'	19.31'	S 72°29'38" E	18.97'
C2	90°00'00"	54.00'	84.82'	N 45°55'48" W	76.37'
C3	89°34'59"	50.00'	78.18'	S 46°07'42" E	70.45'
C4	28°37'29"	108.00'	53.96'	N 76°37'04" W	53.40'
C5	30°25'46"	42.00'	22.31'	S 77°31'12" E	22.04'
C6	30°50'01"	33.62'	18.09'	N 74°58'45" E	17.87'
C7	35°52'05"	30.00'	18.78'	N 74°48'02" W	18.48'
C8	30°25'46"	66.00'	35.05'	S 77°31'12" E	34.64'
C9	28°37'29"	84.00'	41.97'	N 76°37'04" W	41.53'
C10	32°04'03"	30.00'	16.79'	S 73°02'10" W	16.57'
C11	39°15'53"	30.00'	20.56'	S 71°17'52" E	20.16'
C12	129°58'11"	1.50'	3.40'	N 24°05'06" E	2.72'
C13	39°33'47"	74.00'	51.10'	S 21°07'06" E	50.09'
C14	121°49'08"	1.00'	2.13'	N 61°50'22" W	1.75'
C15	31°49'14"	54.00'	29.99'	N 73°09'41" E	29.61'
C16	38°15'04"	30.00'	20.03'	S 69°56'46" W	19.66'
C17	38°15'14"	30.00'	20.03'	S 71°48'05" E	19.66'
C18	89°19'38"	30.00'	46.77'	N 44°24'29" E	42.18'
C19	90°00'00"	30.00'	47.12'	N 45°55'48" W	42.43'
C20	36°52'20"	30.00'	19.31'	S 70°38'02" W	18.97'
C21	89°59'59"	54.00'	84.82'	S 44°04'12" W	76.37'
C22	89°59'59"	30.00'	47.12'	S 44°04'12" W	42.43'
C23	90°00'01"	30.00'	47.12'	S 45°55'48" E	42.43'
C24	90°00'01"	54.00'	84.82'	S 45°55'48" E	76.37'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	S 35°40'23" W	26.56'
D2	N 45°55'48" W	30.21'
D3	S 45°55'48" E	8.99'
D4	N 00°56'04" W	6.34'
D5	S 00°56'04" E	6.33'
D6	N 35°40'23" E	7.88'

STORM EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	S 60°56'06" E	26.87'
S2	S 29°03'54" W	15.00'
S3	S 60°56'06" E	18.21'

LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
◉	5/8 CAPPED IRON ROD SET STAMPED "TNP"
△	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
○	EASEMENT CORNER BY THIS PLAT
———	PROPERTY BOUNDARY LINE
———	ADJACENT PROPERTY LINE
———	EXISTING RIGHT-OF-WAY LINE
— — —	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
———	FUTURE DEVELOPMENT LINES
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R-O-W	RIGHT-OF-WAY

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.

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

_____
Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

DATE: _____, 2015

THIS DOCUMENT WAS RELEASED ON APRIL 29, 2015 BY TODD B. TURNER, R.P.L.S. NO. 4859, FOR REVIEW PURPOSES ONLY. TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18 (c)

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the ____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____
Planning & Zoning Commission Chair

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

FINAL PLAT

BLOCK A, LOT 1
WINDSONG RANCH
ELEMENTARY SCHOOL ADDITION

BEING 12.927 GROSS ACRES
AND 12.306 NET ACRES OF LAND SITUATED IN THE
C. SMITH SURVEY, ABSTRACT NO. 1681 AND
THE J. BATES SURVEY, ABSTRACT NO. 1620
TOWN OF PROSPER, DENTON COUNTY, TEXAS

D15-0035

teague nall & perkins
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011601

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TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

Through: **John Webb, AICP, Senior Planner**

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:
Consider and act upon a Preliminary Plat for Falls of Prosper, being 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0036).

History:
On April 7, 2015, the Planning & Zoning Commission denied a previous version of the Preliminary Plat for the Falls of Prosper. The Preliminary Plat was denied because it included a 100-foot overhead electric power line easement bisecting the property, and the northern half of the development included five single family residential lots within the back portion of the easement. Exhibit D of PD-70, depicts single family residential lots exclusive of the 100-foot overhead electric power line easement; therefore, the proposed Preliminary Plat was not in conformance with the governing zoning district, PD-70, and was denied.

Following the Commission's action on April 7th, the applicant revised and resubmitted the Preliminary Plat to exclude all single family lots from the overhead electric power line easement, in accordance with Exhibit D of PD-70. While staff believes the large lot at the northwest corner of Prosper Trail and Coit Road will not be a viable single family residential lot, the lot meets the requirements of the PD.

Description of Agenda Item:
The preliminary plat shows 149 single family residential lots. Access will be provided from Prosper Trail and Coit Road. The preliminary plat conforms to Planned Development-70 (PD-70) development standards.

Budget Impact:
There are no significant budget implications associated with the approval of this Preliminary Plat.

Legal Obligations and Review:
The Preliminary Plat meets minimum development requirements.

Attached Documents:

1. Preliminary Plat
2. Exhibit D of PD-70

Parks & Recreation Board Recommendation:

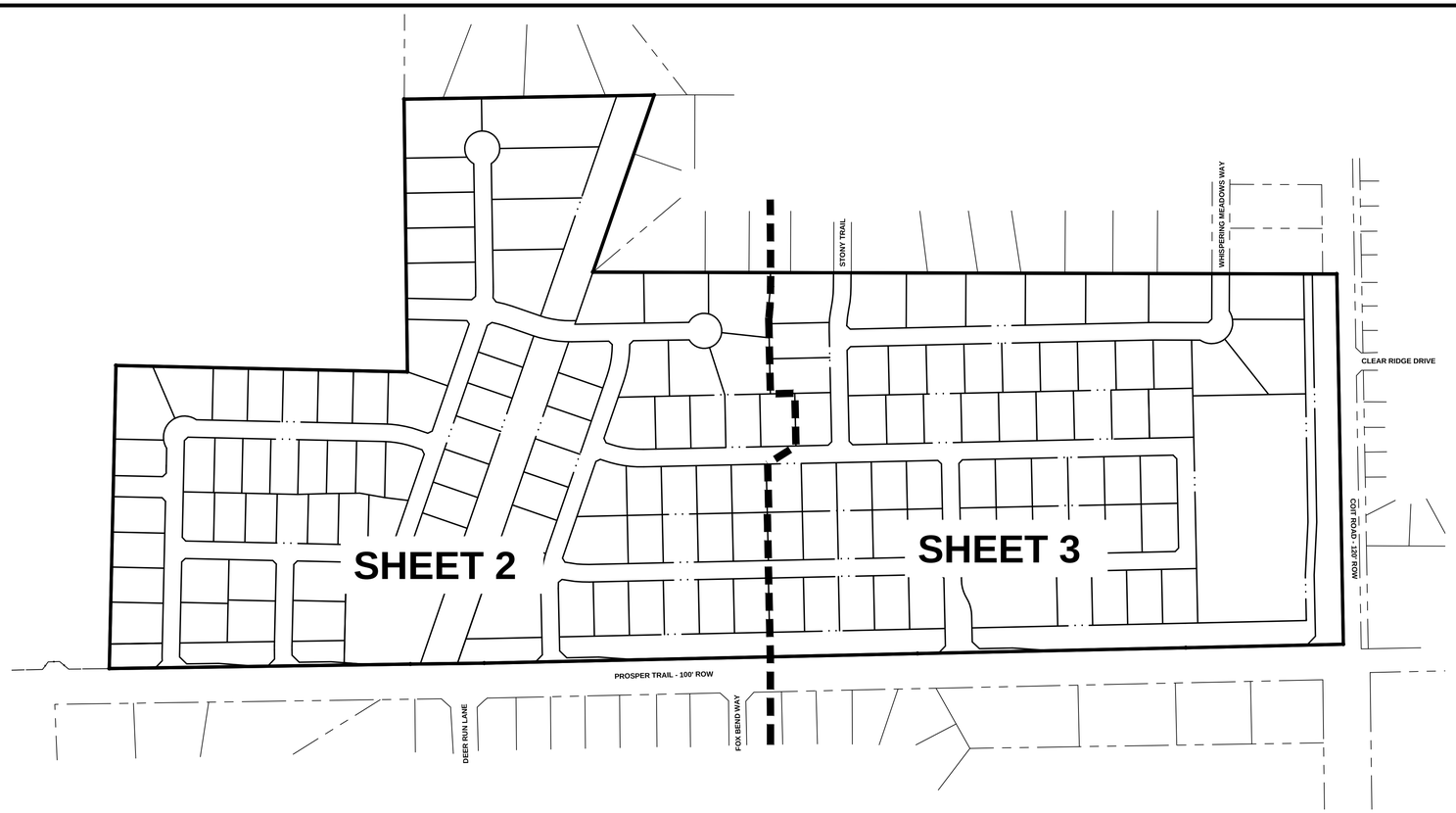
At their February 12, 2015 meeting, the Parks & Recreation Board recommended the Town Council approve the hike and trail alignment shown on the Preliminary Plat for the Falls of Prosper, by a vote of 7-0, subject to the following recommendations:

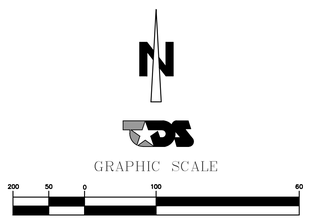
1. The hike and bike trail where adjacent to an interior road shall be placed within a 60' Right-of-way. The additional 10' of right-of-way shall be located on the side of the roadway that encompasses the hike and bike trail.
2. Lots providing a 12'-15' driveway width where the hike and bike trail crosses the driveway.
3. The hike and bike trail be provided within the overhead utility easement within an open space HOA lot with a hike and bike trail easement.
4. Lots backing the hike and bike trail shall provide ornamental fencing.

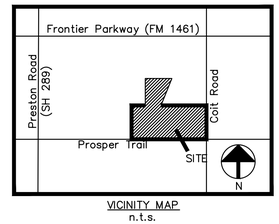
Town Staff Recommendation:

Town staff recommends approval of the preliminary plat subject to:

1. Town staff approval of all thoroughfare locations, design criteria, right-of-way dedication, turn lanes, drive openings, median openings, street sections, hike and bike trails, and sidewalks.
2. Town staff approval of all additions and/or alterations to the easements on the preliminary plat.
3. Town staff approval of all preliminary water, sewer, and drainage plans.







VICINITY MAP
n.t.s.

OWNERS

MW Coit/CR 81 L.P.
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

NW Coit Ten L.C.
12400 Preston Road, Suite 100
Frisco, Texas 75033

surveyor:

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

TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRIM NO. 12790

TDS PROJECT NO. 12033

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING all that certain lot, parcel, or tract of land located in the ELISHA CHAMBERS SURVEY, Abstract No. 179, and the Collin County School Land, Abstract No. 172, Prosper, Collin County, Texas, and being the same tract of land described in deed to NW Coit / CR 81' LP, recorded in Volume 5895, Page 799, Deed Records, Collin County, Texas, and being the same tract of land described in deed to NW Coit Ten, LP, recorded in Instrument No. 20120803000955070, Official Public Records, Collin County, Texas, and being the same tract of land described in deed to Collin County Investments, Ltd., recorded in Volume 5984, Page 58, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGING at a Mag Nail set for corner at the intersection of the West line of said Coit Road, a variable width, right-of-way, with the North line of Prosper Trails, a variable width right-of-way;

THENCE Westerly, along said North line, the following four (4) courses and distances:

1) THENCE South 88°45'17" West, a distance of 450.02 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

2) THENCE South 88°45'00" West, a distance of 765.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

3) THENCE South 89°14'50" West, a distance of 210.96 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

4) THENCE South 89°09'19" West, a distance of 859.78 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southerly Southeast corner of a tract of land described in deed to Deion Sanders, recorded in Volume 4230, Page 140, Official Public Records, Collin County, Texas;

THENCE North 01°16'07" East, a distance of 865.03 feet to a 1/2-inch iron rod found at an interior 'ell' corner of said Sanders tract;

THENCE South 88°43'53" East, a distance of 832.06 to a 1/2-inch iron rod found at the Easterly Southeast corner of said Sanders tract;

THENCE North 00°41'53" West, along the Northerly East line of said Sanders tract, a distance of 778.33 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of HIGHLAND MEADOWS, PHASE 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 426, Map Records, Collin County, Texas;

THENCE North 89°03'21" East, along the South line of said HIGHLAND MEADOWS PHASE 2, a distance of 713.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of WHISPERING MEADOWS, NO. 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 339, Map Records, Collin County, Texas;

THENCE South 19°05'48" West, a distance of 534.57 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said WHISPERING MEADOWS, NO. 2;

THENCE South 89°51'10" East, along the South line of said WHISPERING MEADOWS, NO. 2, a distance of 2123.74 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said West line of Coit Road;

THENCE South 01°00'40" East, along said West line, a distance of 1056.82 feet to the PLACE OF BEGINNING and containing 3,925,824 square feet or 90.125 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NW Coit/CR 18 L.P. and NW Coit Tec, L.C. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property THE FALLS OF PROSPER, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The (Owner Name) 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.

AND AND SEAL OF OFFICE this the _____ day of _____, 20 _____.

_____
Notary Public, State of Texas

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:

_____ _____ _____
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 _____, 20 _____.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015 by Planning & Zoning Commission of the Town of Prosper, Texas

_____ Planning & Zoning Chair

_____ Town Secretary

_____ Engineering Department

_____ Planning Department

PRELIMINARY PLAT
FALLS OF PROSPER

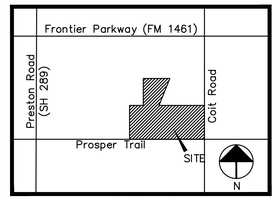
149 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
90.13 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN of PROSPER
COLLIN COUNTY, TEXAS

March 2015 PP-01

CAD FILE: C:\TDS-Projects\Dropbox\TDS\14019-Co-PROSPER\DWGs\Civil\14019-PrelimPlat.dwg PLOT DATE/TIME: 4/24/2015 - 2:36pm

DRAINAGE AND DETENTION EASEMENT
This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block L Lot 2X, 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 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. Town of Prosper to maintain the hike and bike trail.



VICINITY MAP
n.t.s.

GRAPHIC SCALE
100 50 0 100 300
(IN FEET)
1 inch = 100 ft.

NOTES:

1. All roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
2. No 100-year floodplain exists on the sure.
3. All development to comply with PD-70.
4. Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
5. The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
6. 1.76 acres or 76,716 s.f. of right-of-way to be dedicated to the Town of Prosper for the expansion of Coit Road in fee simple.
7. All fencing adjacent to open space shall consist of ornamental metal, excluding the rear yard Block F Lots 2 and 3 and side yard of Block F Lot 5..
8. Hike and Bike Trail alignment subject to Town of Prosper approval.
9. Detention for portion of development draining west will be detained in the detention pond for Prosper Lakes on Preston. See Phase 1 construction plans for Prosper Lakes on Preston for detailed information. If Prosper Lakes on Preston fails to provide detention for this development, the detention will be onsite.
10. HOA to own and maintain medians within development.
11. 10% of homes shall have swing in garages.
12. Future Prosper Trail and Coit Road (including pavement widths, median breaks, left turn lanes and right turn lanes) shall be designed in accordance with the Town of Prosper Thoroughfare and Circulation Design Requirements. Roadway schematics is for informational purposes only and not to be used for or considered design.

LOT SIZE TABLE

LOT SIZE	No. LOTS	Percentage
25,000 s.f.	18	12%
15,000 s.f.	69	46%
13,000 s.f.	45	30%
12,500 s.f.	16	12%
Total Residential Lots	149	100%

* Refer to the Town of Prosper PD 70 Ordinance 14-56 for lot size percentages and building setback requirements.

PD-70 Item 1.5c A maximum of 30% of the lots identified as minimum 12,500 square foot on Exhibit D shall have a minimum lot width at the front building line of 80 feet, and the remaining lots shall have a minimum lot width at the front building line of one hundred (100) feet.

12,500 LOT SIZE TABLE

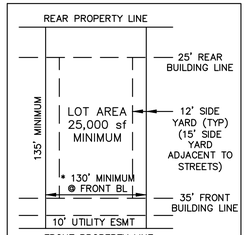
LOT SIZE	No. LOTS	Percentage
13,000 s.f.	45	26%
12,500 s.f.	16	74%
Total Residential Lots	149	100%

LEGEND

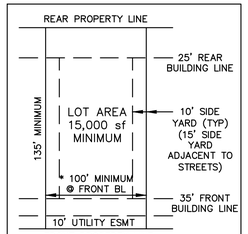
▲ DENOTES KEY LOT

NO DRIVEWAY ACCESS

♦ DENOTES STREET NAME CHANGE



TYPICAL LOT DIMENSIONS
n.t.s.



TYPICAL LOT DIMENSIONS
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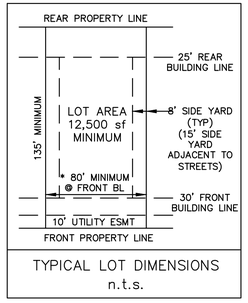


TYPICAL LOT DIMENSIONS
n.t.s.

OWNERS

MW Coit/CR 81 L.P.
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

NW Coit Ten L.C.
12400 Preston Road, Suite 100
Frisco, Texas 75033

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

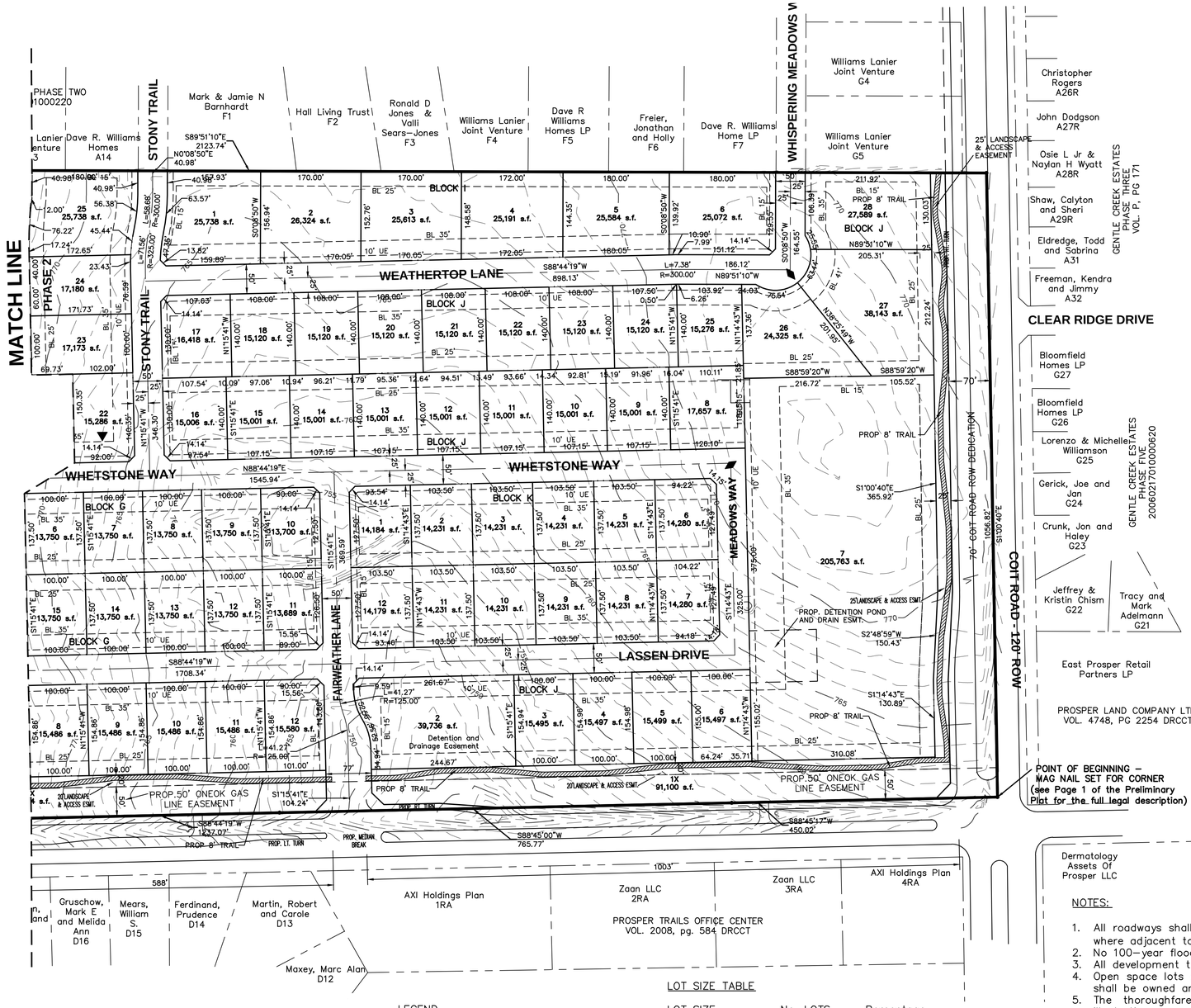
TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRIM NO. 12790

TDS PROJECT NO. 12033

PRELIMINARY PLAT
FALLS OF PROSPER
149 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
90.13 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN of PROSPER
COLLIN COUNTY, TEXAS

March 2015 PP-02

PLOT DATE/TIME: 4/27/2015 - 10:29am
CAD FILE: C:\TDS-Projects\Dropbox\TDS\14019-CA-PROSPER\DWGs\Civil\14019-PrelimPlat.dwg



Parcel Table			
Block	Lot		Area
Block A	1	X	10328 s.f.
Block A	2		17520 s.f.
Block A	3		15000 s.f.
Block A	4		15000 s.f.
Block A	5		15111 s.f.
Block B	1	X	16861 s.f.
Block B	2		15273 s.f.
Block B	3		16909 s.f.
Block B	4		15561 s.f.
Block B	5		15948 s.f.
Block C	1		13553 s.f.
Block C	2		12509 s.f.
Block C	3		12509 s.f.
Block C	4		12509 s.f.
Block C	5		12580 s.f.
Block C	6		12518 s.f.
Block C	7		12820 s.f.
Block C	8		14334 s.f.
Block C	9		12502 s.f.
Block C	10		12510 s.f.
Block C	11		12503 s.f.
Block C	12		12518 s.f.
Block C	13		12502 s.f.
Block C	14		12502 s.f.
Block C	15		12508 s.f.
Block D	1		15473 s.f.
Block D	2		29599 s.f.
Block D	3		20454 s.f.
Block D	4		15000 s.f.
Block D	5		15000 s.f.
Block D	6		15000 s.f.
Block D	7		15000 s.f.
Block D	8		15000 s.f.
Block D	9		22652 s.f.
Block D	10		25609 s.f.
Block E	1		20502 s.f.
Block E	2		19765 s.f.
Block E	3		19721 s.f.
Block E	4		19458 s.f.
Block E	5		34084 s.f.
Block E	6		50225 s.f.
Block E	7		40180 s.f.
Block E	8		33264 s.f.
Block E	9		28822 s.f.
Block E	10	X	67660 s.f.
Block E	11		25211 s.f.
Block E	12		25272 s.f.
Block E	13		29315 s.f.
Block E	14		25343 s.f.
Block E	15		20310 s.f.
Block E	16		19544 s.f.
Block E	17		18762 s.f.
Block E	18		15035 s.f.

Parcel Table			
Block	Lot		Area
Block E	19		15035 s.f.
Block E	20		15035 s.f.
Block E	21		15035 s.f.
Block E	22		15286 s.f.
Block E	23		17173 s.f.
Block E	24		17180 s.f.
Block E	25		25738 s.f.
Block F	1	X	8822 s.f.
Block F	2		17064 s.f.
Block F	3		16887 s.f.
Block F	4		78958 s.f.
Block F	5		13682 s.f.
Block F	6		12555 s.f.
Block F	7		13500 s.f.
Block F	8		13500 s.f.
Block F	9		13500 s.f.
Block F	10		12555 s.f.
Block F	11		12696 s.f.
Block F	12	X	97833 s.f.
Block F	13		15110 s.f.
Block F	14		13496 s.f.
Block F	15		13496 s.f.
Block F	16		13495 s.f.
Block F	17		13494 s.f.
Block F	18		13494 s.f.
Block F	19		16680 s.f.
Block F	20		28436 s.f.
Block F	21	X	15878 s.f.
Block G	1		17516 s.f.
Block G	2		13810 s.f.
Block G	3		13749 s.f.
Block G	4		13750 s.f.
Block G	5		13750 s.f.
Block G	6		13750 s.f.
Block G	7		13750 s.f.
Block G	8		13750 s.f.
Block G	9		13750 s.f.
Block G	10		13700 s.f.
Block G	11		13689 s.f.
Block G	12		13750 s.f.
Block G	13		13750 s.f.
Block G	14		13750 s.f.
Block G	15		13750 s.f.
Block G	16		13750 s.f.
Block G	17		13750 s.f.
Block G	18		13749 s.f.
Block G	19		13743 s.f.
Block G	20		22901 s.f.
Block H	1	X	75014 s.f.
Block H	2		15781 s.f.
Block H	3		15486 s.f.
Block H	4		15488 s.f.
Block H	5		15486 s.f.

Parcel Table			
Block	Lot		Area
Block H	6		15486 s.f.
Block H	7		15486 s.f.
Block H	8		15486 s.f.
Block H	9		15486 s.f.
Block H	10		15486 s.f.
Block H	11		15486 s.f.
Block H	12		15580 s.f.
Block I	1		25738 s.f.
Block I	2		26324 s.f.
Block I	3		25613 s.f.
Block I	4		25191 s.f.
Block I	5		25584 s.f.
Block I	6		25072 s.f.
Block J	1	X	91100 s.f.
Block J	2		39736 s.f.
Block J	3		15495 s.f.
Block J	4		15497 s.f.
Block J	5		15499 s.f.
Block J	6		15497 s.f.
Block J	7		205763 s.f.
Block J	8		17657 s.f.
Block J	9		15001 s.f.
Block J	10		15001 s.f.
Block J	11		15001 s.f.
Block J	12		15001 s.f.
Block J	13		15001 s.f.
Block J	14		15001 s.f.
Block J	15		15001 s.f.
Block J	16		15006 s.f.
Block J	17		16418 s.f.
Block J	18		15120 s.f.
Block J	19		15120 s.f.
Block J	20		15120 s.f.
Block J	21		15120 s.f.
Block J	22		15120 s.f.
Block J	23		15120 s.f.
Block J	24		15120 s.f.
Block J	25		15276 s.f.
Block J	26		24325 s.f.
Block J	27		38143 s.f.
Block J	28		27589 s.f.
Block K	1		14184 s.f.
Block K	2		14231 s.f.
Block K	3		14231 s.f.
Block K	4		14231 s.f.
Block K	5		14231 s.f.
Block K	6		14280 s.f.
Block K	7		14280 s.f.
Block K	8		14231 s.f.
Block K	9		14231 s.f.
Block K	10		14231 s.f.
Block K	11		14231 s.f.
Block K	12		14179 s.f.

LEGEND

▲ DENOTES KEY LOT

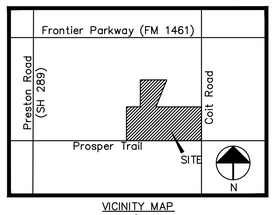
NO DRIVEWAY ACCESS

♦ DENOTES STREET NAME CHANGE

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
n.t.s.

LOT SIZE TABLE

LOT SIZE	No. LOTS	Percentage
25,000 s.f.	18	12%
15,000 s.f.	69	46%
13,000 s.f.	45	30%
12,500 s.f.	16	12%
Total Residential Lots	149	100%

* Refer to the Town of Prosper PD 70 Ordinance 14-56 for lot size percentages and building setback requirements.

PD-70 Item 1.5c A maximum of 30% of the lots identified as minimum 12,500 square foot on Exhibit D shall have a minimum lot width at the front building line of 80 feet, and the remaining lots shall have a minimum lot width at the front building line of one hundred (100) feet.

12,500 LOT SIZE TABLE

LOT SIZE	No. LOTS	Percentage
13,000 s.f.	45	26%
12,500 s.f.	16	74%
Total Residential Lots	149	100%

NOTES:

1. All roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
2. No 100-year floodplain exists on the sure.
3. All development to comply with PD-70.
4. Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
5. The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
6. 1.76 acres or 76,716 s.f. of right-of-way to be dedicated to the Town of Prosper for the expansion of Coit Road in fee simple.
7. All fencing adjacent to open space shall consist of ornamental metal, excluding the rear yard Block F Lots 2 and 3 and side yard of Block F Lot 5..
8. Hike and Bike Trail alignment subject to Town of Prosper approval.
9. Detention for portion of development draining west will be detained in the detention pond for Prosper Lakes on Preston. See Phase 1 construction plans for Prosper Lakes on Preston for detailed information. If Prosper Lakes on Preston fails to provide detention for this development, the detention will be onsite.
10. HOA to own and maintain medians within development.
11. 10% of homes shall have swing in garages.
12. Future Prosper Trail and Coit Road (including pavement widths, median breaks, left turn lanes and right turn lanes) shall be designed in accordance with the Town of Prosper Thoroughfare and Circulation Design Requirements. Roadway schematics is for informational purposes only and not to be used for or considered design.

OWNERS

MW Coit/CR 81 L.P.
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

NW Coit Ten L.C.
12400 Preston Road, Suite 100
Frisco, Texas 75033

surveyor:

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

TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRIM NO. 12790

TDS PROJECT NO. 12033

PRELIMINARY PLAT
FALLS OF PROSPER

149 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
90.13 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN of PROSPER
COLLIN COUNTY, TEXAS

March 2015 PP-03

CAD FILE: G:\TDS-Projects\Dropbox\TDS\14019-CA-PROSPER\DWGs\Civil\14019-PrelimPlat.dwg PLOT DATE/TIME: 4/24/2015 - 2:49pm

GRAPHIC SCALE
150 75 0 150 300

ZONING DATA
1 - 93.2 AC = GROSS ZONING ACREAGE
2 - 5.9 AC = EXISTING AND PROPOSED ROW DEDICATION (4.1 AC - PROSPER TRAIL & 1.8 AC - COIT)
3 - 87.3 AC = NET ZONING ACREAGE

NOTES
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT

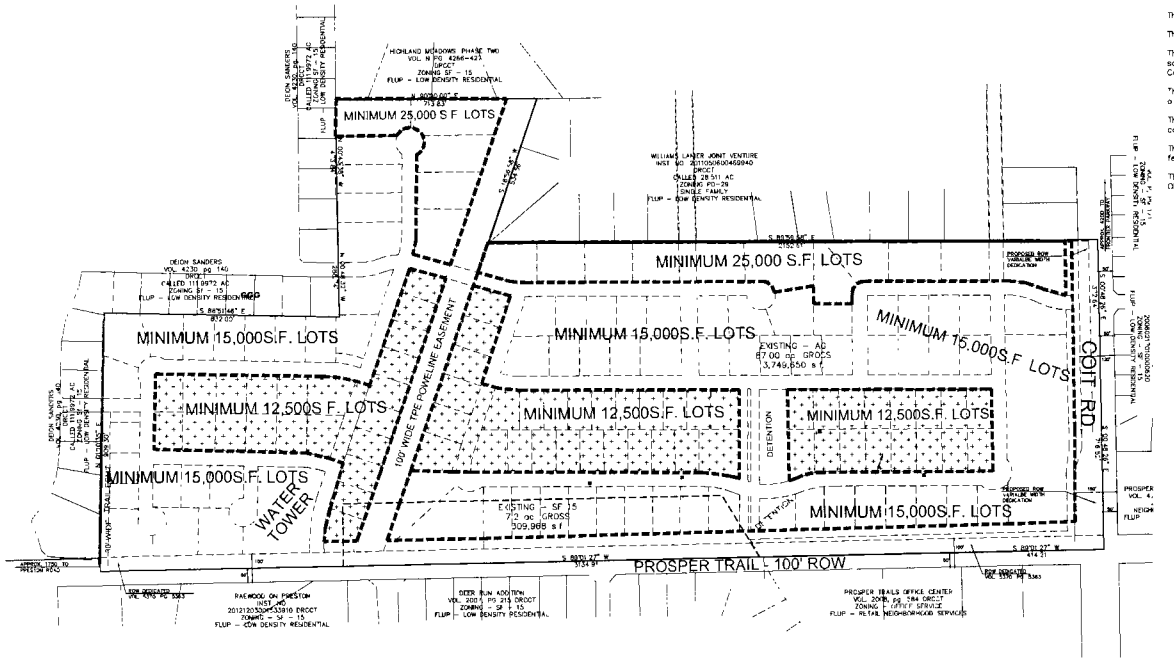


Exhibit A
Legal Description
(for zoning purposes only)

RESIDENTIAL SF-15 TRACT

Being all that certain lot, parcel, or tract of land located in the COLLIN COUNTY SURVEY, Abstract No. 172, Prosper, Collin County, Texas, and the ELISHA CHAMBERS SURVEY, Abstract No. 179, and being a part of a tract of land described in deed to NW Coit/CR 91 L.P., as recorded in Volume 5895, Page 829, Deed Records Collin County, Texas, and being part of the adjoining right-of-way's of Prosper Trail and Coit Road and being more particularly described as follows

Beginning at a point for corner in the centerline of said Prosper Trails at the Southwest corner of said NW Coit/CR 91 L.P. tract,

Thence North 01 deg 10 min 35 sec East a distance of 909.30 feet to a point for corner

Thence South 88 deg 51 min 46 sec East, a distance of 832.00 feet to a point for corner,

Thence North 00 deg 48 min 32 sec West, a distance of 288.74 feet to a point for corner

Thence North 00 deg 43 min 38 sec West, a distance of 473.84 feet to a point for corner,

Thence East, a distance of 713.83 feet to a point for corner

Thence South 18 deg 56 min 58 sec West, a distance of 534.56 feet to a point for corner,

Thence South 89 deg 59 min 58 sec East, passing at a distance of 2126.43 feet to the West line of said Coit Road, continuing a total distance of 2152.61 feet to a point for corner in the said centerline of Coit Road,

Thence South 00 deg 48 min 26 sec East, along said centerline, passing at a distance of 372.64 feet to a point for corner,

Thence South 00 deg 48 min 26 sec East, along said centerline, a distance of 716.52 feet to a point for corner

Thence South 89 deg 01 min 27 sec West, along said centerline of Prosper Trails, a distance of 414.21 feet a point for corner

Thence South 89 deg 01 min 27 sec West, along said centerline, a distance of 3134.91 feet to the PLACE OF BEGINNING and containing 4,059,618 square feet or 93.196 acres of land

surveyor:

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

VICINITY MAP
n.t.s

NOTE: THERE NO FEMA 100 YR. FLOODPLAIN LOCATED ON THE SITE

Z14-0008
ZONING EXHIBIT D
93.136 ACRES
TOWN of PROSPER
COLLIN COUNTY, TEXAS

ZONING EXHIBIT D
93.196 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN of PROSPER
COLLIN COUNTY, TEXAS

THE FALLS of PROSPER
NW CORNER PROSPER TRAIL
AND COIT ROAD
Case No. - Z2014-0008

REVISIONS

Brian L. Umberger
82474
August 05, 2014

TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6536
TX FIRM NO. 12790
TDS PROJECT NO. 11041

C-00

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:
Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. (Z15-0004).

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	Retail	Undeveloped	Old Town - Retail
North	Planned Development-37-Single Family and Single Family-15	Reynolds Middle School	Old Town District
East	Planned Development-37-Single Family	Single Family Residential (Hawk Ridge Addition)	Old Town – Single Family
South	Single Family-15	Single Family Residential	Old Town – Single Family
West	Single Family-15	Undeveloped	Old Town - Retail

Requested Zoning – Z15-0004 is a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. The primary purpose of this request is to adopt development standards to accommodate a specific day care/retail building. The day care/retail facility will be a 1-story building, totaling 20,000 square feet and will be constructed in two phases. The first phase

would include 15,000 square feet for day care, which would accommodate 190 children, and the second phase will include 5,000 square feet for retail. To achieve this, the applicant is proposing to adopt a series of PD exhibits, as described below:

- Exhibit A – Boundary survey of the property.

- Exhibit B – Statement of purpose and intent.

- Exhibit C – Development standards, which requires development in accordance with the DTR District, with the exception that Child Day Care is a permitted use, and that development shall conform to the attached layout, architectural, and landscape exhibits.

- Exhibit D – Conceptual layout, which depicts the location of the building, setbacks, access, parking, circulation pattern, and play area for the day care. The proposed building will be pushed to within four feet of the ultimate Coleman Street right-of-way and include a 12-foot sidewalk, in accordance with the vision of downtown, as set forth in the Comprehensive Plan. Access will be provided from Coleman Street and Gorgeous Road. Adequate parking has been provided. The general circulation pattern is designated for traffic to enter from Coleman Street, which will allow stacking internal to the site along the east side of the property in the parallel parking spaces. The intent is to not create a stacking problem onto Coleman Street or Gorgeous Road. To ensure this circulation pattern, the westernmost drive off of Gorgeous Road has been designated as "exit only" to prevent primary access from Gorgeous Drive. Additionally, from an operational standpoint, the applicant has indicated that students of the day care facility are required to be escorted into and out of the facility by their parents/guardians rather than being "dropped off" directly from the vehicles.

- Exhibit E – Development schedule.

- Exhibit F – Architectural renderings which depict the style and material of the proposed building. The building will consist primarily of brick construction (greater than 90% brick on each elevation) with an articulated flat roof and storefront appearance addressing the street, in accordance with the vision of downtown, as set forth in the DTR District.

- Exhibit G – Conceptual landscape plan which shows the location of required landscaping, as well as the proposed solid living screen in lieu of a masonry wall. The solid living screen consists of one large evergreen tree, planted on 30-foot centers, 3-inch caliper minimum at the time of planting, and evergreen shrubs, planted on 6-foot centers, 45-gallon and 8 feet in height at the time of planting along the east and south property lines.

Future Land Use Plan – The Future Land Use Plan recommends Old Town – Retail for the property. The rezoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property is adjacent to Coleman Street, a proposed two-lane divided thoroughfare with on-street parallel parking. The zoning exhibit complies with the Thoroughfare Plan.

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

Access – Access to the property will be provided from Coleman Street and Gorgeous Road.

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

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

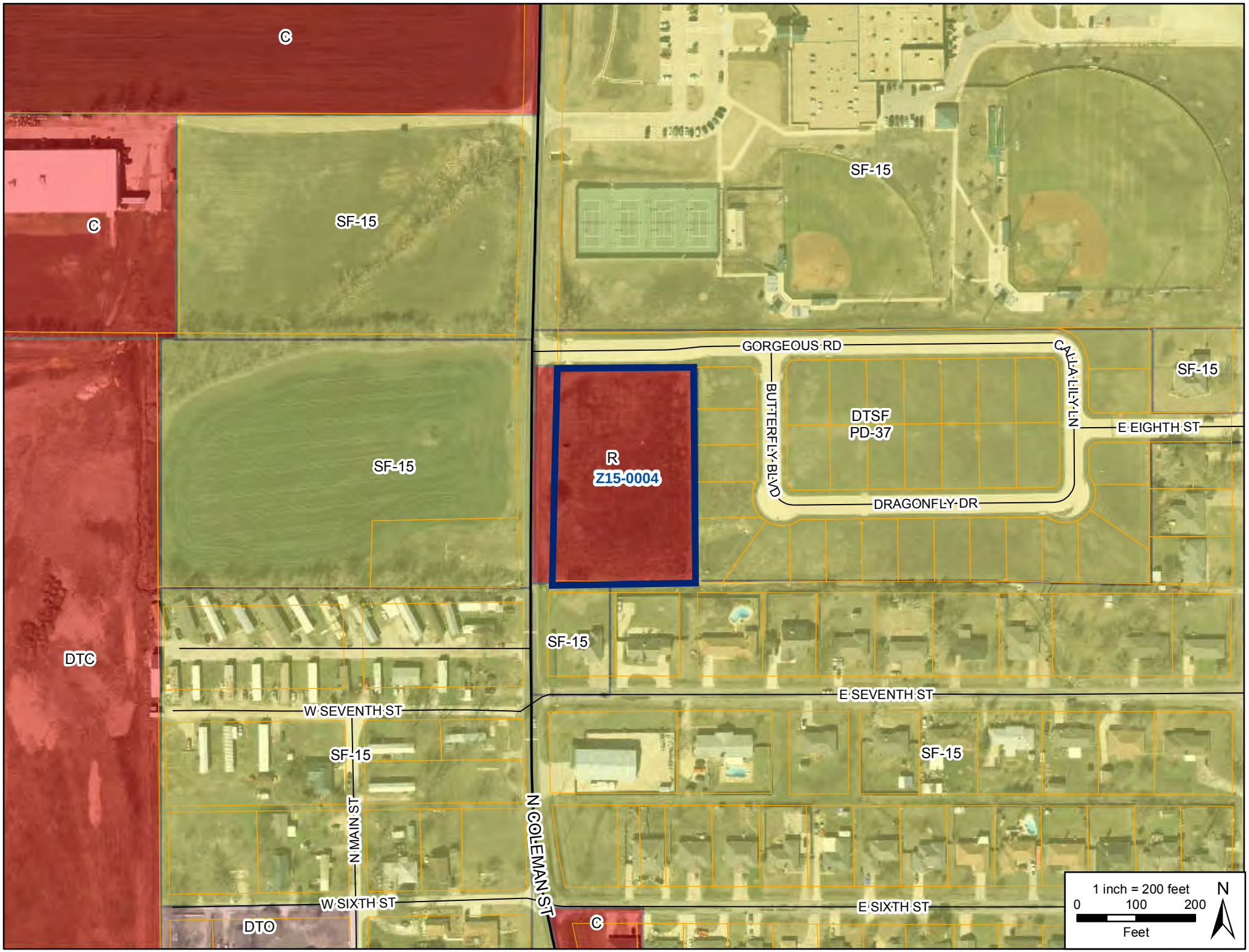
Environmental Considerations – There is no 100-year floodplain located on the property.

Legal Obligations and Review:
Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by State Law. Town staff has received one Public Hearing Notice Reply Form; not in opposition to the request.

Attached Documents:
1. Zoning map of the surrounding area
2. Proposed PD Exhibits A, B, C, D, E, F, and G
3. Public Hearing Notice Reply Form

Town Staff Recommendation:
Town staff recommends the Planning & Zoning Commission approve the request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road.

Town Council Public Hearing:
Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on May 26, 2015.


C
C
SF-15
SF-15
GORGEOUS RD
CALLA LILY LN
SF-15
BUTTERFLY BLVD
DTSF
PD-37
E EIGHTH ST
R
Z15-0004
DRAGONFLY DR
SF-15
DTC
SF-15
E SEVENTH ST
W SEVENTH ST
SF-15
SF-15
N MAIN ST
N COLEMAN ST
W SIXTH ST
E SIXTH ST
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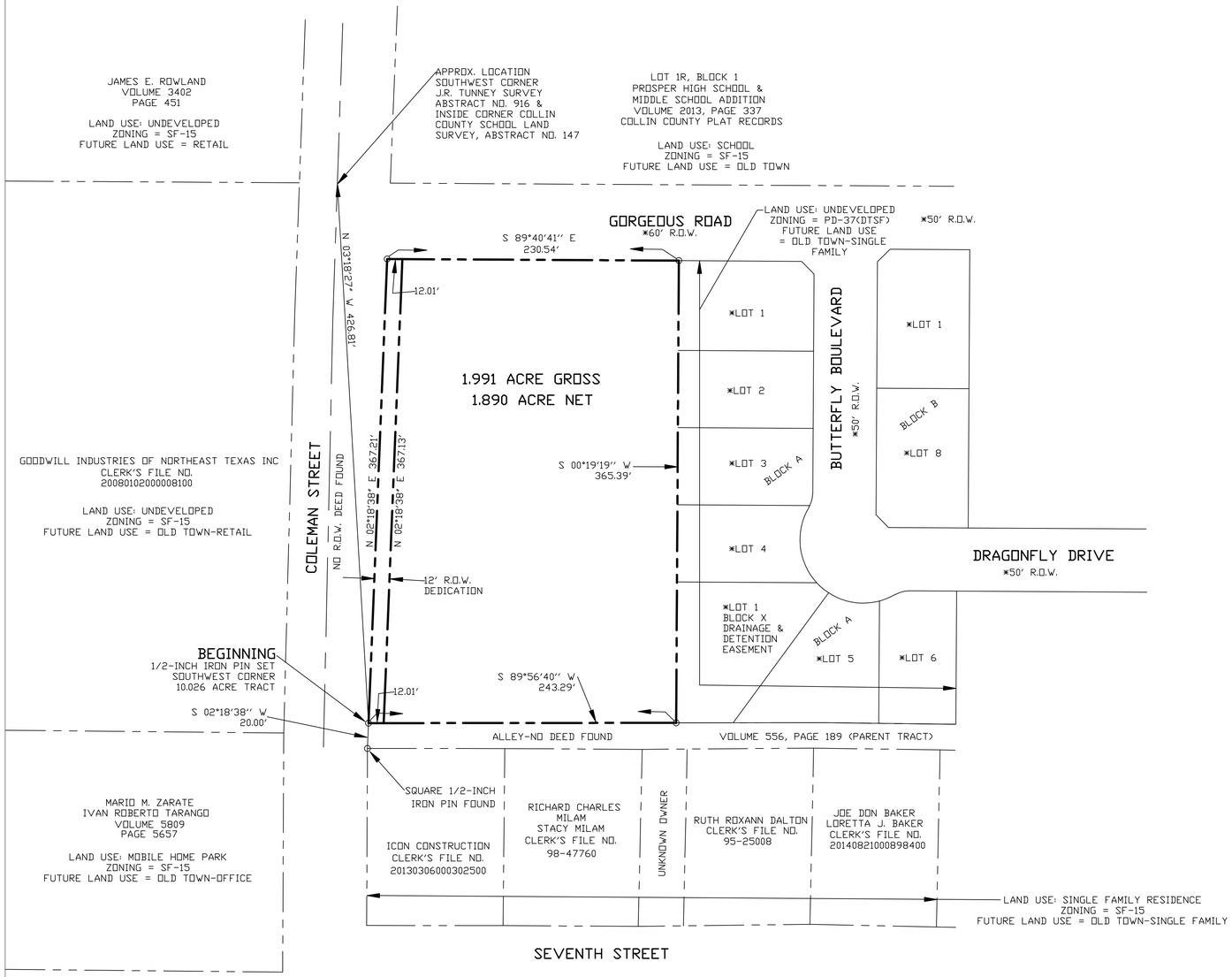
1 inch = 200 feet
0
100
200
Feet
N



DESCRIPTION 1.991 ACRE

SITUATED in the Town of Prosper, Collin County, Texas, in the Collin County School Land Survey, Abstract No. 147, being a survey of part of the 10.026 acre tract of land described in a deed from Ray Webster, et al to Dan Tolleson, Jr. and Milburn Dan Childs, dated August 29, 2005, recorded in volume 6000, page 2871 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at an ½-inch iron pin set at the southwest corner of said 10.026 acre tract, in the apparent east right-of-way line State Highway No. 289(Business Route); same being in the north line of an alley; a square ½-inch iron pin found at the northwest corner of the 0.35 acre tract recorded in clerk's file no 96-23315 bears South 2 18' 38" West, 20.0 feet;

THENCE North 02°18'38" East, with the west line of said 10.026 acre tract and with the apparent east right-of-way line of said State Highway No. 289(Business Route), 367.21 feet to an ½-inch iron pin set;

THENCE South 89°40'41" East, 230.54 feet to an ½-inch iron pin set;

THENCE South 00°19'19" West, 365.39 feet to an ½-inch iron pin set in the south line of said 10.026 acre tract, in the north line of said alley;

THENCE South 89°56'40" West, with the south line of said 10.026 acre tract and the north line of said alley, 243.29 feet to the PLACE OF BEGINNING and containing 1.991 acre.

Easement to Denton County Electric Cooperative, Inc. in volume 468, page 90 mentions one power pole and service line, but there is no overhead power line located on the 1.991 acre tract shown hereon. The 1.991 acre tract shown hereon is a part of the parent tract mentioned in said easement to Denton County Electric Cooperative, Inc.

Easement to Lone Star Gas Company in volume 627, page 530 is blanket and applies to the 1.991 acre tract shown hereon.

Office work completed April 10, 2015

Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax

THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

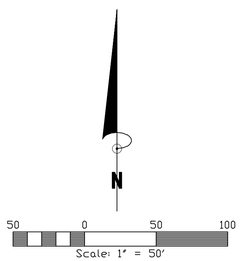
ACCORDING TO FEMA MAP NO. 48085C0235 J, DATED 6-2-2009 THE 1.991 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

○ DENOTES A 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

BEARING BASIS: WEST LINE OF 1.991 ACRE TRACT IN CLERK'S FILE NO. 20070205000170790

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN SET AT NORTHWEST CORNER AND 1/2-INCH IRON PIN SET AT SOUTHWEST CORNER OF SAID 1.991 ACRE TRACT

* DENOTES ITEM SEEN ON PLAT OF HAWK RIDGE RECORDED IN VOLUME 2012, PAGE 32 & 33 OF THE COLLIN COUNTY PLAT RECORDS



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 101507-00

EXHIBIT "A"

Z15-0004

1.991 ACRE TRACT AT SOUTHEAST CORNER OF BUSINESS 289(COLEMAN STREET) & GORGEOUS ROAD
PROSPER, TEXAS 75078

BEING PART OF THE 10.026 ACRE TRACT DESCRIBED IN A DEED FROM RAY WEBSTER, ET AL TO DAN TOLLESON, JR. AND MILBURN DAN CHILDS, DATED AUGUST 29, 2005 AND RECORDED IN VOLUME 6000, PAGE 2871 OF THE COLLIN COUNTY DEED RECORDS

EXHIBIT B

PROSPER MONTESSORI ACADEMY

STATEMENT OF INTENT AND PURPOSE

Prosper Montessori Academy is intended to be a high quality, family oriented Montessori school to serve the surrounding community. To provide high quality children's education thru Montessori schooling system is one of our prime goals.

-Exhibit C-

Planned Development Standards

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance:

Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it exists or may be amended) and the Subdivision Ordinance (as it exists or may be amended) shall apply.

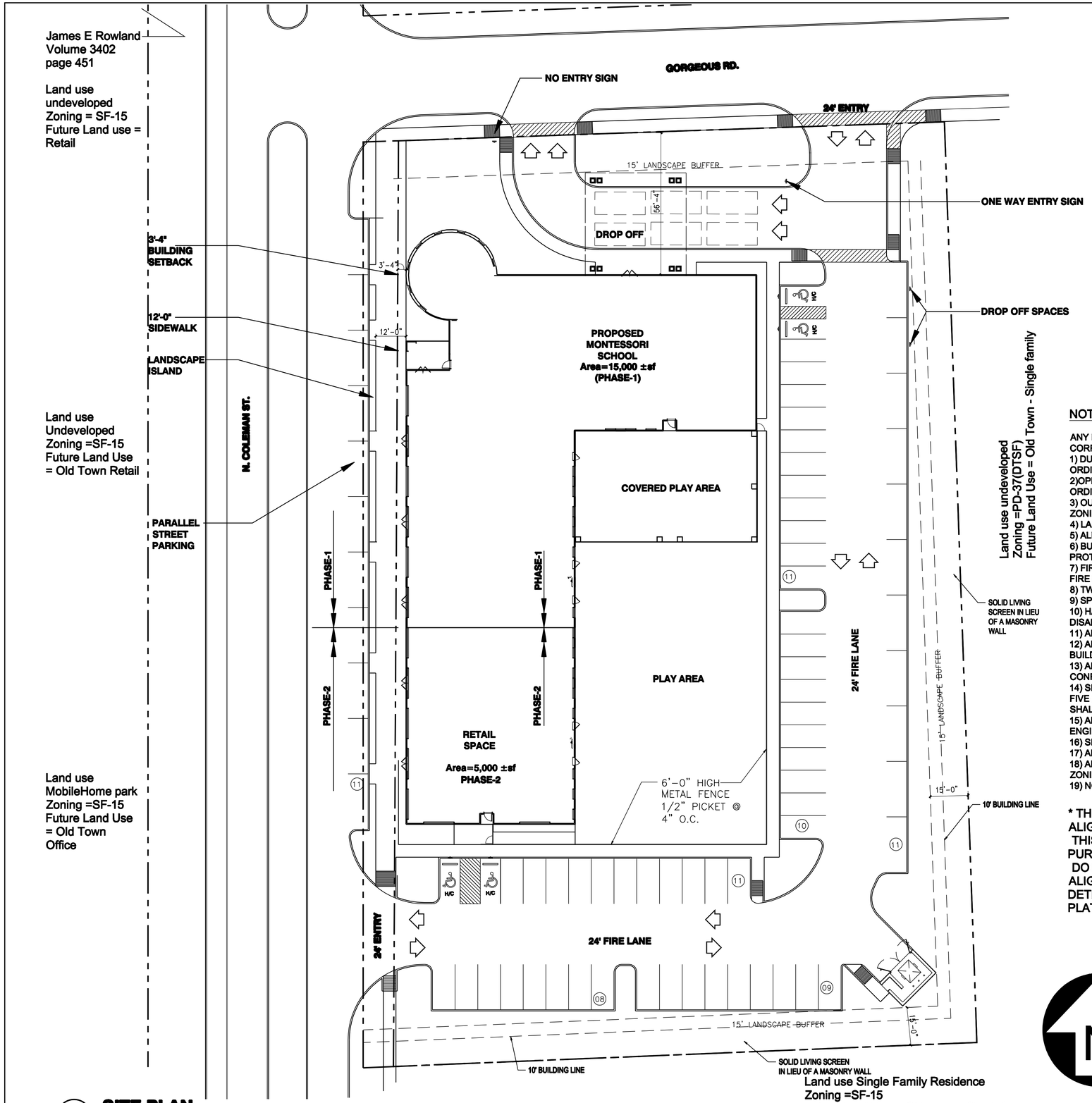
A.1 Except as noted below, the Tract shall develop in accordance with the Downtown Retail District, as it exists or may be amended.

A.2 Uses. Uses shall be permitted in accordance with the Downtown Retail District with the exception that only the following uses shall be permitted by right:

1. Child Day Care Center

A.3 General Standards

1. The design and development of the site shall conform to the attached Concept Plan (Exhibit D), Concept Elevations (Exhibit F), and Concept Landscape Plans (Exhibit G).



A1 SITE PLAN
SCALE 1"=20'-0"

SITE DATA SUMMARY TABLE	
ITEM	LOT 3
GENERAL SITE DATA	
Lot Area (square feet & acres)	82,012 SF (1.885 AC)
Building Footprint Area (square feet)	20,000 ±SF
Total Montessori Area (square feet)	15,000 ±SF
Total Retail Area (square feet)	5,000 ±SF
Total Building Area (square feet)	20,000 ±SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	26'-2"
Lot Coverage	24.39%
Floor Area Ratio	1:1
Required Interior Landscaping	-
Provided Interior Landscaping	10,729 SF
Required Open Space (7% of lot area)	5,741 SF
Provided Open Space (Does not include Play Area)	7,756 SF
Required Play Area (65 per kid x 190 kids)	12,350 SF
Provided Play Area	12,468 SF
PARKING	
Montessori Parking	
Parking Ratio	1SP / 10 STUDENTS
Student Parking (# spaces) 190 Students	19 Spaces
Staff and Teachers Parking (# spaces) 18 Teachers and 1 Staff	19 Spaces
Retail Parking	
Parking Ratio	1 Space / 200 SF
Retail Parking 5000±SF	25 Space
Total Parking Required	63
Total Parking Provided	60 SP+4 Accessible Spaces
Total Parking Surplus	1 Parking Spaces Surplus

NOTES:

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2)OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIME.
9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECTED TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14) SIDEWALKS OF NO 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.
15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT
16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19) NO 100-YEAR FLOOD PLAIN EXISTING ON THE SITE.

* THE THROUGHFARE ALIGNMENT(S)SHOWN ON THIS EXIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT

EXHIBIT "D"
Z15-0004

SITE PLAN
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:
D1 ARCHITECT & ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

ARCHITECT + ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN
Architect
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

PROJECT:
PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX. 75078
Tel: 214-641 9141, E-mail: kittyrandhawa@yahoo.com

REVISIONS: DATE:

SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
STATE OF TEXAS
April 24, 2015

TITLE:
ARCHITECTURAL SITE PLAN

DATE:	SCALE:
02/16/2015	1"=20'-0"
DRAWN: MM	CHECKED: MD
PROJECT #: 02A-2015	
SHEET NO: A-1.01	

James E Rowland
Volume 3402
page 451

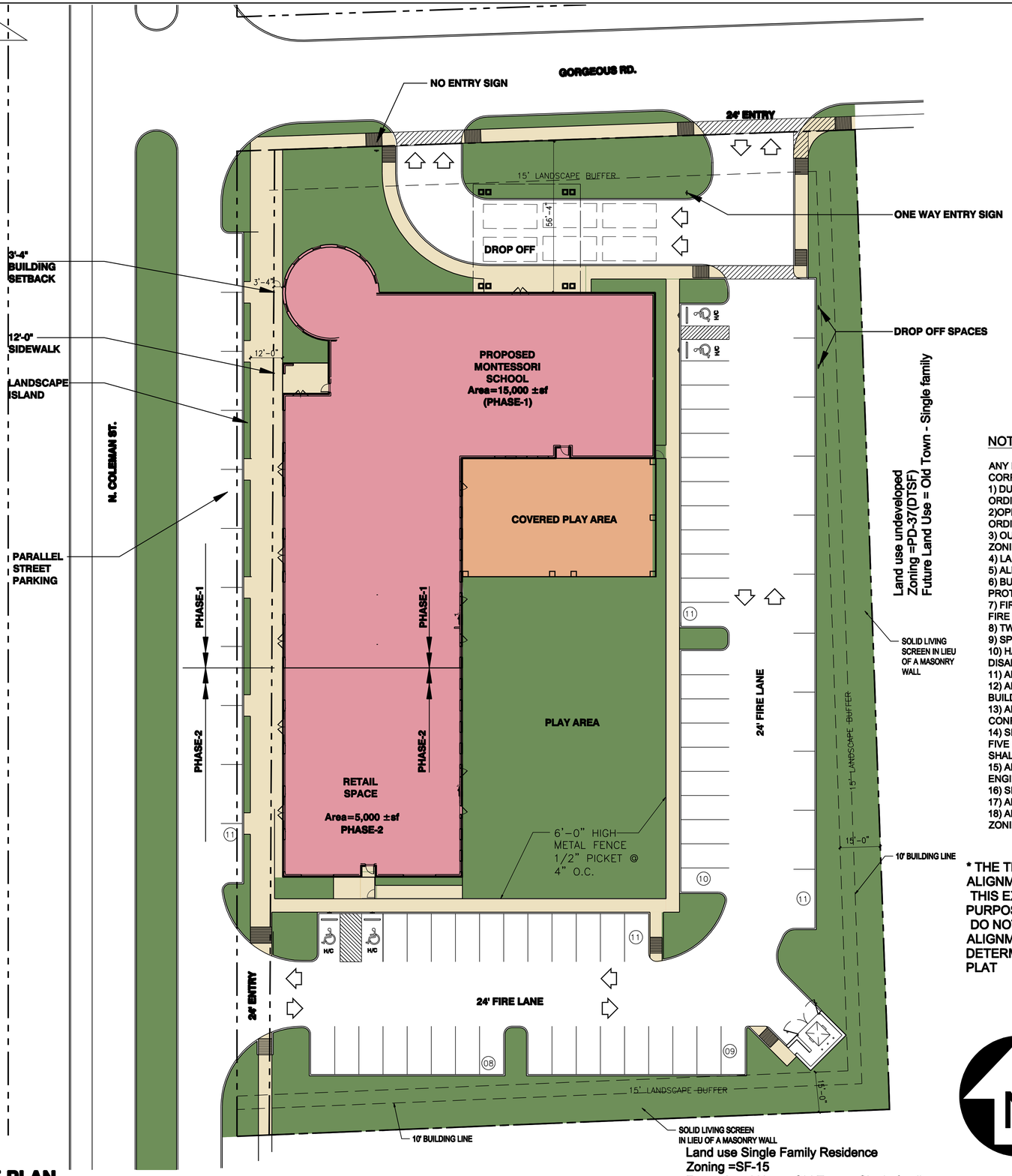
Land use
undeveloped
Zoning = SF-15
Future Land use =
Retail

Land use
Undeveloped
Zoning =SF-15
Future Land Use
= Old Town Retail

Land use
MobileHome park
Zoning =SF-15
Future Land Use
= Old Town
Office

Land use undeveloped
Zoning =PD-37(DTSF)
Future Land Use = Old Town - Single family

Land use Single Family Residence
Zoning =SF-15
Future Land Use = Old Town - Single family



SITE DATA SUMMARY TABLE	
ITEM	LOT 3
GENERAL SITE DATA	
Lot Area (square feet & acres)	82,012 SF (1.885 AC)
Building Footprint Area (square feet)	20,000 ±SF
Total Montessori Area (square feet)	15,000 ±SF
Total Retail Area (square feet)	5,000 ±SF
Total Building Area (square feet)	20,000 ±SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	26'-2"
Lot Coverage	24.39%
Floor Area Ratio	1:1
Required Interior Landscaping	-
Provided Interior Landscaping	10,729 SF
Required Open Space (7% of lot area)	5,741 SF
Provided Open Space (Does not include Play Area)	7,756 SF
Required Play Area (65 per kid x 190 kids)	12,350 SF
Provided Play Area	12,468 SF
PARKING	
Montessori Parking	
Parking Ratio	1SP / 10 STUDENTS
Student Parking (# spaces) 190 Students	19 Spaces
Staff and Teachers Parking (# spaces) 18 Teachers and 1 Staff	19 Spaces
Retail Parking	
Parking Ratio	1 Space / 200 SF
Retail Parking 5000±SF	25 Space
Total Parking Required	63
Total Parking Provided	60 SP+4 Accessible Spaces
Total Parking Surplus	1 Parking Spaces Surplus

NOTES:

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2)OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIME.
9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECTED TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14) SIDEWALKS OF NO 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.
15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT
16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

* THE THROUGHFARE ALIGNMENT(S)SHOWN ON THIS EXIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT

EXHIBIT "D"
Z15-0004

SITE PLAN
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:

D1 ARCHITECT & ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

A1 SITE PLAN
SCALE 1"=20'-0"

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PROJECT:
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SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX. 75078
Tel: 214-641 9141, E-mail: kittyrandhewa@yahoo.com

REVISIONS: DATE:

SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
17862
STATE OF TEXAS
April 24, 2015

TITLE:
ARCHITECTURAL SITE PLAN

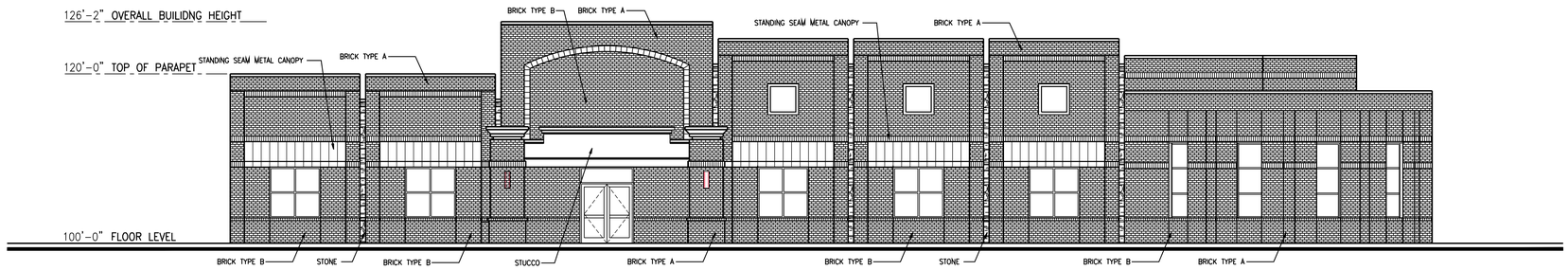
DATE:	SCALE:
02/16/2015	1"=20'-0"
DRAWN: MM	CHECKED: MD
PROJECT #:	02A-2015
SHEET NO:	A-1.01

EXHIBIT E

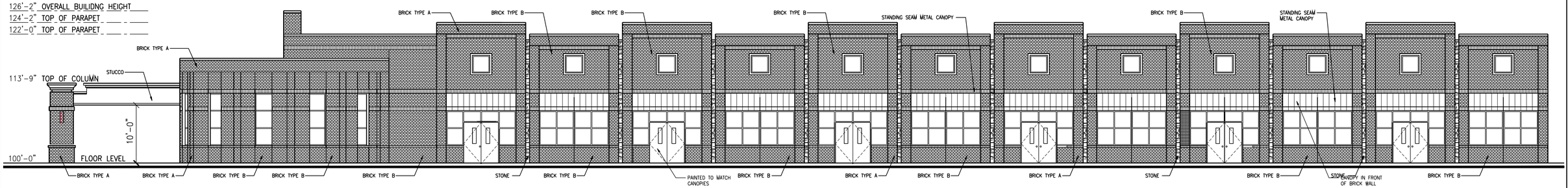
PROSPER MONTESSORI ACADEMY

DEVELOPMENT SCHEDULE

It is anticipated that the construction of the Prosper Montessori Academy will begin in summer 2015. The whole project will be built in two phases. Phase one will be about 15,000 SF building and phase two will be 5,000 SF building. Construction of second phase will start after the first phase of the building is fully occupied.



B1 NORTH ELEVATION
SCALE 1/8"=1'-0"



A1 WEST ELEVATION
SCALE 1/8"=1'-0"

PROJECT DATA

BUILDING ELEVATIONS AREAS

				LONG LASTING MASONRY MATERIAL								
	FACADE AREA	GLASS/DOOR	NET SURFACE AREA	FACE BRICK		CAST STONE		TOTAL		STUCCO		TOTAL
NORTH ELEVATION	3,226 SF	376 SF	2,850 SF	2,709 SF	95%	66 SF	2%	2,775 SF	91 %	75 SF	3%	2,850 SF
EAST ELEVATION	5,610 SF	624 SF	4,986 SF	4,166 SF	92%	143 SF	3%	4,309 SF	86%	251 SF	5%	4,560 SF
SOUTH ELEVATION	2,905 SF	240 SF	2,665 SF	2,432 SF	92%	-	-	2,432 SF	89%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	95%	154 SF	4%	4,191 SF	89%	66 SF	1%	4,257 SF
SQ. FT. SUB TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	363 SF	2%	13,707SF	88%	625 SF	4%	14,287 SF

NOTE:

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EXHIBIT "F"
Z15-0004
EXTERIOR ELEVATIONS
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:
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PROJECT:
PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-641 9141, E-mail: kittyrandhawa@yahoo.com

REVISIONS: DATE:

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 12862 STATE OF TEXAS
April 24, 2015

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
12-18-13	1/8"=1'-0"
DRAWN: QY	CHECKED: MHD
PROJECT #: 08C-2013	
SHEET NO: A-3.01	

B1 NORTH ELEVATION
SCALE 1/8"=1'-0"

A1 WEST ELEVATION
SCALE 1/8"=1'-0"

PROJECT DATA

BUILDING ELEVATIONS AREAS

				LONG LASTING MASONRY MATERIAL								
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April 24, 2015

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12-18-13	1/8"=1'-0"
DRAWN: QY	CHECKED: MHD
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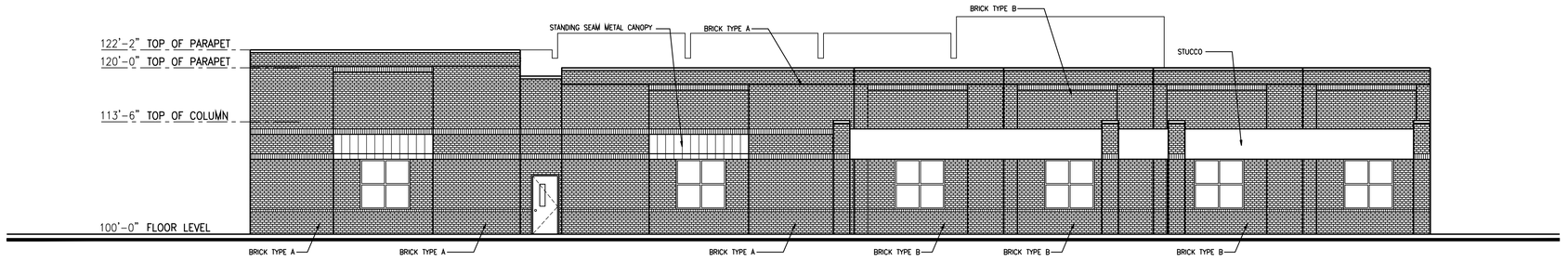
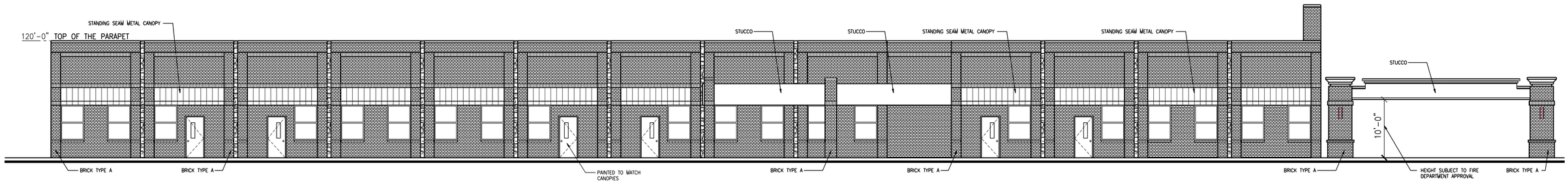


B1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



A1 EAST ELEVATION
SCALE 1/8"=1'-0"

PROJECT DATA

BUILDING ELEVATIONS AREAS

				LONG LASTING MASONRY MATERIAL								
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SOUTH ELEVATION	2,905 SF	240 SF	2,665 SF	2,432 SF	92%	-	-	2,432 SF	89%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	95%	154 SF	4%	4,191 SF	89%	66 SF	1%	4,257 SF
SQ. FT. SUB TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	363 SF	2%	13,707SF	88%	625 SF	4%	14,287 SF

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EXHIBIT "F"
Z15-0004
EXTERIOR ELEVATIONS
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:
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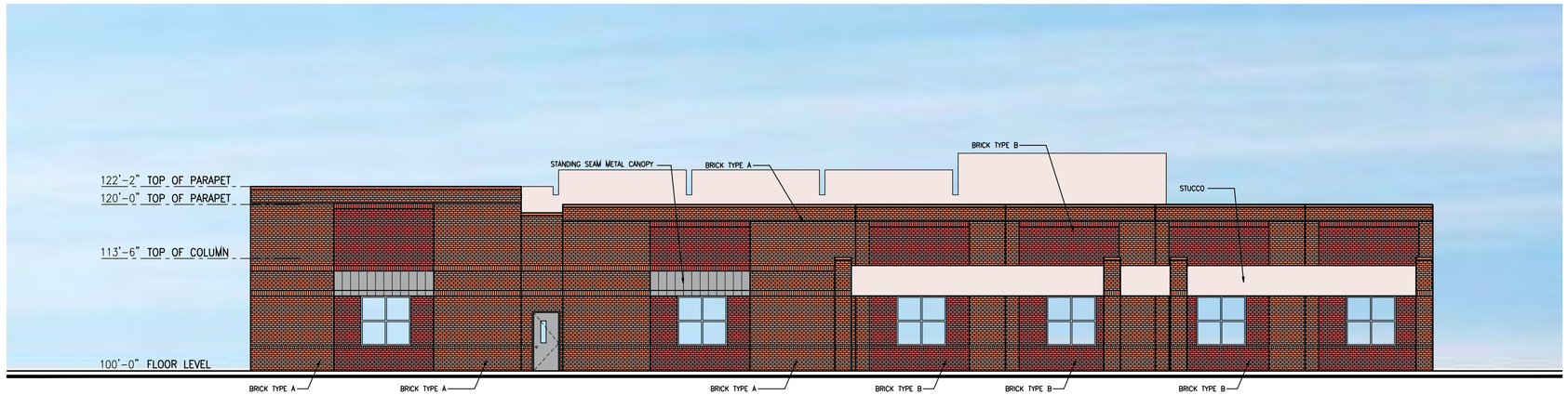
Tel: 214-641 9141, E-mail: kittyrandhawa@yahoo.com

REVISIONS: DATE:

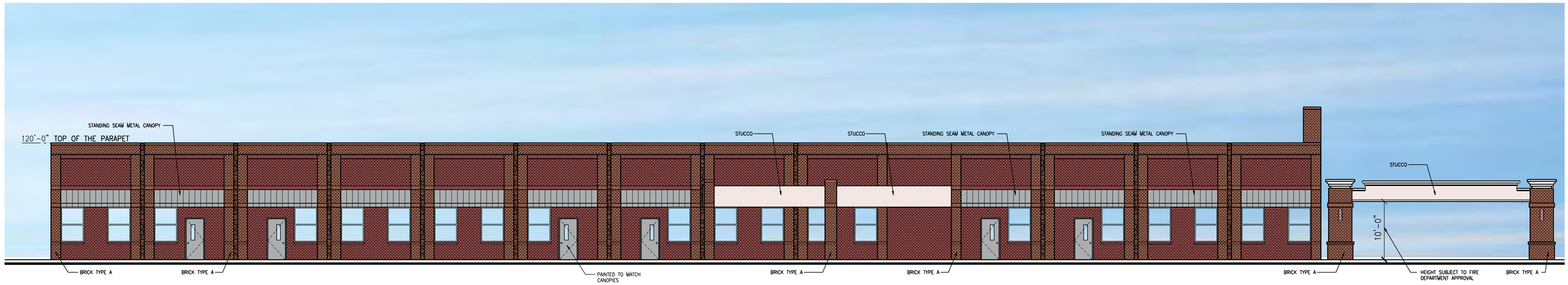
SEAL: REGISTERED ARCHITECT MAHBUB H DEWAN 17862 STATE OF TEXAS
April 24, 2015

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
12-18-13	1/8"=1'-0"
DRAWN: QY	CHECKED: MHD
PROJECT #: 08C-2013	
SHEET NO: A-3.02	



B1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



A1 EAST ELEVATION
SCALE 1/8"=1'-0"

PROJECT DATA

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FOR
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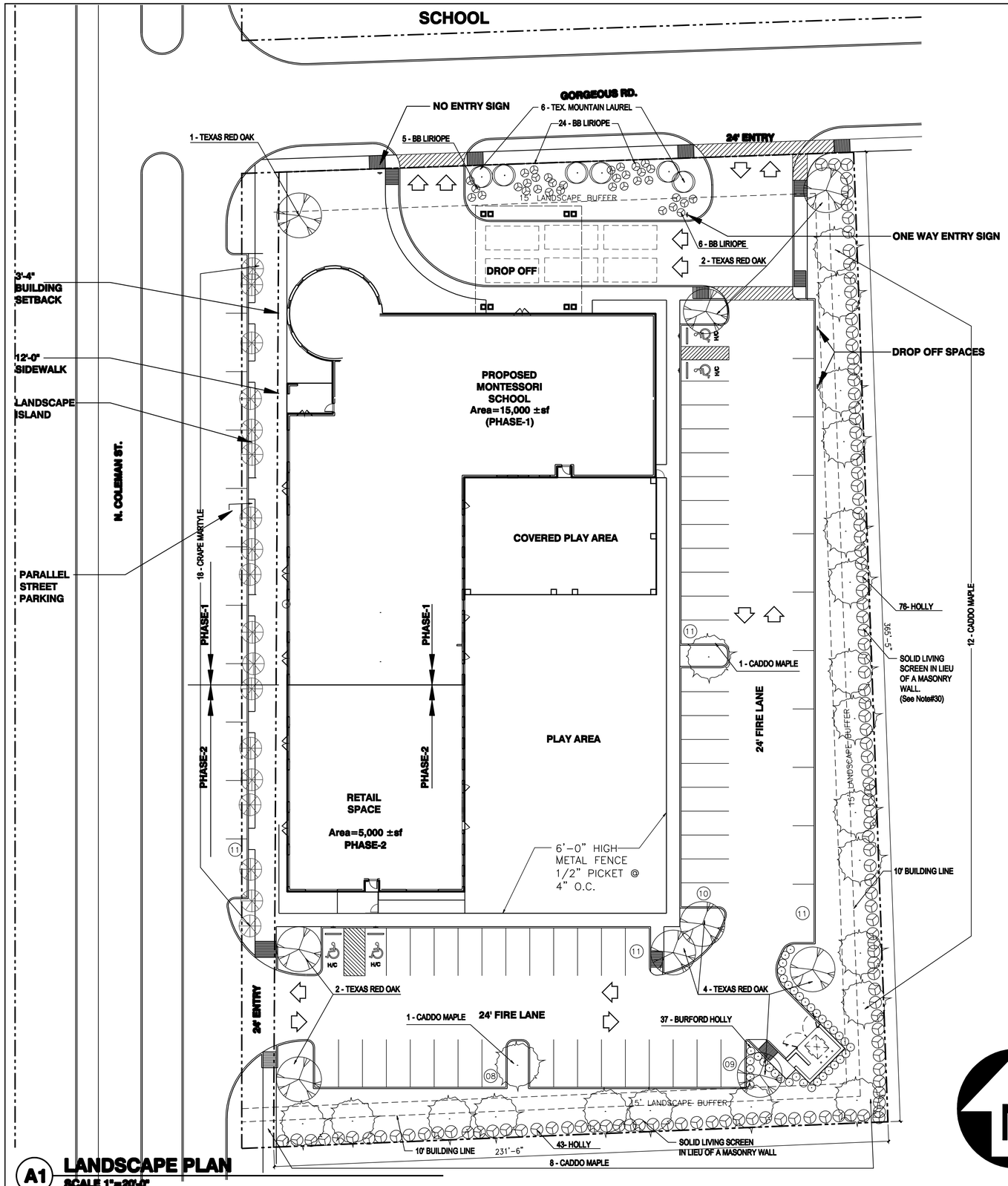
REVISIONS: DATE:

SEAL: REGISTERED ARCHITECT MAHBUB N. DEWAN 17852 STATE OF TEXAS
April 24, 2015

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
12-18-13	1/8"=1'-0"
DRAWN: QY	CHECKED: MHD
PROJECT #: 08C-2013	
SHEET NO: A-3.02	



A1 **LANDSCAPE PLAN**
SCALE 1"=20'-0"

NOTES:

1) PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2) ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3) GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITH ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
4) TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS
5) TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAT THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
6) TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7) TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8) THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9) BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10) TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION O THE EXCESS WATER.
11) A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
12) NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE , OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13) TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14) ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15) TREE OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16) A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17) TREES PLANTED O A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18) NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER , OR SOME TYPE OF FIXED PAVING.
19) THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES, THIS SHALL INCLUDE, BUT NOT LIMITED TO , MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL E REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING Y THE TOWN OF PROSPER.
21) LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS SAND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23)NO PLANT MATERIALS SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24) NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25) EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26) ALL WALKWAYS SHALL MEET A.D.A.AND T.A.S. REQUIREMENTS.
27) CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972)346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28) FINAL INSPECTION AND APPROVAL OF SCREENING WALLS IRRIGATION, AND LANDSCAPE IS SUBJECTED TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENTS STANDARDS.
29) PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.
30) SOLID LIVING SCREEN SHALL CONSISIT OF ONE LARGE EVERGREEN TREE, PLANTED ON 30-FOOTCENTERS, 3 INCH CALIPER MINIMUM AT THE TIME OF PLANTING, AND EVERGREEN SHRUBS PLANTED ON 6-FOOT CENTERS, 45 GALLON AND 8 FEET IN HEIGHT AT THE TIME OF PLANTING.

PLANT SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
9	Texas Red Oak	Quercus shumardii "Texana"	3" Caliper	10 -12' ht., 6-7' sp., straight trunk, full, maching.
22	Caddo Maple	Acer saccharum 'Caddo'	3" Caliper	10 - 12" ht., 4-5' sp., full, matching.
6	Texas Mountain Laurel	Sophora secandiflora	3" Caliper	6 - 8' ht., 4-5' sp., full, multi trunk, matching.
ORNAMENTAL TREES				
18	Crape Martyle	Largerstroemia indica		
SHRUBS				
37	Burford Holly	Ilex cornuta "Burfordii"	5 gal.	full pot, well rooted, 2' O.C.
119	Holly	Nellie R. Stevens	5 gal.	full pot, well rooted.
GROUNDCOVERS, & LAWN				
35	Bigblue Liriope	Liriope muscari	4" Pots,	full pot, well rooted, 12" O.C.

EXHIBIT "G"

Z15-0004

LANDSCAPE PLAN

FOR

PROSPER MONTESSORI ACADEMY

SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:

aroids
landscape architects
MOHAMMAD A. SALAM
972.530.5036
masalam1@verizon.net

d1 ARCHITECT + ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13601 Preston Rd., Ste#200N, Dallas, TX. 75240
Cell:(214)738 3619 Bus:(214)750 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

CONSULTANT:

aroids
landscape architects
5901 indian hills drive, garland, texas, 75044
telephone / fax: ((972) 530 5036

PROJECT:
PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-641 9141, E-mail: kittyrandhawa@yahoo.com

REVISIONS: DATE:

SEAL:
STATE OF TEXAS
MOHAMMAD A SALAM
6116
REGISTERED
LANDSCAPE ARCHITECT
04. 24. 2015

TITLE: EXHIBIT F LANDSCAPE PLAN

DATE:	SCALE:
02.16.2015	1"=20'-0"
DRAWN:	CHECKED:
PROJECT #:	02A-2015
SHEET NO:	LP.01

TOWN OF PROSPER

Prosper is a place where everyone matters.

DEVELOPMENT SERVICES DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502
Fax: 972-347-2842

REPLY FORM

SUBJECT:

Zoning Case Z15-0004: The Town of Prosper has received a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR).

LOCATION OF SUBJECT PROPERTY:

The property is located on the southeast corner of Coleman Street and Gorgeous Road.

DESCRIPTION OF THE REQUEST:

The purpose of the request is to establish PD development standards in order to facilitate the development of a child day care and retail building. The Planned Development (PD) District is a district that accommodates planned associations of uses developed as integral land use units such as offices, commercial or service centers, shopping center, residential development of multiple or mixed housing (including attached single-family dwellings), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners.

☐ I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.

☒ I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

PhyGlobe Investments - James Carlson
Name (please print)

James Carlson
Signature

2525 N Grandview # 400
Address

4/28/2015
Date

Odessa, TX 79761
City, State, and Zip Code

jim.carlson@phytexrehab.com
E-mail Address

TOWN OF PROSPER

Prosper is a place where everyone matters.

PLANNING

To: **Planning & Zoning Commission**

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

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

Re: **Planning & Zoning Commission Meeting – May 6, 2015**

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). (S15-0003).

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-47-Commercial Corridor	Undeveloped Land	Tollway District
North	Planned Development-47-Commercial Corridor	Undeveloped Land	Tollway District
East	Planned Development-47-Commercial Corridor	Undeveloped Land	Tollway District
South	City of Frisco – Planned Development-216-Mixed Use	Undeveloped Land	City of Frisco- Mixed Use Non-Residential
West	Planned Development-43-Commercial Corridor and Specific Use Permit-9 for Automobile Sales	Undeveloped Land	380 District

Requested Zoning – S15-0003 is a request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). In conjunction with the proposed Helistop for Texas Health Resources, the applicant is proposing to adopt a conceptual layout (Exhibit B) and architectural renderings (Exhibit D). The attached Exhibit B shows the proposed layout which will ultimately consist of 122,500 square feet of medical office and clinic uses and 481 parking

spaces, which will be constructed in multiple phases. The first phase of development will consist of 65,000 square feet of clinical and medical office space and approximately 300 parking spaces to accommodate the development. The attached Exhibit D shows the architectural renderings of the building, which primarily consists of tilt wall, stone, and an aluminum canopy wall panel system. The elevations meet the minimum requirements of the Zoning Ordinance.

While the proposed medical office and clinic facility is permitted by right within PD-47, the proposed Helistop use requires approval of an SUP. The Helistop is proposed to be located on the north side of the building and will meet all Federal Aviation Administration (FAA) regulations. The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request. These criteria, as well as staff's responses for each, are below:

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

   Currently, the surrounding properties are undeveloped. The northern, eastern, and western surrounding properties are zoned PD for Commercial Corridor uses and the western adjacent property also has a Specific Use Permit for automobile sales. The northern and eastern surrounding properties are designated as the Tollway District on the Future Land Use Plan, and the western adjacent property is designated as the US 380 District on the Future Land Use Plan. The property to the south is located in the City of Frisco. The Commercial Corridor Zoning District, and the Tollway and US 380 Districts of the Future Land Use Plan include a wide range of anticipated uses, including, but not limited to hotels, mid-rise offices, mixed use developments, and other high-intensity commercial uses. In general, the proposed Helistop is harmonious and compatible with the surrounding existing and proposed uses.

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

   The Helistop is normally associated with a hospital facility.

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

   The property is zoned Planned Development-47 for Commercial Corridor uses and the Future Land Use Plan recommends Tollway District uses for the property. Hospital uses are permitted by right on the property, and the proposed Helistop use is a typical incidental use along with primary permitted use on the property; therefore the nature of a Helistop is reasonable.

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

   The proposed Helistop will be located on the northern portion of the property. The site will meet the required buffering and landscaping requirements along the perimeter of the property.

The proposed Helistop is harmonious and compatible with the surrounding existing and proposed uses as designated by the Zoning Map and the Future Land Use Plan; therefore this request satisfies the Town's criteria for SUP approval.

Future Land Use Plan – The Future Land Use Plan recommends Tollway District uses for the property. In addition, the property has frontage along the US 380 corridor. For both the Tollway District and the US 380 corridor, the Comprehensive Plan anticipate more intense commercial land uses along the corridor; therefore the medical and clinical office uses, and associated Helistop conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has direct access to US 380, an existing major thoroughfare, and Mahard Parkway, a future four-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water service have been extended to the property; sanitary sewer will have to be extended to the property prior to, or with development.

Access – Access to the property will be provided from US 380 and the future Mahard Parkway. Adequate access will be 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 – It is not anticipated that this property will be needed for the development of a park.

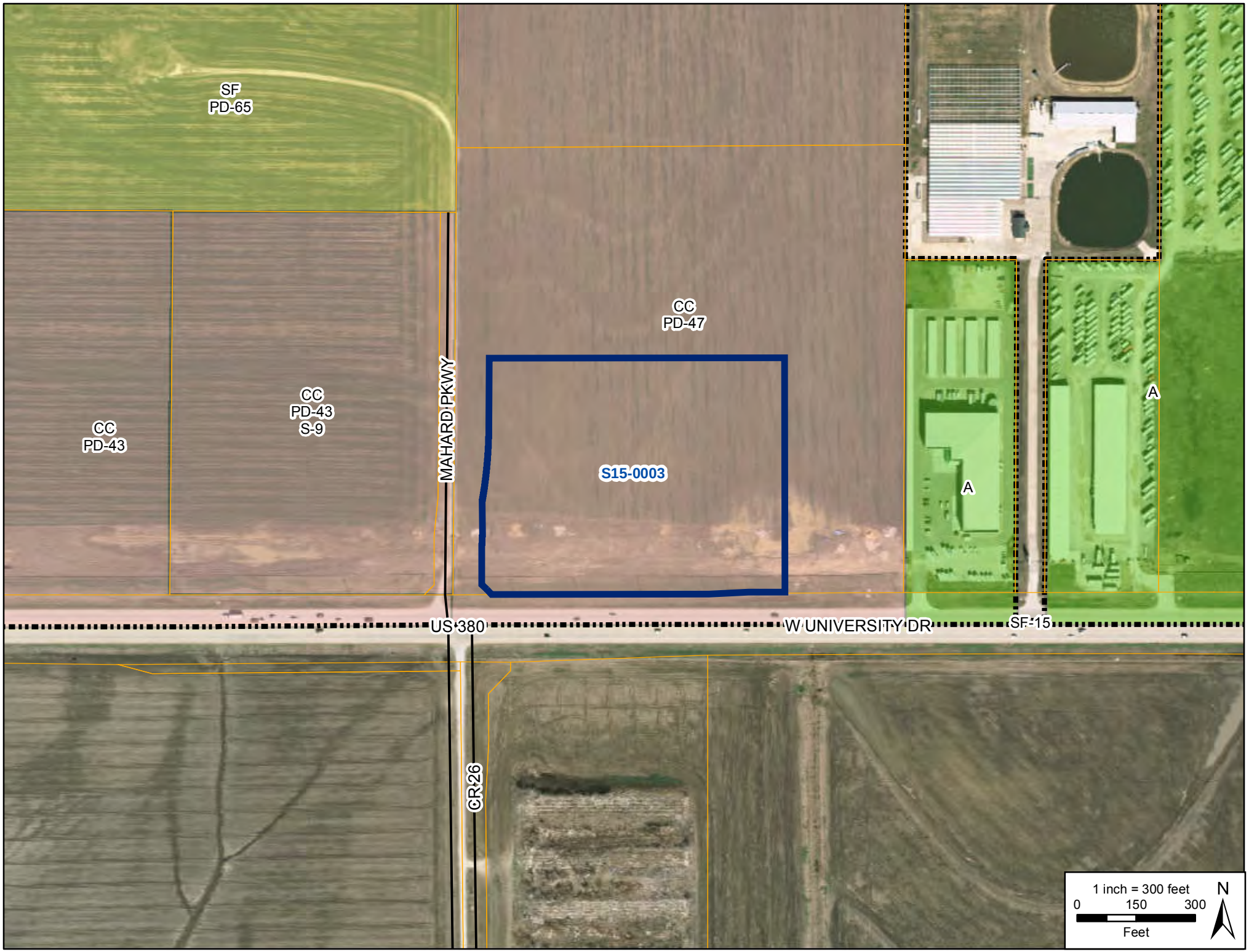
Environmental Considerations – There is no 100-year floodplain located on the property.

Legal Obligations and Review:
Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the SUP request. 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 Exhibit A, B, and D

Town Staff Recommendation:
Town staff recommends the Planning & Zoning Commission approve the request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway.

Town Council Public Hearing:
Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on May 26, 2015.


SF
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CR 26
1 inch = 300 feet
0
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N

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD SET w/CAP STAMPED "W.A.I."
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
AMON	ALUMINUM MONUMENT
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE

AREA TABLE		
TRACT	SQ. FT.	ACRES
GROSS	454,970	10.445
LESS ESMTS.	75,294	1.729
NET	379,675	8.716

BENCH MARKS:

BM #1 - " " cut at the centerline of a concrete headwall located on the south side of U.S. Highway 380, ±134.90 feet south of the southwest property corner.

ELEVATION - 618.66 feet

BM #2 - "X" cut at the centerline of a concrete headwall located on the north side of U.S. Highway 380, ±21.25 feet southeast of the southeast property corner.

ELEVATION - 623.81 feet

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°32'18"	856.00'	52.86'	52.86'	N01°43'22"E
C2	9°22'22"	1,135.00'	185.67'	185.46'	N05°08'04"E

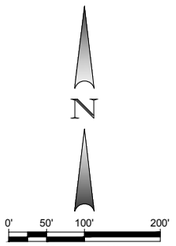
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°01'10"W	35.37'
L2	N00°02'47"W	72.16'
L3	N00°17'54"W	88.23'

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0230J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year 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.



VICINITY MAP
NOT TO SCALE

SPECIFICS FOR SCHEDULE "B" ITEM 10G (AFFECTS THR)

3. Grantor plans to pave a certain portion of the Easement, therefore Grantee and Grantee's successors and assigns, shall offset and construct the pipeline as close to the western boundary of the Easement as is practicable. All future replacement pipelines shall be located as close to the western boundary of the Easement as is practicable as well. However, it is understood between Grantor and Grantee that Grantee shall not be required to offset the southernmost 445 linear feet of pipe. Grantee's right of ingress and egress shall be limited to entering the said Easement from gates connecting adjacent landowner tracts for laying, constructing, operating, maintaining, inspecting, repairing, patrolling the pipeline or any other purpose to access the pipeline. Grantee's access shall be confined to the said Easement and not on the adjacent lands of the Grantor. Grantee shall not have any further right of ingress or egress over the Grantor's land.

4. Grantor, its successors and assigns, hereby reserve, retain and except the rights to the following:

a. Grantor shall be allowed to pave up to and into twenty feet (20') of the Easement, but shall not ,pave over the pipeline except at road, sidewalk, pathway and other thoroughfare crossings. However, Grantor shall only be allowed to pave up to and into fifteen feet (15') of the Easement on the southernmost 445 linear feet of the pipeline. Grantor agrees to incorporate inspection inserts to facilitate leak surveys on concrete and asphalt paving. Grantor agrees that concrete paving must incorporate an expansion joint at the easement boundary to facilitate Grantor's access to the pipeline if necessary;

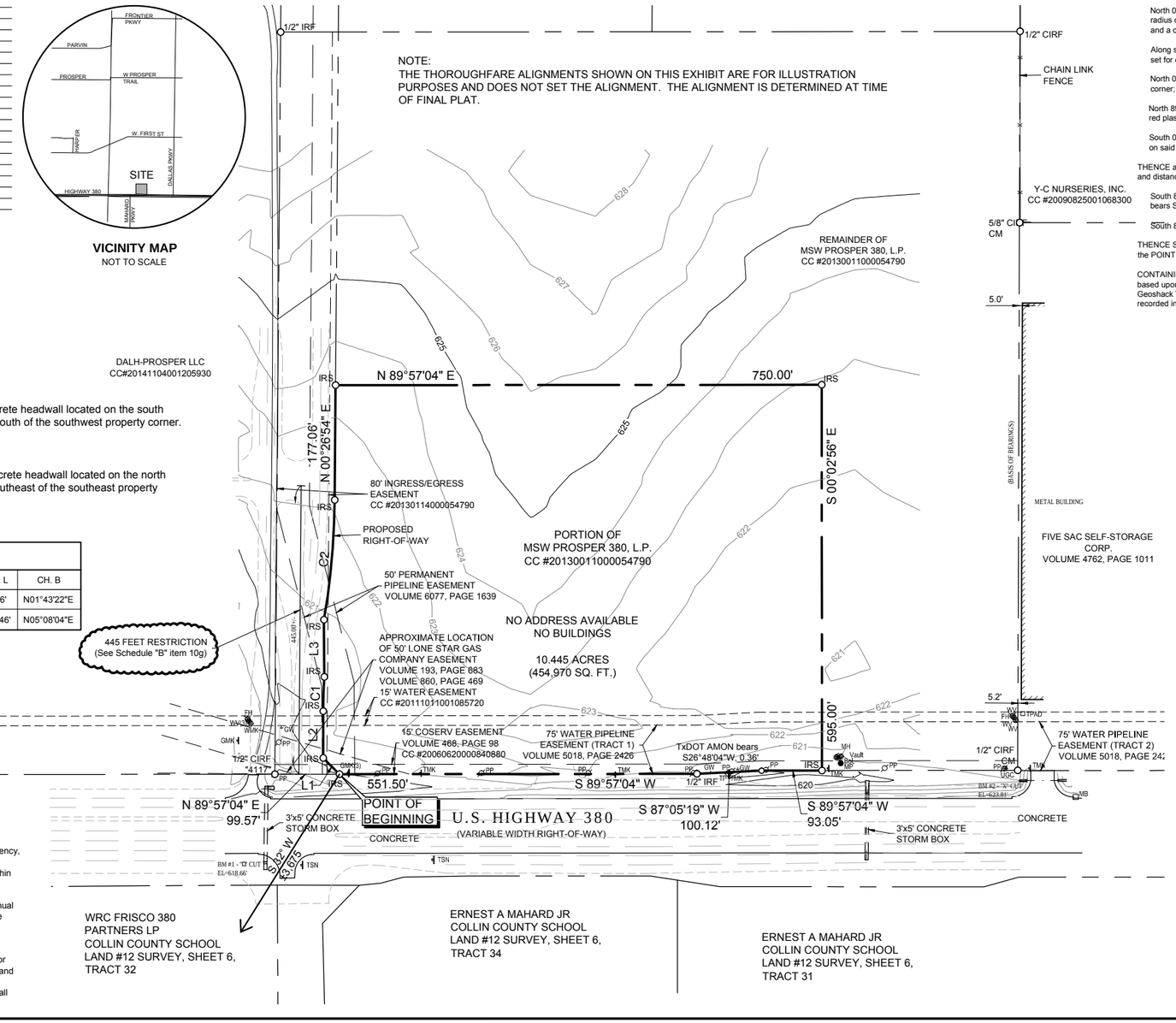
b. Grantor shall be allowed to cross the Easement with roads, driveways, alley ways and other thoroughfares.

c. Grantor shall be allowed to gravel the entire easement to include directly over the pipeline;

d. Grantor may at its own risk, store its materials and emplace storage facilities within the Easement;

e. Grantor may cross the Easement with other utilities including, but not limited to wastewater, electric, storm water, natural gas, fiber optics, telephone and other utility service lines or pipelines;

f. Grantor shall be allowed to landscape within the Easement to include emplacing sidewalks and other pathways at Grantor's own risk.



PROPERTY DESCRIPTION

STATE OF TEXAS Ã
COUNTY OF COLLIN Ã

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, City of Prosper, Collin County, Texas, being part of a tract of land described in deed to MSW Prosper 380, L.P. as recorded in County Clerk's Instrument No. 20130011000054790, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North right-of-way of U. S. Highway 380, a variable width right-of-way, said point being North 89 deg 57 min 04 sec East, 99.57 feet from a 1/2-inch iron rod with a plastic cap stamped "4117" found for the Southeast corner of a tract of land described in deed to Prosper Partners, L.P., as recorded in County Clerk's Instrument No. 20080930000247320, Official Public Records, Collin County, Texas;

THENCE departing said North right-of-way of U. S. Highway 380, over and across said MSW Prosper 380 tract, the following courses and distances:

North 45 deg 01 min 10 sec West, a distance of 35.37 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 02 min 47 sec West, a distance of 72.16 feet to the beginning of a non-tangent curve to the right having a radius of 856.00 feet, a central angle of 03 deg 32 min 18 sec, a chord bearing of North 01 deg 43 min 22 sec East, and a chord length of 52.86 feet;

Along said non-tangent curve to the right, an arc distance of 52.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 17 min 54 sec West, a distance of 88.23 feet to the beginning of a non-tangent curve to the left having a radius of 1,135.00 feet, a central angle of 09 deg 22 min 22 sec, a chord bearing of North 05 deg 08 min 04 sec East, and a chord length of 185.46 feet;

Along said non-tangent curve to the left, an arc distance of 185.67 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 26 min 54 sec East, a distance of 177.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 89 deg 57 min 04 sec East, over and across said MSW Prosper 380 tract, a distance of 750.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 00 deg 02 min 56 sec East, a distance of 595.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on said North right-of-way of U. S. Highway 380;

THENCE along said North right-of-way of U. S. Highway 380 and the South line of said MSW Prosper 380 tract, the following courses and distances:

South 89 deg 57 min 04 sec West, a distance of 93.05 feet to a point for corner from which an aluminum TxDOT monument found bears South 26 deg 48 min 04 sec West, a distance of 0.36 feet;

South 87 deg 05 min 19 sec West, a distance of 100.12 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 57 min 04 sec West, continuing along said North right-of-way of U. S. Highway 380, a distance of 551.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.445 acres or 454,970 square feet 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 October, 2013, utilizing a G.P.S. measurement using the Geoshack VRS Network of South 00 deg 10 min 41 sec West, along the most southerly east line of the MSW Prosper 380, L.P. Tract, recorded in County Clerk's File No. 20130011000054790, Official Public Records, Collin County, Texas.

SURVEYOR'S CERTIFICATION

To: MSW Prosper 380, L.P., a Texas limited partnership, Texas Health Resources, a Texas non-profit, corporation, Republic Title of Texas, Inc., Jackson Walker L.L.P. and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on October 08, 2013.

_____
Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued July 28, 2014 by First American Title Insurance Company bearing an effective date of July 17, 2014, GF# 1002-72577-RTT.

1. Restrictive covenants contained in deed recorded in CC #2014_____, Real Property Records, Collin County, Texas.

2-10c. Intentionally omitted, by Surveyor

10d. Easement granted by M.C. Wells and wife, M.E. Wells to Lone Star Gas Company, filed 06/01/1916, recorded in Volume 193, Page 683, Official Public Records, Collin County, Texas. As affected by Partial Release of Easement filed 04/04/1973, recorded in Volume 860, Page 469, Official Public Records, Collin County, Texas. (Affect the Subject Property as shown.)

10e. Easement granted by A. F Mize and Annie Ray Mize, his wife to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 468, Page 98, Official Public Records, Collin County, Texas. As affected by Agreement Defining Area Embraced Within Easement filed 06/20/2006, recorded In CC #20060620000840880, Official Public Records, Collin County, Texas. (Affects the subject property, as shown)

10f.Easement granted by The Buckle Trust to the City of Irving, filed 10/05/2001, recorded in Volume 5018, Page 2426, Official Public Records, Collin County, Texas. (Affects the subject property, as shown)

10g. Easement granted by The Buckle Trust to Energy Transfer Fuel, LP, filed 01/04/2006, recorded in Volume 6077, Page 1639, Official Public Records, Collin County, Texas. (Affects the subject property, as shown) ***SEE NUMBERS 3 AND 4 ABOVE FOR SPECIFICS**

10h. Easement granted by 110 Prosper Property, L.P. to the Town of Prosper, filed 10/11/2011, recorded In CC #20111011001085720, Official Public Records, Collin County, Texas. (Affects the subject property, as shown)

10i. Easement reserved in Deed from 110 Prosper Property, LP. to MSW Prosper 380, L.P. filed 01/14/2013, recorded in CC #20130114000054790, Official Public Records, Collin County, Texas. (Affects the subject property, as shown)

10j. Title to all oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interests, to the extent not previously reserved or conveyed, being reserved or conveyed in instrument filed __/__/2014, recorded in CC #2014_____, Real Property Records, Collin County, Texas.

10k. Intentionally omitted

10l. Repurchase Right contained in Special Warranty Deed filed __/__/2014, CC #2014_____, Real Property Records, Collin County, Texas.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the Official Public records but are not disclosed in said title commitment.

No.	DATE	REVISION	APPROV.
5	08/05/14	ADDED RESTRICTION	LJL
4	07/24/14	ADDRESSED NEW TITLE AND COMMENTS	LJL
3	5/20/14	TITLE COMMENTS	LJL
2	5/5/14	ADDED PROPOSED RIGHT-OF-WAY	LJL
1	10/24/13	ADDED ESMTS AND TITLE	LJL

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Surveyors No. 100860-00 Expires 12/31/2013
Texas Engineers Registration No. 86

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COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
CITY OF PROSPER
COLLIN COUNTY, TEXAS
TEXAS HEALTH RESOURCES
612 E. LAMAR BOULEVARD, 10TH FLOOR
ARLINGTON, TEXAS 76011

SUP EXHIBIT A S15-0003

Date : 10.09.13
Scale : 1" = 100'
File : 68001.0A - SUP Exhibit A
Project No. : 68001.00

SUP-1.0

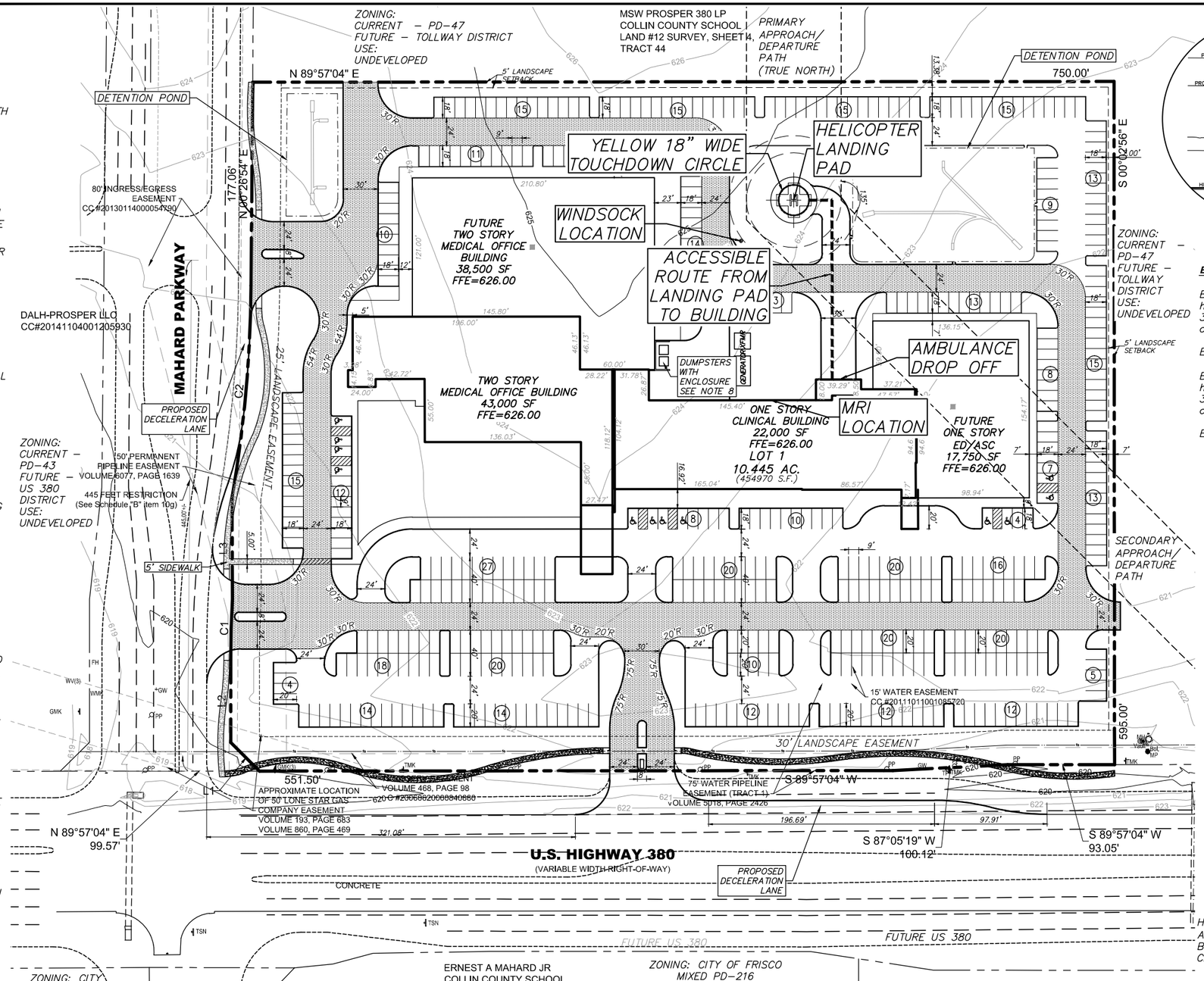
G:\68001\0\AENGINEERING\Exhibits\68001.0A - SUP Exhibit A.dwg

CITY SITE PLAN NOTES

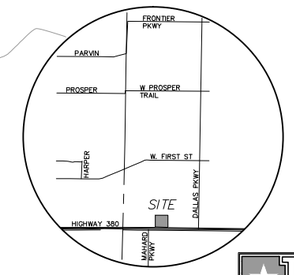
1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISIO ORDINANCE.
4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10) 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.
11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
14) 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.
15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19) NO 100-YEAR FLOODPLAIN EXISTS ON SITE.
20) NO EXISTING TREES ON SITE.
21) ALL DETENTION PONDS TO BE AMENITIZED.

PROPOSED FIRE LANE
PROPOSED SIDEWALK
XFMR TRANSFORMER

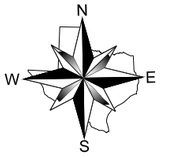
NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL TEXT AND STRIPING PER FAA AC 150/5390-2C.
3. HELICOPTER TYPE IS BELL 222 WITH 42; ROTOR DIAMETER.
4. NO EASEMENT IS REQUIRED FROM NORTHERN PROPERTY.
5. NO TREES ON SITE.
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



NOTES(CONTINUED):
7. EMERGENCY VEHICLES(AMBULANCE) HAVE A DEDICATED ENTRANCE ON THE NORTH SIDE OF THE BUILDING. PATIENTS WILL BE DROPPED OFF HERE BY EMERGENCY VEHICLES. CRITICALLY SICK/INJURED PATIENTS WILL BE PICKED UP AT THE EMERGENCY VEHICLE ENTRANCE AND TRANSPORTED AN AN ACUTE CARE HOSPITAL.
8. THE DUMPSTER ENCLOSURE WILL BE 8' HIGH SPLIT-FACE STONE ENCLOSURE WITH METAL GATES, APPROXIMATELY 26' WIDE BY 17' DEEP. COLOR TO MATCH CAEN STONE COLOR OF TILT WALL.
9. FUNDS FOR SIDEWALK ALONG US 380 WILL BE ESCROWED.



VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG TEXAS 811

BENCH MARKS:

BM #1 – " " cut at the centerline of a concrete headwall located on the south side of U.S. Highway 380, ±134.90 feet south of the southwest property corner.

ELEVATION – 618.66 feet

BM #2 – "X" cut at the centerline of a concrete headwall located on the north side of U.S. Highway 380, ±21.25 feet southeast of the southeast property corner.

ELEVATION – 623.81 feet

LEGEND

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

PRELIMINARY SITE DATA TABLE	
LOT NUMBER	1
ZONING	PD-47
PROPOSED USE	MEDICAL OFFICE
LOT AREA (AC)	10.445
BUILDING AREA (SF)	122,500
BUILDING HEIGHT (FT)	33' 9"
LOT COVERAGE	21.37%
FLOOR AREA RATIO	1.5
TOTAL PARKING REQUIRED	330
TOTAL PARKING PROVIDED	481
HC PARKING REQUIRED	11
HC PARKING PROVIDED	17
OPEN SPACE REQUIRED (SF)	31,849
OPEN SPACE PROVIDED (SF)	60,184
OPEN SPACE RATIO REQUIRED	7%
OPEN SPACE RATIO PROVIDED	13.23%
INTERIOR LANDSCAPING REQUIRED (SF) 115 SF/PKG SPOT)	7,215
INTERIOR LANDSCAPING PROVIDED (SF)	11,292
SQUARE FOOTAGE OF IMPERVIOUS SURFACE (SF)	325,714

*TOTAL PARKING INCLUDES HC SPACES

HOSPITAL PARKING ANALYSIS:
A. NUMBER OF EXAM ROOMS @1.5/ROOM = 137
B. FITNESS CENTER 6600 SF @ 1:200 = 33
C. NUMBER OF EMPLOYEES 200 @ 1 EACH= 160
TOTAL = 330

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

EXHIBIT B – S15-0003

No.	DATE	REVISION	APPROV.
		LAST SAVED BY: SHUBACH April 29, 2015	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
901 HILLCREST PLAZA DRIVE, SUITE 325
PLANO, TEXAS 75230
Texas Engineering Registration No. 89
Texas Surveying Registration No. 100866-00
(972) 490-7090
(972) 490-7099 FAX

STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL D. GLANZ, P.E. #83294. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES
REGISTERED PROFESSIONAL ENGINEER
03 - 23 - 2015

SUP SITE PLAN
TEXAS HEALTH – INTEGRATED HEALTH CAMPUS PROSPER, TEXAS
68001.0A

SUP–1.1

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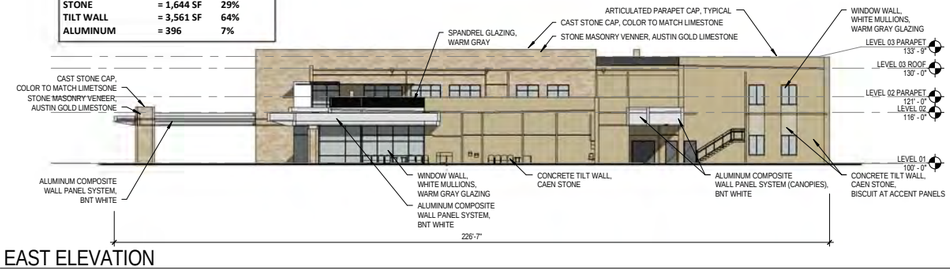
MATERIAL CALCULATION TABLE

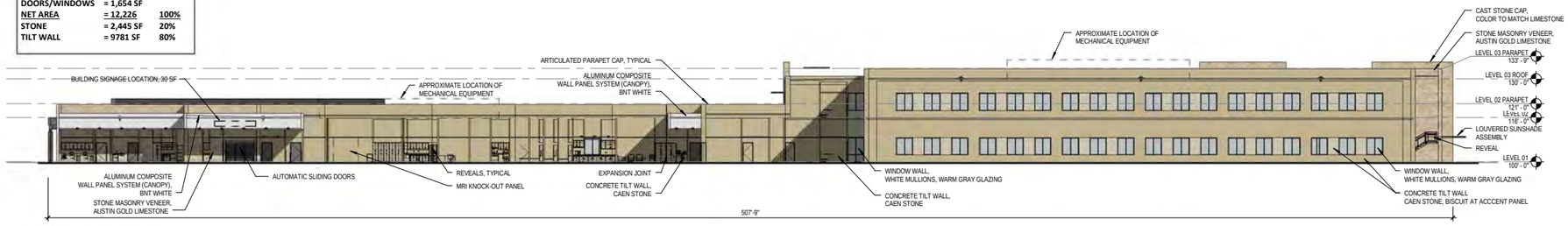
EAST ELEVATION MATERIALS:		
GROSS AREA	= 6,772	
DOORS/WINDOWS	= 919 SF	
NET AREA	= 5,601	100%
STONE	= 1,644 SF	29%
TILT WALL	= 3,561 SF	64%
ALUMINUM	= 396	7%



01 EAST ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

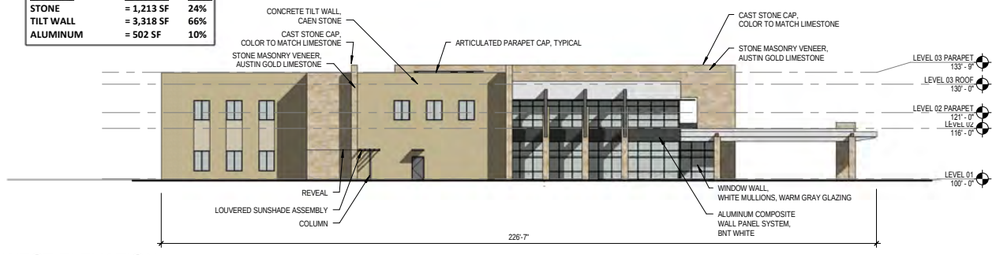
NORTH ELEVATION MATERIALS:		
GROSS AREA	= 13,880 SF	
DOORS/WINDOWS	= 1,654 SF	
NET AREA	= 12,226	100%
STONE	= 2,445 SF	20%
TILT WALL	= 9781 SF	80%



02 NORTH ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

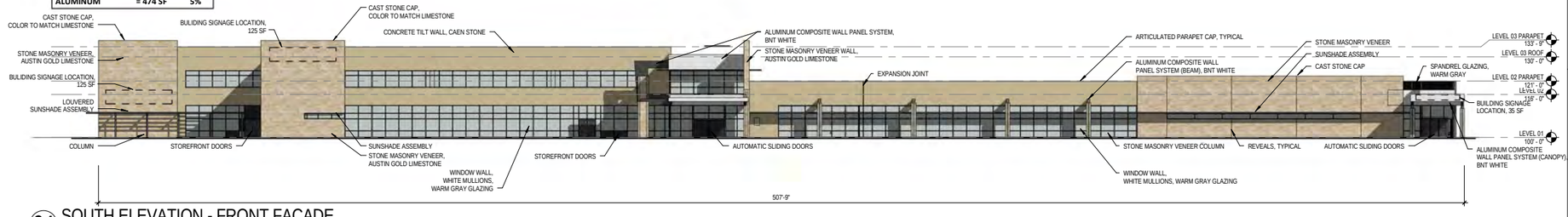
WEST ELEVATION MATERIALS:		
GROSS AREA	= 6,133 SF	
DOORS/WINDOWS	= 1,100 SF	
NET AREA	= 5,033 SF	100%
STONE	= 1,213 SF	24%
TILT WALL	= 3,318 SF	66%
ALUMINUM	= 502 SF	10%



03 WEST ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

SOUTH ELEVATION MATERIALS:		
GROSS AREA	= 13,697 SF	
DOORS/WINDOWS	= 4,861 SF	
NET AREA	= 8,836 SF	100%
STONE	= 4,571 SF	52%
TILT WALL	= 3,791 SF	43%
ALUMINUM	= 474 SF	5%

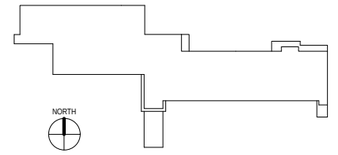


04 SOUTH ELEVATION - FRONT FACADE
1" = 20'-0"

PERKINS+WILL

NOTES:
1. This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Department
2. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance
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 Inspections Department
5. Windows shall have a maximum exterior visible reflectivity of ten (10) percent

COLORS BY MATERIAL:
1. ALUMINUM COMPOSITE WALL PANEL SYSTEM - BNT WHITE
2. STONE MASONRY VENEER - AUSTIN GOLD LIMESTONE
3. CAST STONE - MATCH LIMESTONE COLOR
4. CONCRETE TILT WALL
   MAIN COLOR: CAEN STONE
   ACCENT COLOR: BISCUIT
5. WINDOW WALL
   MULLIONS: WHITE TO MATCH BNT WHITE
   GLAZING: WARM GRAY (VISION AND SPANDREL GLAZING)



BUILDING OUTLINE

Texas Health Resources

TEXAS HEALTH - INTEGRATED HEALTH CAMPUS

PROSPER, TEXAS

U.S. HIGHWAY 380
BLOCK A, LOT 1

COLLIN COUNTY SCHOOL LAND #12
TOWN OF PROSPER
COLLIN COUNT, TEXAS

TEXAS HEALTH RESOURCES
612 E. Lamar Blvd, Ste. 200, Arlington, TX 76011
682.236.6506 (TEL)
682.236.7124 (FAX)

04.29.2015

SUP EXHIBIT D