

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 7, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. **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 May 17, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Preliminary Site Plan for a church/private school/child day care development (St. Martin de Porres), on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0002).

3c. Consider and act upon a Final Plat for St. Martin de Porres, Block A, Lots 2 and 4, and a Conveyance Plat for St. Martin de Porres, Block A, Lots 1 and 3, on 52.0± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0036).

3d. Consider and act upon a Site Plan for a church/private school/child day care development (St. Martin de Porres), on 26.8± acres, located on the west side of Teel Parkway, 800± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0050).

3e. Consider and act upon a Final Plat for Primrose Windsong Addition, Block A, Lot 1, on 2.6± acres, located on the east side of Gee Road, 1,950± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-14 (S-14). (D16-0049).

3f. Consider and act upon a Site Plan for two retail buildings in the Gates of Prosper, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0051).

3g. Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 4, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0052).

3h. Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 3, on 1.6± acres, located on the north side of Richland Boulevard, 380± feet west of Coit Road. This property is zoned Office (O) and Specific Use Permit-8 (S-8). (D16-0055).

REGULAR AGENDA

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

4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007).
5. Consider and act upon a request for a façade exception for the Windsong Ranch, Phase 4A Amenity Center, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. (MD16-0005).
6. Recess into Closed Session in compliance with Section 551.071, Texas Government Code, for consultation with the Town Attorney relative to legal issues associated with development standards and zoning ordinances, and all matters incident and related thereto.
7. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
8. Consider and act upon revisions to the minutes of the April 19, 2016, regular Planning and Zoning Commission meeting.
9. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
10. 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 June 3, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Carol Myers, Deputy Town Secretary

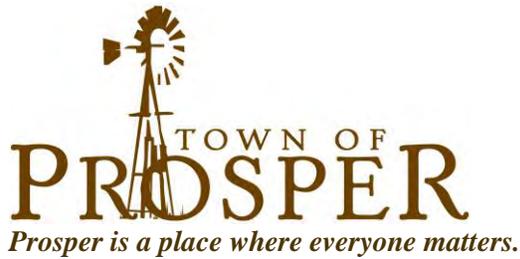
Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, May 17, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 6:01 p.m.

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

Commissioner(s) absent: Chad Robertson, and Tripp Davenport

Staff present: Director of Development Services, John Webb; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

3a. Consider and act upon minutes from the May 3, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Site Plan for Windsong Ranch, Phase 4A Amenity Center, on 16.9± acres, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D16-0046).

3c. Consider and act upon a Site Plan for Reynolds Middle School Temporary Buildings, on 74.0± acres, located on the east side of Coleman Street, 1,600± feet south of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D16-0048).

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

4. Consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004).

Webb: Summarized the request and presented exhibits provided by the applicant.

David Blom (Developer): Described proposed alternative materials and desire to maintain a consistent appearance throughout the Windsong Ranch Development. Described locations throughout the development where similar materials would be used.

Commission Discussion: Commissioners expressed support for the request and appreciation for the developer's effort to maintain a consistent appearance throughout the development.

Motioned by Daniel, seconded by Andres to approve Item 4. Motion approved 5-0.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 2.6± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0009).

Hubbard: Summarized the request and presented exhibits provided by the applicant. Provided information on the surrounding properties. Notified Commissioners that the Town has received one Public Hearing Reply form, not in opposition to the request. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

David Bond (Applicant): Described the proposed development as a retail and office development that will be built in multiple phases. Stated a layout for the development has not been finalized.

Fred Hill (Adjacent Resident): Expressed concerns about the lights and traffic created from current development and how that concern would increase with additional retail development.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commissioners thanked Mr. Hill for his comments and for expressing his concerns regarding retail development. Commissioners voiced support for the rezoning request and its compliance to the Town's Future Land Use Plan.

Motioned by Snyder, seconded by Hema, to approve Item 5. Motion approved 5-0.

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

Webb: Reviewed action taken at the May 10th, 2016; Town Council meeting. Invited Commissioners to attend and be judges at the 2nd Annual Employee Derby Races at Frontier Park Baseball Pavilion on June 10, 2016.

7. Adjourn.

Motioned by Snyder, seconded by Hema, to adjourn. Motion approved 5-0 at 6:49 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Preliminary Site Plan for a church/private school/child day care development (St. Martin de Porres), on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0002).

Description of Agenda Item:

The Preliminary Site Plan shows two school/day care buildings, a parish hall, and church totaling 174,870 square feet. Access is provided from Teel Parkway and Windsong Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to PD-40 and S-15 development standards.

As companion items, the Final Plat/Conveyance Plat (D16-0036) and Site Plan (D16-0050) for St. Martin de Porres are on the June 7, 2016, agenda.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Site Plan meets minimum development requirements.

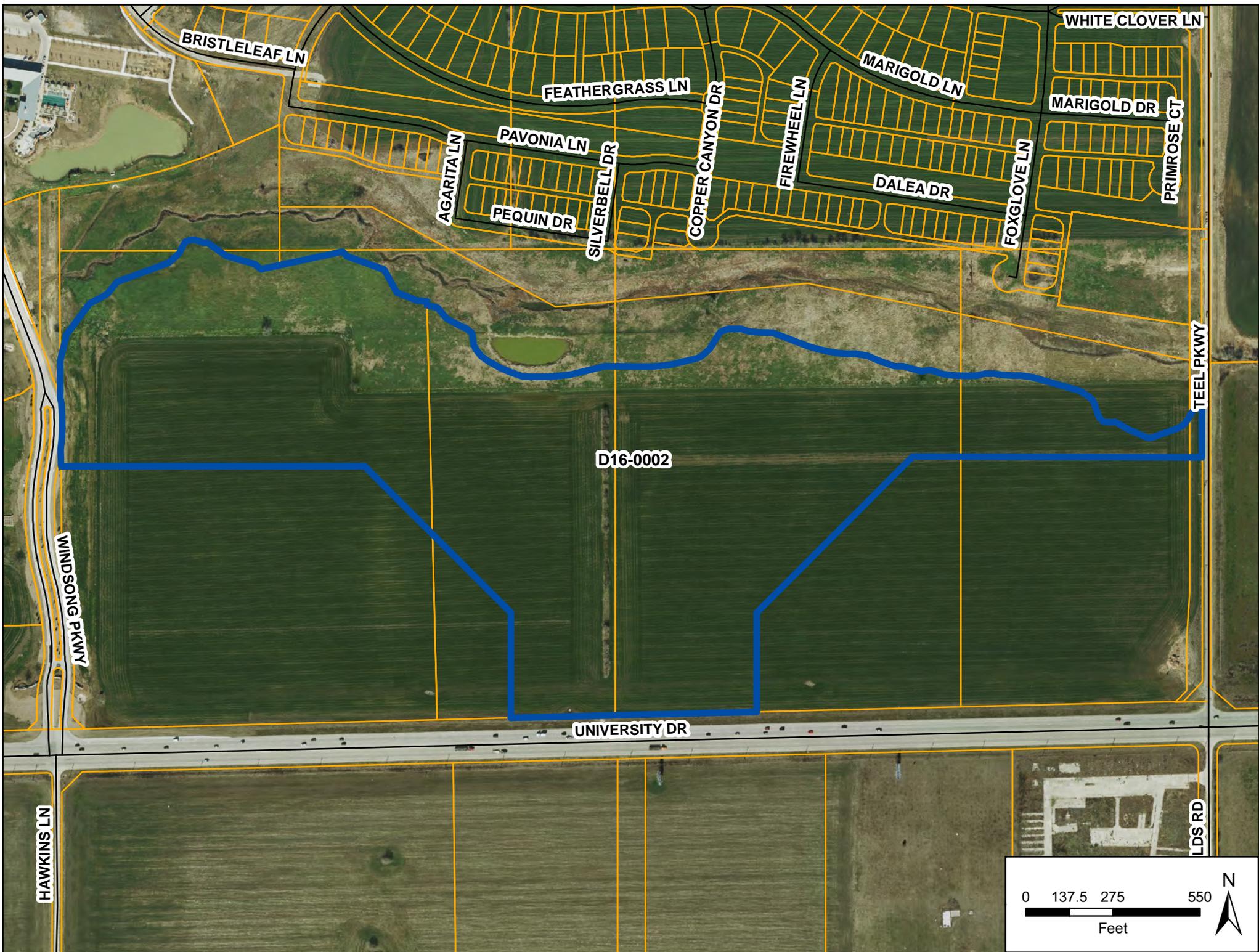
Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

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

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



BRISTLELEAF LN

FEATHERGRASS LN

MARIGOLD LN

WHITE CLOVER LN

PAVONIA LN

MARIGOLD DR

AGARITA LN

PEQUIN DR

SILVERBELL DR

COPPER CANYON DR

FIREWHEEL LN

DALEA DR

FOXGLOVE LN

PRIMROSE CT

D16-0002

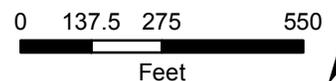
TEEL PKWY

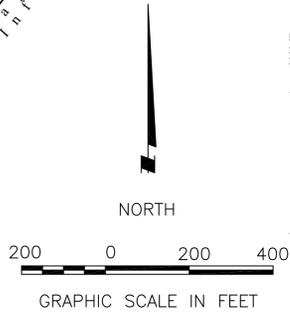
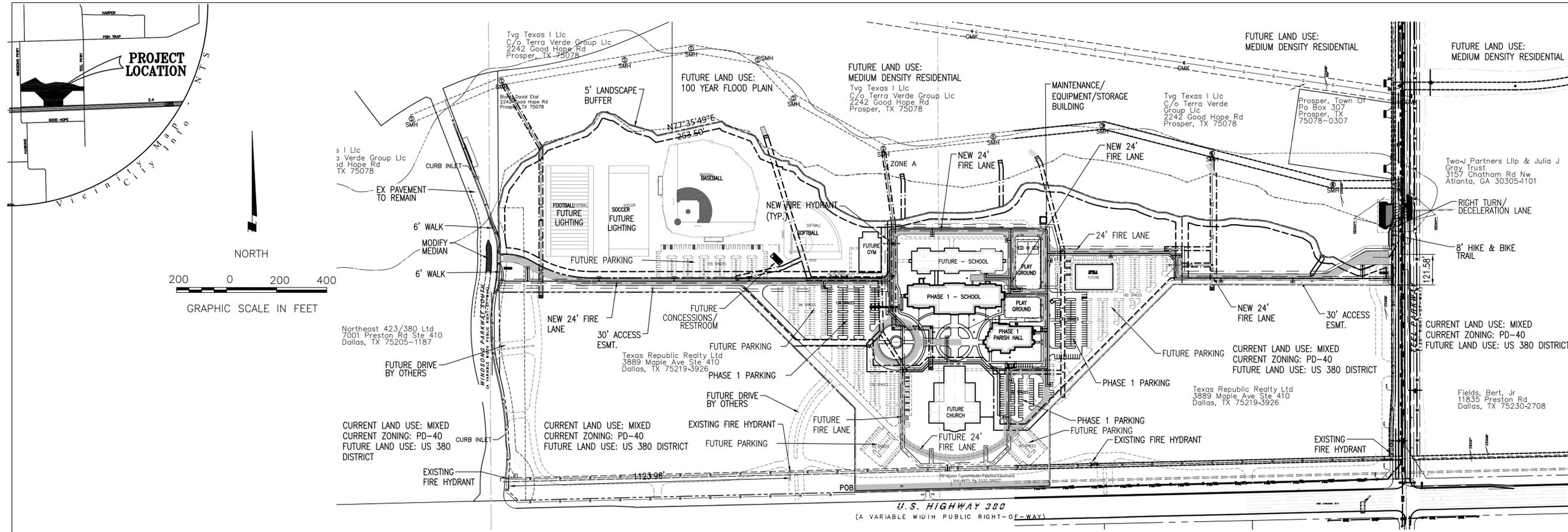
WINDSONG PKWY

UNIVERSITY DR

HAWKINS LN

LDS RD





LEGEND

24' FIRE LANE (UNLESS NOTED OTHERWISE)	
100 YR. FULLY DEVELOPED FLOOD PLAIN	
BUILDING SETBACK	
CENTER LINE	
DRAINAGE EASEMENT	
FDC	
LANDSCAPE EASEMENT	
LOT LINES	
PROPOSED FIRE HYDRANT	
SEWER EASEMENT	
UTILITY EASEMENT	

MASTER PLAN DEVELOPMENT

SCALE: 1" = 200'

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

SITE DATA SUMMARY TABLE					
Existing Zoning	Proposed Zoning	PD-40 With Amendments			
		Lot 1	Lot 2	Lot 3	Lot 4
Lot Area		741784	987048	358862	179329
	SF	17.029	22.660	8.238	4.117
	Acres				
Proposed Land Use		Athletics	School	Church	Open Space/Drive
Building Area - Phase 1		0	58020	0	
Building Area - Phase 2		14850	64000	38000	
Building Area - Full Development		14850	122020	38000	
Building Height - Phase 1		<40'	55 FT	NA	
Building Height - Full Development		<40'	55 FT	70 FT	
Lot Coverage (Full Development)		0.02	0.09	0.10	
Floor Area Ratio (Full Development)		0.02	0.12	0.11	
Total Parking Required - Full Dev		945			
Total Parking Provided - Full Dev		952			
Handicap Parking Required		45			
Handicap Parking Provided		45			
Queuing Required - (1184 Students)		225	Vehicles	4500	Feet
Queuing Provided - (1184 Students)		284	Vehicles	5680	Feet
Total Net Lot Area		2253316 sf			
Total Open Space Required(7%)		157732 sf			
Total Open Space Provided		1376752 sf			
Total Open Space Percentage Provided		61 %			
Interior Landscaping Required - Full Dev		14445 SF			
Interior Landscaping Provided - Full Dev		50605 SF			
Square Footage of Impervious Surface		370782 SF Phase 1			
Day Care Play Area:					
Required	100	Students	65	SF/Child	6500 SF
Provided					11492 SF

Parking Calculation - Master Plan Full Development				
Church	2000	seats	667	1 sp/3 seats
Parish Hall	600	seats	200	1 sp/3 seats
School - Future	36	Classrooms	54	1.5 sp/classroom
Day Care	96	Students	10	1 sp/10 students + 1 per teacher
	8	Teachers	8	
Office (In School)	1900	SF	6	1 sp/350 SF
Total Parking Required	945			
Total Parking Provided	967			

- SITE PLAN NOTES:**
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

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

REVISIONS

D16-0002

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

Hahnfeld Hoffer Stanford
 architects planners interiors
 200 Bailey Ave., Suite 200
 Fort Worth, Texas 76107
 817.921.5928
 817.302.0692 fax

STEELE & FREEMAN, INC.
 DESIGN BUILDER
 1301 Lawson Road
 Fort Worth, Texas 76131
 817.232.4742
 817.232.9113 fax

CONSULTANTS
 BAIRD HAMPTON & BROWN, INC.
 CIVIL ENGINEER
 6300 RIDGLEA PLACE STE, 700
 FORT WORTH, TEXAS 76116
 TEL 817.338.1277
 FAX 817.338.9245

METRO STRUCTURAL CONSULTANTS
 STRUCTURAL ENGINEER
 350 NE LOOP 820, STE 507
 HURST, TEXAS 76053
 TEL 817.284.8833
 FAX 871.284.5075

BAIRD HAMPTON & BROWN, INC.
 MECH/PLUMB/ELEC ENGINEER
 6300 RIDGLEA PLACE STE, 700
 FORT WORTH, TEXAS 76116
 TEL 817.338.1277
 FAX 817.338.9245

THIS DOCUMENT IS
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 PURPOSE OF
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 UNDER THE
 AUTHORITY OF
 JOHN W. BAIRD, JR.
 P.E. Tx No. 42645
 IT IS NOT INTENDED
 FOR CONSTRUCTION,
 BIDDING OR PERMIT
 PURPOSES.
 6/01/2016

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

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

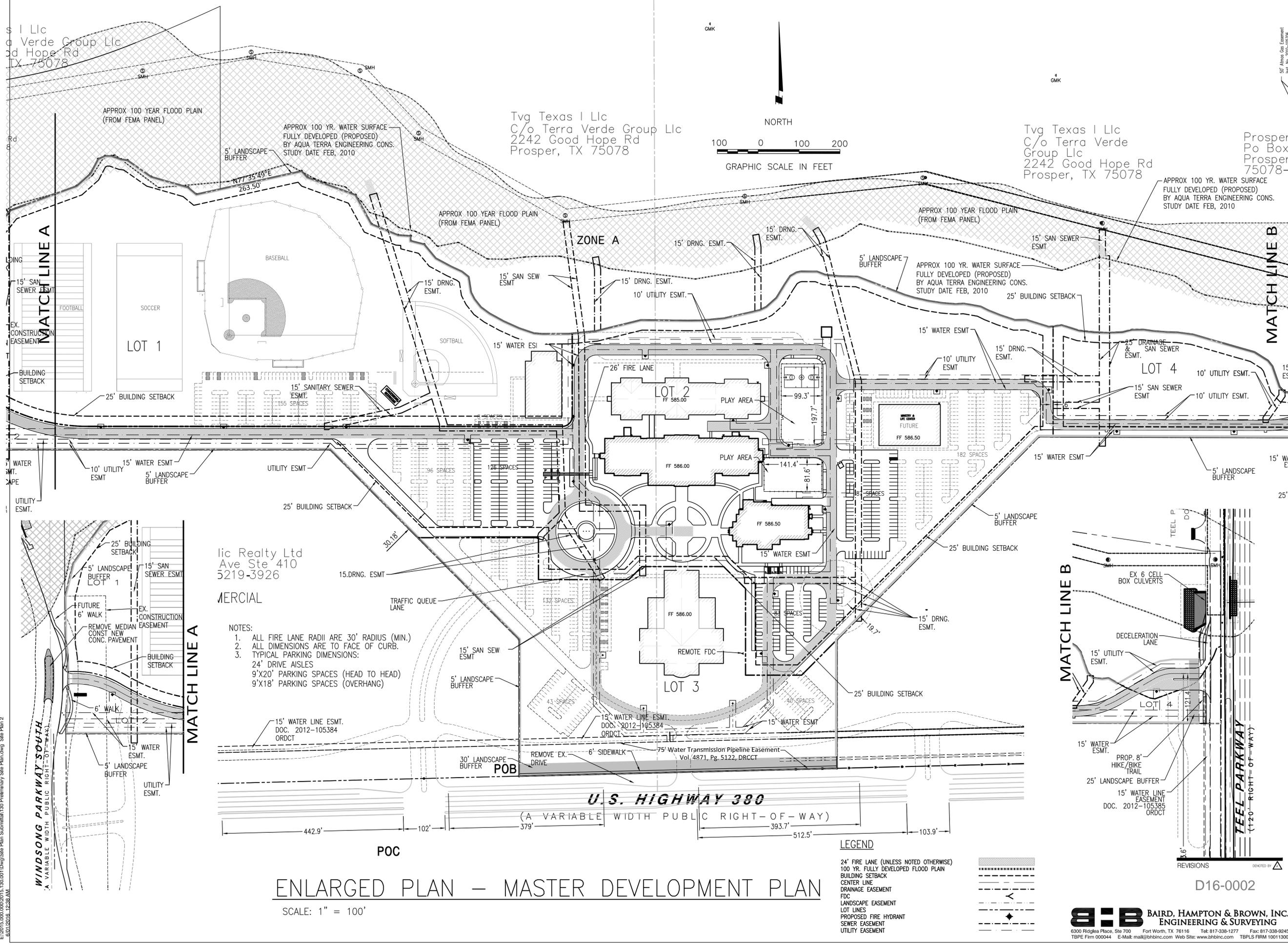
SHEET

PRELIMINARY SITE PLAN

C1.0
 OF 40 C SHEETS

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Copyright © 2015 Hahnfeld Hoffer Stanford



lic Realty Ltd
Ave Ste 410
5219-3926

MERCIAL

- NOTES:
1. ALL FIRE LANE RADII ARE 30' RADIUS (MIN.)
 2. ALL DIMENSIONS ARE TO FACE OF CURB.
 3. TYPICAL PARKING DIMENSIONS:
24' DRIVE AISLES
9'X20' PARKING SPACES (HEAD TO HEAD)
9'X18' PARKING SPACES (OVERHANG)

U.S. HIGHWAY 380

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ENLARGED PLAN - MASTER DEVELOPMENT PLAN

SCALE: 1" = 100'

LEGEND

- 24' FIRE LANE (UNLESS NOTED OTHERWISE)
- 100 YR. FULLY DEVELOPED FLOOD PLAIN
- BUILDING SETBACK
- CENTER LINE
- DRAINAGE EASEMENT
- FDC
- LANDSCAPE EASEMENT
- LOT LINES
- PROPOSED FIRE HYDRANT
- SEWER EASEMENT
- UTILITY EASEMENT

D16-002

Hahnfeld Hoffer Stanford
architects planners interiors
200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5928
817.302.0692 fax

STEELE & FREEMAN, INC.
DESIGN BUILDER
1301 Lawson Road
Fort Worth, Texas 76131
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6/01/2016

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

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

PRELIMINARY SITE PLAN
C1.2
OF 40C SHEETS

BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Ste 700 Fort Worth, TX 76116 Tel: 817-338-1277 Fax: 817-338-9245
TBPE Firm 00004 E-Mail: mail@bhinc.com Web Site: www.bhbinc.com TBPLS Firm 10011300

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PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Final Plat for St. Martin de Porres, Block A, Lots 2 and 4, and a Conveyance Plat for St. Martin de Porres, Block A, Lots 1 and 3, on 52.0± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0036).

Description of Agenda Item:

The purpose of this plat is to dedicate all easements necessary for development of Block A, Lots 2 and 4, and to dedicate off-site easements on Lots 1 and 3. The Final Plat and Conveyance Plat conform to the PD-40 and S-15 development standards.

As companion items, the Preliminary Site Plan (D16-0002) and Site Plan (D16-0050) for St. Martin de Porres are on the June 7, 2016, agenda.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat/Conveyance Plat meets minimum development requirements.

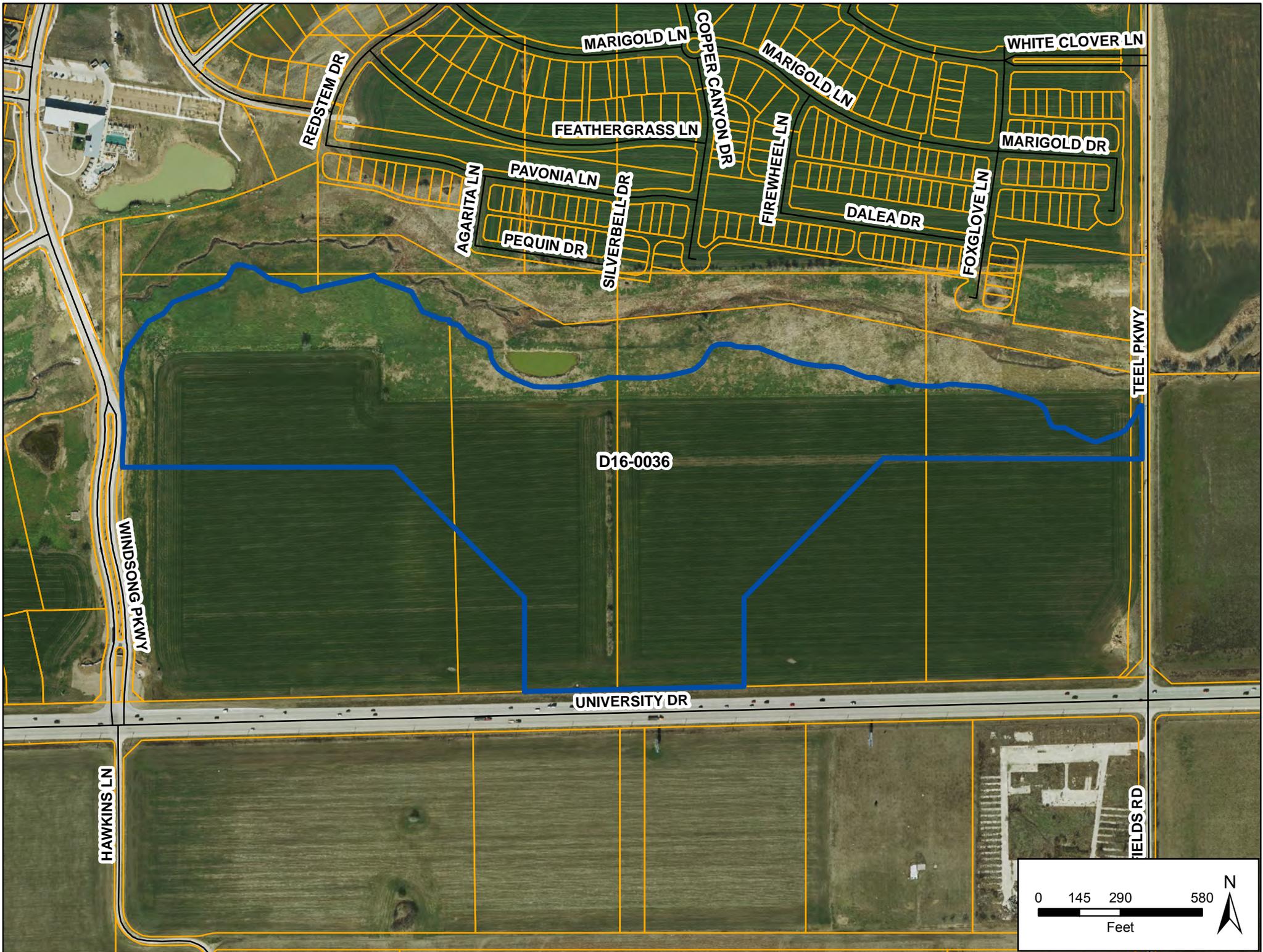
Attached Documents:

1. Location Map
2. Final Plat/Conveyance Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat/Conveyance Plat, subject to:

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



MARIGOLD LN

COPPER CANYON DR

WHITE CLOVER LN

REDSTEM DR

FEATHERGRASS LN

MARIGOLD LN

MARIGOLD DR

AGARITA LN

PAVONIA LN

SILVERBELL DR

FIREWHEEL LN

DALEA DR

FOXGLOVE LN

PEQUIN DR

TEEL PKWY

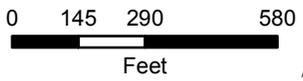
D16-0036

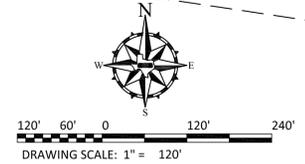
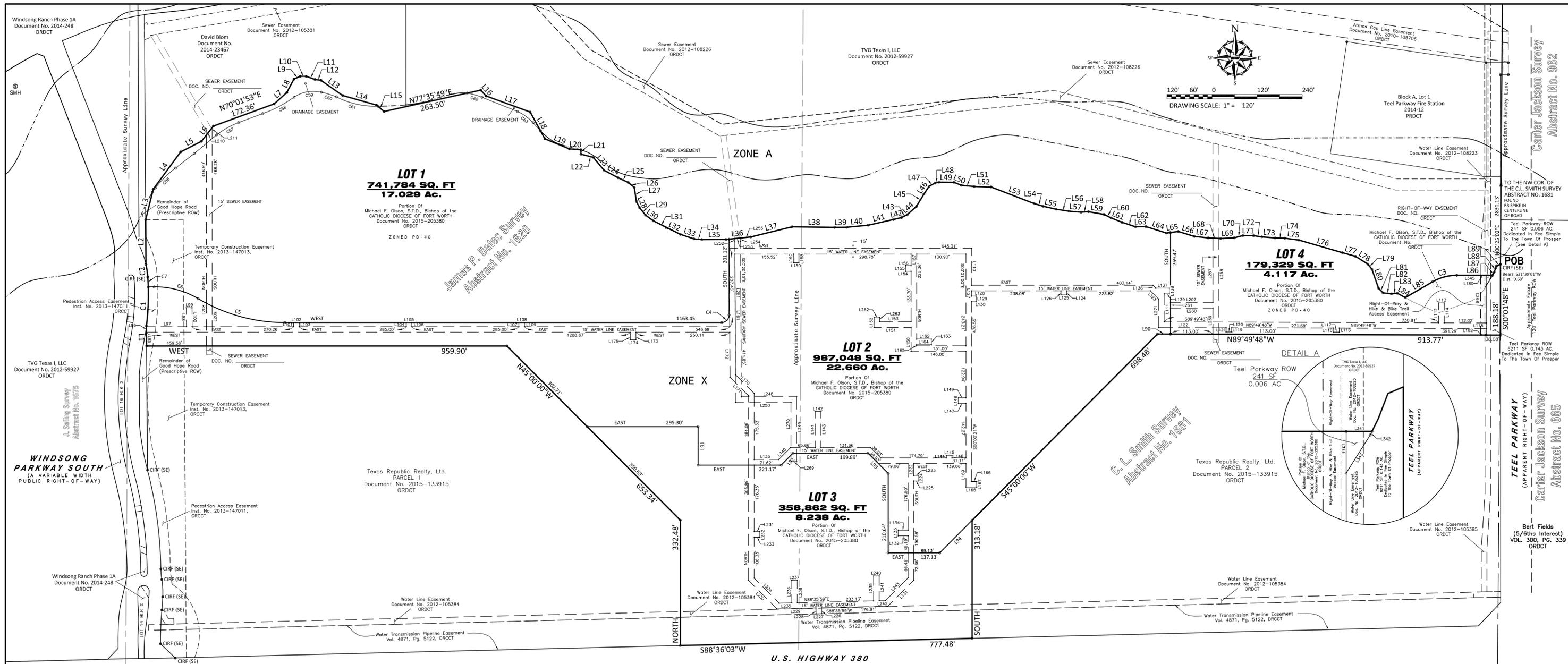
WINDSONG PKWY

UNIVERSITY DR

HAWKINS LN

FIELDS RD





LEGEND

CIRF (SE).....1/2" Capped Iron Rod Marked "SPIARS ENG"
 CIRF (BHB), 5/8" Capped Iron Rod Marked "BHB INC"
 F.A.D.U.E.....Fire Lane, Access, Drainage and Utility Easement
 IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
 ORPCT.....Official Public Records Colin County, Texas
 ORDCT.....Official Public Records Denton County, Texas
 PRDCT.....Plat Records Denton County, Texas

NOTES

- Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
- All distances shown are at ground.
- Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.

Owner:
 Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH
 The Catholic Center
 800 West Loop 820 South
 Fort Worth, Texas 76108-2919

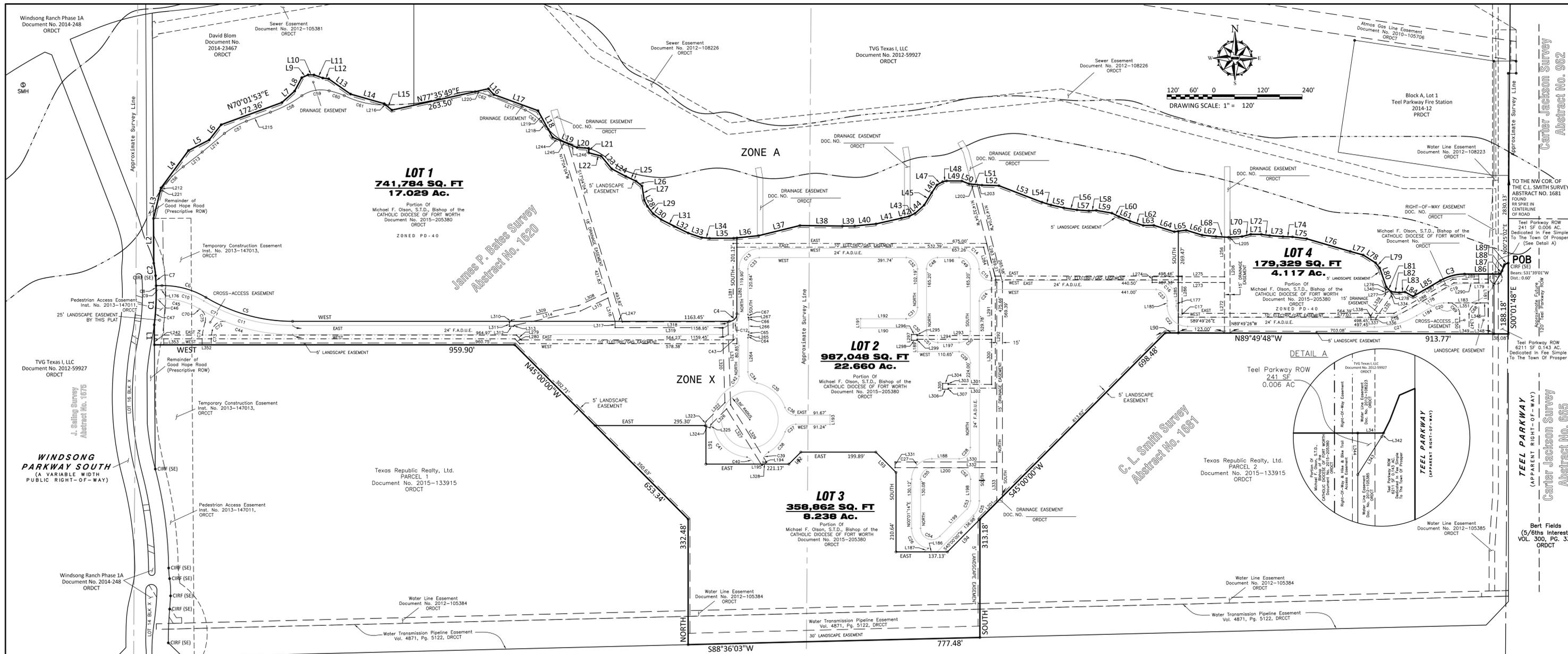
Land Surveyor:
BBAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
 6500 Ridgelo Place, Ste. 700, Ft. Worth, TX 76116
 jmrgrlto@bhbinc.com 817-338-1277 www.bhbinc.com
 BHB Project # 2015.130.000 TBPE Firm F-44 TBPLS Firm 10011300

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length									
L1	N0°25'14"W	53.00'	L32	S65°46'32"E	40.90'	L63	N88°59'12"E	27.91'	L94	N45°00'00"E	122.15'	L125	N80°00'00"W	15.00'	L156	N90°00'00"E	14.31'	L187	N45°00'00"E	13.31'	L218	N42°53'19"W	29.01'	L248	N90°00'00"E	147.10'	L279	S45°00'00"E	18.00'									
L2	N0°21'42"W	118.64'	L33	S71°27'46"E	38.03'	L64	S72°40'07"E	30.45'	L95	N0°25'14"W	36.25'	L126	N0°20'13"W	10.50'	L157	N0°00'00"W	30.45'	L188	N90°00'00"E	72.51'	L219	S28°52'06"E	56.63'	L249	S0°00'00"E	172.14'	L280	S45°00'00"E	18.00'									
L3	N14°01'17"E	83.35'	L34	S85°07'34"E	20.74'	L65	N82°22'56"E	31.65'	L96	N0°25'14"W	15.00'	L127	S0°32'21"E	13.80'	L158	S0°00'00"W	22.54'	L189	N0°00'00"W	33.01'	L220	N77°35'49"E	36.48'	L250	S90°00'00"W	147.05'	L281	N0°00'00"E	255.63'									
L4	N36°24'42"E	122.80'	L35	N89°46'50"E	64.46'	L66	S72°58'53"E	44.69'	L97	N89°39'47"W	11.96'	L128	N89°39'47"W	11.96'	L159	N90°00'00"E	15.00'	L190	N90°00'00"W	121.71'	L221	N14°01'17"E	7.80'	L251	N14°01'17"E	426.05'	L282	N0°00'00"E	255.63'									
L5	N63°00'07"E	62.17'	L36	N84°14'51"E	66.71'	L67	S83°51'48"E	36.91'	L98	N0°20'13"W	50.15'	L129	S0°00'00"E	15.00'	L160	N0°00'00"E	22.46'	L191	N0°00'00"E	24.00'	L222	S0°00'00"W	31.12'	L252	N6°58'43"W	8.55'	L283	S14°32'04"E	89.36'									
L6	N38°13'44"E	51.46'	L37	N76°14'53"E	113.15'	L68	S87°03'23"E	33.63'	L99	N90°00'00"E	15.00'	L130	N89°59'10"W	11.96'	L161	S0°20'13"E	320.34'	L192	N90°00'00"E	121.71'	L223	S89°58'08"E	11.69'	L253	N84°14'51"E	15.01'	L284	S14°32'04"E	84.85'									
L7	N48°06'12"E	45.28'	L38	S89°16'30"E	113.26'	L69	N86°51'58"E	36.11'	L100	S0°20'13"E	50.15'	L131	S45°00'00"W	97.20'	L162	N89°59'00"E	38.81'	L193	S0°00'00"E	24.00'	L224	S0°00'00"E	15.00'	L254	S7°44'13"E	9.27'	L285	N0°00'00"E	98.91'									
L8	N27°59'58"E	40.16'	L39	N89°33'58"E	32.60'	L70	N75°32'30"E	23.72'	L101	N0°20'13"W	11.00'	L132	N80°00'00"W	26.20'	L163	S0°00'00"E	14.98'	L194	S0°00'00"W	5.68'	L225	S89°59'10"E	11.69'	L255	N84°14'51"E	29.01'	L286	N0°00'00"E	98.91'									
L9	N66°02'31"E	18.53'	L40	N84°32'06"E	57.26'	L71	S89°30'09"E	28.40'	L102	N80°00'00"E	15.00'	L133	N0°20'13"E	15.00'	L164	S89°57'11"W	38.81'	L195	N90°00'00"W	24.06'	L226	S1°23'57"E	15.88'	L256	S0°00'00"E	105.42'	L287	N0°00'00"E	181.63'									
L10	S89°51'39"E	15.62'	L41	N77°22'12"E	68.85'	L72	S81°41'49"E	22.21'	L103	S9°20'13"E	11.00'	L134	N80°00'00"E	26.11'	L165	S0°00'00"E	2.90'	L196	N90°00'00"E	56.65'	L227	S88°36'03"W	15.00'	L257	S0°00'00"E	170.56'	L288	N60°00'00"E	181.63'									
L11	S70°26'59"E	24.93'	L42	N76°17'20"E	21.86'	L73	S85°30'16"E	35.61'	L104	N0°20'13"W	11.00'	L135	N90°00'00"E	65.41'	L166	N90°00'00"E	13.91'	L197	S90°00'00"W	56.65'	L228	N1°23'57"W	15.88'	L258	S0°00'00"E	254.19'	L289	N90°00'00"E	93.85'									
L12	S82°07'55"E	15.81'	L43	N63°27'16"E	17.12'	L74	S88°20'00"E	25.45'	L105	N90°00'00"E	15.00'	L136	S44°49'02"E	11.04'	L167	S0°00'00"E	15.00'	L198	S88°35'59"W	57.57'	L229	S88°35'59"W	103.92'	L259	N90°00'00"E	69.35'	L290	N90°00'00"E	91.17'									
L13	S55°16'31"E	70.84'	L44	N48°21'07"E	32.92'	L75	S82°33'33"E	38.11'	L106	S0°20'13"E	11.00'	L137	N90°00'00"E	36.11'	L168	S90°00'00"W	28.86'	L199	S45°00'00"W	102.54'	L230	N45°00'00"W	106.57'	L260	N90°00'00"W	113.00'	L291	N0°00'00"E	151.94'									
L14	S74°10'10"E	93.31'	L45	N31°21'51"E	38.44'	L76	S73°55'43"E	120.74'	L107	N0°20'13"W	11.00'	L138	S0°00'00"E	15.00'	L169	N90°00'08"E	62.23'	L200	N90°00'00"W	72.51'	L231	N90°00'00"E	15.00'	L261	N0°00'00"E	15.00'	L292	N0°00'00"E	287.19'									
L15	S50°24'15"E	26.68'	L46	N33°33'12"E	24.58'	L77	S74°26'49"E	35.89'	L108	N90°00'00"E	15.00'	L139	N90°00'00"W	13.71'	L170	S45°20'13"E	69.75'	L201	N45°00'00"E	63.65'	L232	S0°00'00"E	15.00'	L262	N90°00'00"E	14.85'	L293	N90°00'00"E	198.48'									
L16	S42°38'58"E	20.94'	L47	N60°57'59"E	17.80'	L78	S57°56'26"E	39.05'	L109	S0°20'13"E	11.00'	L140	N45°00'00"E	44.78'	L171	N45°20'13"W	69.70'	L202	S84°15'14"E	15.99'	L233	S90°00'00"W	15.00'	L263	S0°00'00"E	10.65'	L294	N90°00'00"E	198.48'									
L17	S70°31'18"E	125.09'	L48	N77°54'55"E	10.61'	L79	S38°10'34"E	17.58'	L110	S0°20'13"E	97.50'	L141	N0°20'13"W	95.33'	L172	N0°20'13"W	119.24'	L203	S84°15'14"E	12.27'	L234	S45°00'00"E	93.93'	L264	S45°00'00"E	90.55'	L295	N0°00'00"E	2.50'									
L18	S28°52'04"E	81.03'	L49	S89°39'04"E	40.51'	L80	S19°20'21"E	52.98'	L111	S0°00'00"E	74.45'	L142	N80°00'00"E	15.00'	L173	S0°20'13"E	19.50'	L204	S87°03'23"E	10.87'	L235	N88°35'59"E	33.43'	L265	S14°22'35"W	0.49'	L296	N90°00'00"E	15.00'									
L19	S67°37'26"E	70.47'	L50	S68°35'31"E	20.96'	L81	S44°27'29"E	17.63'	L112	S90°00'00"E	52.56'	L143	S0°00'00"E	95.33'	L174	N90°00'00"E	15.00'	L205	N86°51'58"E	4.15'	L236	S0°00'00"E	59.45'	L266	S0°00'00"E	32.09'	L297	N0°00'00"E	15.00'									
L20	S86°09'39"E	30.78'	L51	S84°15'14"E	34.50'	L82	S83°39'56"E	22.37'	L113	N90°00'00"E	15.00'	L144	N0°00'00"W	6.96'	L175	N0°20'13"W	19.50'	L206	S0°00'00"E	254.09'	L237	N90°00'00"E	15.00'	L267	S15°00'00"E	1.14'	L298	N90°00'00"E	15.00'									
L21	S1°24'18"E	12.06'	L52	S88°23'25"E	45.13'	L83	N83°53'06"E	15.58'	L114	S0°00'00"E	52.60'	L145	N90°00'00"E	15.00'	L176	N89°09'57"E	3.14'	L207	N90°00'00"E	113.00'	L238	S0°00'00"E	59.08'	L268	N0°01'26"W	158.50'	L299	N0°00'00"E	2.50'									
L22	S75°48'28"E	33.88'	L53	S69°01'45"E	122.73'	L84	S61°03'14"E	24.25'	L115	S0°09'27"E	15.00'	L146	S0°00'00"E	6.96'	L177	S0°00'00"E	13.90'	L208	N0°00'00"E	113.33'	L239	N0°00'00"E	66.09'	L269	N90°00'00"E	119.61'	L300	N0°00'00"E	119.61'									
L23	S39°49'49"E	44.34'	L54	S73°15'15"E	25.19'	L85	N60°00'00"E	84.00'	L116	S0°00'00"E	10.97'	L147	N90°00'00"E	19.98'	L178	N60°00'00"E	101.18'	L209	N0°00'00"E	105.87'	L240	N90°00'00"E	15.00'	L270	S0°00'00"E	157.14'	L301	N90°00'00"E	115.59'									
L24	S61°58'35"E	42.40'	L55	S77°20'07"E	34.93'	L86	N90°00'00"E	95.54'	L117	N90°00'00"W	15.00'	L148	N0°20'13"E	15.00'	L179	N90°00'00"E	63.77'	L210	N38°13'44"E	21.63'	L241	S0°00'00"E	65.72'	L271	S0°00'00"E	75.67'	L302	N90°00'00"E	125.59'									
L25	S65°08'42"E	29.94'	L56	S81°15'42"E	35.73'	L87	N26°27'16"E	9.52'	L118	N0°00'00"E	11.02'	L149	N90°00'00"E	19.90'	L179	N90°00'00"E	15.99'	L211	S30°24'06"E	3.20'	L242	N0°20'29"W	15.74'	L272	S0°00'00"E	134.00'	L303	N0°00'00"W	2.50'									
L26	S51°21'53"E	20.55'	L57	S85°30'07"E	31.46'	L88	N21°00'56"E	17.75'	L119	S0°00'00"E	10.97'	L150	N0°00'00"E	6.96'	L180	N90°00'00"E	15.49'	L212	S34°08'27"W	12.96'	L243	N88°35'59"E	16.84'	L273	S0°00'00"E	192.50'	L304	N90°00'00"E	15.00'									
L27	S85°52'22"E	38.22'	L58	N86°28'14"E	20.04'	L89	N66°44'07"E	11.20'	L120	N90°00'00"W	15.00'	L151	N90°00'00"W	98.83'	L181	S0°01'26"E	51.00'	L213	S52°24'00"W	63.56'	L244	S45°00'00"E	84.99'	L274	S0°00'00"E	15.00'	L305	N0°00'00"E	15.00'									
L28	S27°16'33"E	18.32'	L59	S80°08'57"E	42.04'	L90	N89°49'48"W	34.60'	L121	N0°00'00"E	11.02'	L152	N0°20'44"E	25.65'	L182	S89°49'33"E	15.49'	L214	S50°13'04"W	77.13'	L245	N67°37'26"W	70.47'	L275	N90°00'00"E	192.50'	L306	N90°00'00"E	15.00'									
L29	S38°29'20"E	25.14'	L60	S60°27'19"E	20.98'	L91	S60°00'00"E	102.00'	L122	N89°49'48"W	179.88'	L153	S0°00'00"E	83.83'	L183	N90°00'00"W	118.59'	L215	S67°37'26"E	68.50'	L246	N67°37'26"W	23.31'	L276	N90°00'00"W	9.83'	L307	N0°00'00"E	2.50'									
L30	S53°54'59"E	25.98'	L61	S68°17'59"E	31.37'	L92	N45°00'00"E	44.78'	L123	N44°49'02"W	30.41'	L154	S90°00'00"W	14.40'	L184	N0°00'00"E	13.90'	L216	S50°24'15"E	4.87'	L247	N67°37'26"W	70.47'	L277	S44°27'29"E	6.34'	L308	N64°54'34"E	81.77'									
L31	S61°22'56"E	39.67'	L62	S71°41'56"E	37.72'	L93	S45°00'00"E	75.88'	L124	S0°20'13"E	10.50'	L155	N0°20'13"E	15.00'	L186	N90°00'00"W	33.23'	L217	N68°22'23"W	101.77'	L248	N90°00'00"E	18.83'	L278	S83°39'56"E	0.73'	L309	N77°50'12"E	182.31'									

"D16-0036"
FINAL PLAT
LOT 2 & LOT 4, BLOCK A
CONVEYANCE PLAT
LOT 1 & LOT 3, BLOCK A
ST. MARTIN DE PORRES

Being a 52.044 acre (51.896 net) tract of land situated within the
J. Bates Survey, Abstract Number 1620 &
C.L. Smith Survey, Abstract Number 1681
 and being all of tracts of lands as described by deeds to
Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth
 as recorded in Doc. No. 2015-205.380 & 2016-
D.R.D.C.T.

Town of Prosper, Denton County, Texas
JUNE 2016
SHEET 1 OF 3



LEGEND

CIRF (SE).....1/2" Capped Iron Rod Marked "SPIARS ENG"
 CIRF (BHB).5/8" Capped Iron Rod Marked "BHB INC"
 F.A.D.U.E.....Fire Lane, Access, Drainage and Utility Easement
 IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
 ORPCT.....Official Public Records Coln County, Texas
 ORDCT.....Official Public Records Denton County, Texas
 PRDCT.....Plat Records Denton County, Texas

NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
4. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
5. Total amount of ROW dedicated 6211 SF, 0.143 Acres. All ROW dedicated to Town of Prosper in fee simple.

Owner:
 Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH
 The Catholic Center
 800 West Loop 820 South
 Fort Worth, Texas 76108-2919

Land Surveyor:
BBAIRD, HAMPTON & BROWN, INC.
 ENGINEERING & SURVEYING
 6300 Ridgelo Place, Ste. 700, Ft. Worth, TX 76116
 jmgatto@bhbc.com 817-338-1277 www.bhbcinc.com
 BHB Project #2015.130.000 TBPE Firm F-44 TBPLS Firm 10011300

Line #	Direction	Length
L310	N45°00'00"E	8.21'
L311	S0°00'00"E	10.61'
L312	N90°00'00"E	10.61'
L313	N45°00'00"E	3.79'
L314	N77°50'12"E	179.59'
L315	N64°54'34"E	81.36'
L316	S17°04'04"E	64.65'
L321	S0°01'10"E	51.84'
L317	S0°00'00"E	16.42'
L318	N90°00'00"E	281.35'
L319	N90°00'00"E	286.09'
L320	S1°51'29"E	199.08'
L321	S0°01'10"E	219.86'
L322	S45°23'50"W	70.53'
L323	S16°51'24"W	13.24'
L324	N73°08'36"W	15.00'
L325	S16°51'24"W	9.43'
L326	S45°23'50"W	58.07'
L327	S32°12'01"E	176.73'
L328	S57°47'59"W	15.00'
L329	S32°12'01"E	180.25'
L330	N90°00'00"E	271.01'
L331	S0°00'00"E	15.00'
L332	N90°00'00"E	271.01'
L333	S0°00'00"E	91.81'
L334	N0°00'00"E	11.25'
L335	N34°58'36"E	71.08'
L336	S0°00'00"E	5.00'
L337	N90°00'00"E	13.21'
L338	N0°00'00"E	12.28'
L339	N34°58'36"E	67.97'
L340	N0°00'00"E	11.13'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	11°24'06"	656.00'	130.54'	N1°35'06"E	130.33'
C2	8°26'48"	226.50'	33.39'	N8°20'22"W	33.36'
C3	30°00'00"	129.00'	67.54'	N75°00'00"E	66.78'
C4	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C5	30°43'29"	452.00'	242.38'	N74°38'15"W	239.49'
C6	31°33'32"	223.00'	122.83'	N75°03'17"W	121.28'
C7	2°19'15"	656.00'	26.57'	N2°57'20"W	26.57'
C8	0°40'29"	656.00'	7.72'	S1°27'28"E	7.72'
C9	29°40'03"	25.00'	12.94'	S76°00'01"E	12.80'
C10	31°33'32"	212.00'	116.77'	S75°03'17"E	115.30'
C11	30°43'29"	463.00'	248.28'	S74°38'15"W	245.32'
C12	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C13	90°00'00"	54.00'	84.82'	N45°00'00"E	76.37'
C14	89°48'22"	54.00'	84.65'	S45°33'29"W	76.24'
C15	91°16'38"	30.01'	47.80'	S45°18'11"E	42.91'
C16	90°00'00"	54.00'	84.82'	S45°00'00"E	76.37'
C17	88°50'58"	30.01'	46.53'	S44°25'50"E	42.01'
C18	30°11'16"	200.00'	105.38'	N75°04'56"E	104.16'
C19	29°25'42"	104.07'	53.45'	N75°16'50"E	52.87'
C20	30°00'00"	50.00'	26.18'	S75°00'00"W	25.88'
C21	30°10'34"	224.00'	117.97'	S75°05'17"W	116.62'
C22	90°20'55"	54.00'	85.16'	N45°10'34"W	76.61'
C23	89°03'51"	30.00'	46.63'	N44°31'07"W	42.07'
C24	90°55'43"	30.01'	47.62'	S44°31'49"W	42.78'
C25	45°00'00"	54.00'	42.41'	S22°30'00"W	41.33'
C26	79°24'36"	54.00'	74.84'	N39°41'04"W	68.99'
C27	89°58'46"	54.00'	84.80'	N45°00'37"E	76.35'
C28	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C29	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C30	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C31	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C32	90°00'00"	30.00'	47.12'	N45°00'00"W	42.43'
C33	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'
C34	79°45'38"	30.01'	41.78'	S38°55'23"E	38.48'
C35	59°52'32"	99.00'	103.46'	S48°52'19"E	98.81'
C36	71°03'57"	30.00'	37.21'	S54°28'01"E	34.87'
C37	71°15'37"	30.00'	37.31'	S54°22'09"W	34.95'
C38	40°45'45"	99.50'	70.79'	S39°26'55"W	69.30'
C39	59°49'48"	30.00'	31.33'	S29°54'54"W	29.92'
C40	51°30'27"	30.00'	26.97'	N45°02'47"W	26.07'
C41	148°46'12"	99.50'	258.35'	N11°20'08"W	191.66'
C42	62°27'19"	30.00'	32.71'	N31°13'48"E	31.11'
C43	90°00'00"	30.00'	47.12'	N45°00'00"W	42.43'
C44	30°43'29"	487.00'	261.15'	N74°38'15"W	258.04'
C45	33°09'22"	188.00'	108.79'	N75°51'12"W	107.28'
C46	21°31'24"	30.00'	11.27'	S74°14'03"W	11.20'
C47	5°45'53"	656.00'	66.00'	N42°41'3"E	65.97'
C48	89°59'53"	30.00'	47.12'	N45°00'00"E	42.43'
C49	89°59'53"	30.00'	47.12'	S45°00'00"E	42.43'
C50	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'
C51	90°00'00"	30.00'	47.12'	N45°00'00"W	42.43'
C52	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'
C53	45°00'00"	30.00'	23.56'	S22°30'00"W	22.96'
C54	135°00'00"	30.00'	70.69'	N67°30'00"W	55.43'
C55	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C56	15°10'50"	285.77'	75.71'	S45°29'10"W	75.49'
C57	16°44'24"	229.84'	67.15'	S60°52'41"W	66.91'
C58	16°19'19"	332.37'	94.68'	S62°22'37"W	94.36'
C59	47°11'24"	92.06'	75.82'	S79°52'21"W	73.70'
C60	11°02'06"	219.33'	42.24'	N72°46'30"W	42.18'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C61	28°04'40"	232.71'	114.04'	N77°21'22"W	112.90'
C62	12°08'59"	191.48'	40.60'	N74°02'05"W	40.53'
C63	24°25'26"	120.79'	51.49'	N54°09'54"W	51.10'
C64	14°22'35"	30.00'	7.53'	S71°11'18"W	7.51'
C65	14°22'35"	30.00'	7.53'	S71°11'17"W	7.51'
C66	15°00'00"	20.00'	5.24'	S73°30'00"E	5.22'
C67	15°00'00"	30.00'	7.85'	S73°30'00"E	7.83'
C68	90°01'10"	30.00'	47.13'	S44°59'25"W	42.43'
C69	89°58'50"	30.00'	47.11'	N45°00'35"W	42.42'
C70	0°21'29"	487.00'	3.04'	S59°27'15"E	3.04'
C71	8°36'58"	487.00'	73.23'	S63°56'29"E	73.16'
C72	86°12'52"	30.00'	45.14'	S54°51'05"W	41.00'
C73	14°43'02"	150.00'	38.53'	S42°30'08"W	38.42'
C74	19°52'15"	174.00'	60.35'	N72°22'22"E	60.04'
C75	75°48'04"	30.00'	39.69'	N20°35'33"W	36.86'

**"D16-0036"
 FINAL PLAT
 LOT 2 & LOT 4, BLOCK A
 CONVEYANCE PLAT
 LOT 1 & LOT 3, BLOCK A
 ST. MARTIN DE PORRES**

Being a 52.044 acre (51.896 net) tract of land situated within the
**J. Bates Survey, Abstract Number 1620 &
 C.L. Smith Survey, Abstract Number 1681**
 and being all of tracts of lands as described by deeds to
Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth
 as recorded in Doc. No. 2015-205.380 & 2016-
Town of Prosper, Denton County, Texas
JUNE 2016
SHEET 2 OF 3

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.
- 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 permits 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 town ordinance and state law and is subject to fines and withholding of utilities and building permits.

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 use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

STREET EASEMENT

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

FLOODPLAIN

By scaled location of FEMA FIRM #48121C0430G, revised date 04/18/2011, a portion of Lot 1 is within an area classified SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE A (No Base Flood Elevations determined) and the remainder of Lots 1, 2, 3 & 4 are within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH is the Owner of a tract of land situated in the John F. Jordan Survey, Abstract Number 667, Town of Argyle, Denton County, Texas and being a portion of a tract of land described by deed to ARGYLE ST RANCH, LLC, as recorded in Document Number 2014-128403 of the Deed Records of Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referred to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distance at ground)

BEING a tract of land situated in the J. Bates Survey, Abstract Number 1620 and the C. Smith Survey, Abstract Number 1681 of Denton County, Texas and being a portion of a tract of land as described by deed to Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth as recorded in Document Number 2015-205380 of the Official Public Records of Denton County, Texas (ORDCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

COMMENCING at a found RR Spike for the northeast corner of the C.L. Smith Survey, Abstract Number 1681, said RR Spike also being in ell corner of the Carter Jackson Survey, Abstract Number 962;

THENCE South 00°25'02" West with the common line between the said C.L. Smith Survey and the said Carter Jackson Survey, a distance of 2830.13 feet to the **POINT OF BEGINNING** from which a found 1/2 inch capped iron rod marked "Spiars Eng" bears South 31°39'01" West, a distance of 0.60 feet; said Point Of Beginning being in the apparent prescriptive west right-of-way line of Teel Parkway;

THENCE South 00°01'48" East, with the said west right-of-way line, a distance of 188.18 feet to a found 5/8 inch capped iron rod marked "BHB INC" (CIRF BHB) for the northeast corner of a tract of land as described by deed to Texas Republic Realty, Ltd. (PARCEL 2) as recorded in Document Number 2015-133915, ORDCT;

THENCE North 89°49'48" West, with the common line between the said Catholic Diocese of Fort Worth tract and the said PARCEL 2 tract, a distance of 913.77 feet to a CIRF BHB for the most northerly northwest corner of the said PARCEL 2 tract;

THENCE South 45°00'00" West, continuing with said common line, a distance of 698.48 feet to CIRF BHB for the most westerly northwest corner of the said PARCEL 2 tract;

THENCE SOUTH, continuing with said common line, a distance of 313.18 feet to a CIRF BHB for the southwest corner of the said PARCEL 2 tract and being in the north right-of-way line of U.S. Highway 360, a variable width right-of-way;

THENCE South 88°36'03" West, with the said north right-of-way line, a distance of 777.48 feet to a CIRF BHB for the southeast corner of a tract of land as described by deed to Texas Republic Realty, Ltd. (PARCEL 1) as recorded in Document Number 2015-133915, ORDCT;

THENCE NORTH, with the common line between the said Catholic Diocese of Fort Worth tract and the said PARCEL 1 tract, a distance of 332.48 feet to a CIRF BHB;

THENCE North 45°00'00" West, with the common line between the said Catholic Diocese of Fort Worth tract and the said PARCEL 1 tract, a distance of 653.34 feet to a CIRF BHB for the most northerly northeast corner of the said PARCEL 1 tract;

THENCE WEST, with the said common line, a distance of 959.90 feet to a CIRF BHB for the northwest corner of the said PARCEL 1 tract and being in the east right-of-way line of the remainder of Good Hope Road (prescriptive right-of-way);

THENCE North 00°25'14" West, with the said east right-of-way line, a distance of 53.00 feet to a CIRF BHB, being in the east right-of-way line of Windsong Parkway South (a variable width public right-of-way);

THENCE with the said east right-of-way line and along a curve to the left having a central angle of 11°24'06", a radius of 656.00 feet, an arc length of 130.54 feet, and a chord which bears North 01°35'06" East, a distance of 130.33 feet to a CIRF BHB;

THENCE continuing with the said east right-of-way line and along a curve to the left having a central angle of 08°26'48", a radius of 226.50.00 feet, an arc length of 33.39 feet, and a chord which bears North 08°20'22" West, a distance of 33.36 feet to a CIRF BHB;

THENCE North 00°25'58" West, departing the said east right-of-way line, a distance of 118.65 feet to a CIRF BHB for the southwest corner of a tract of land as described by deed to David Blom as recorded in Document Number 2014-23467, ORDCT;

THENCE with the common line between the aforementioned Catholic Diocese of Fort Worth tract and the said David Blom tract the following courses and distances:

North 14°07'17" East, a distance of 83.38 feet to a found 1/2 inch capped iron rod marked "SPIARS ENG" (CIRF SE);

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

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

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

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

North 48°05'12" East, a distance of 45.28 feet to a CIRF SE;

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

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

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

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

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

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

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

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

THENCE North 77°35'49" East, passing at a distance of 59.82 feet the southeast corner of the said David Blom tract, same being a re-entrant corner for the aforementioned TVG Texas, I, LLC tract, and now with the common line between the said Catholic Diocese of Fort Worth tract and the said TVG Texas I, LLC tract, a total distance of 263.50 feet to a CIRF SE;

THENCE with the said common line the following courses and distances:

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

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

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

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

South 86°09'40" East, a distance of 30.78 feet to a CIRF SE;

South 01°24'18" East, a distance of 12.06 feet to a CIRF BHB;

South 75°48'28" East, a distance of 33.88 feet to a CIRF BHB;

South 39°49'49" East, a distance of 44.34 feet to a CIRF BHB;

South 61°58'35" East, a distance of 42.40 feet to a CIRF BHB;

South 65°08'42" East, a distance of 29.94 feet to a CIRF BHB;

South 51°21'53" East, a distance of 20.55 feet to a CIRF BHB;

South 08°59'22" East, a distance of 38.22 feet to a CIRF BHB;

South 27°16'33" East, a distance of 18.32 feet to a CIRF BHB;

South 38°29'20" East, a distance of 25.14 feet to a CIRF BHB;

South 53°54'59" East, a distance of 25.98 feet to a CIRF BHB;

South 61°22'56" East, a distance of 39.67 feet to a CIRF BHB;

South 65°46'32" East, a distance of 40.90 feet to a CIRF BHB;

South 71°27'46" East, a distance of 38.03 feet to a CIRF BHB;

South 85°07'34" East, a distance of 20.74 feet to a CIRF BHB;

North 89°46'50" East, a distance of 64.46 feet to a CIRF BHB;

North 84°14'51" East, a distance of 66.71 feet to a CIRF BHB;

North 76°14'53" East, a distance of 113.15 feet to a CIRF BHB;

South 89°16'30" East, a distance of 113.26 feet to a CIRF BHB;

North 89°33'58" East, a distance of 32.60 feet to a CIRF BHB;

North 84°32'06" East, a distance of 57.26 feet to a CIRF BHB;

North 77°22'12" East, a distance of 68.85 feet to a CIRF BHB;

North 76°17'20" East, a distance of 21.86 feet to a CIRF BHB;

North 63°27'16" East, a distance of 17.12 feet to a CIRF BHB;

North 48°21'07" East, a distance of 32.92 feet to a CIRF BHB;

North 31°21'51" East, a distance of 38.44 feet to a CIRF BHB;

North 33°33'12" East, a distance of 24.58 feet to a CIRF BHB;

North 60°57'59" East, a distance of 17.80 feet to a CIRF BHB;

North 77°54'55" East, a distance of 10.61 feet to a CIRF BHB;

South 89°39'04" East, a distance of 40.51 feet to a CIRF BHB;

South 68°35'31" East, a distance of 20.96 feet to a CIRF BHB;

South 84°15'14" East, a distance of 34.50 feet to a CIRF BHB;

South 88°23'25" East, a distance of 45.13 feet to a CIRF BHB;

South 69°01'45" East, a distance of 122.73 feet to a CIRF BHB;

South 73°15'15" East, a distance of 25.19 feet to a CIRF BHB;

South 77°20'07" East, a distance of 34.93 feet to a CIRF BHB;

South 81°15'42" East, a distance of 35.73 feet to a CIRF BHB;

South 85°30'07" East, a distance of 31.46 feet to a CIRF BHB;

North 86°28'14" East, a distance of 20.04 feet to a CIRF BHB;

South 80°08'57" East, a distance of 42.04 feet to a CIRF BHB;

South 63°27'19" East, a distance of 20.98 feet to a CIRF BHB;

South 68°17'59" East, a distance of 31.37 feet to a CIRF BHB;

South 71°41'56" East, a distance of 37.72 feet to a CIRF BHB;

North 88°59'12" East, a distance of 27.91 feet to a CIRF BHB;

South 72°40'07" East, a distance of 57.37 feet to a CIRF BHB;

North 82°22'56" East, a distance of 31.65 feet to a CIRF BHB;

South 72°58'53" East, a distance of 44.69 feet to a CIRF BHB;

South 83°51'48" East, a distance of 36.91 feet to a CIRF BHB;

South 87°03'23" East, a distance of 33.63 feet to a CIRF BHB;

North 86°51'58" East, a distance of 36.11 feet to a CIRF BHB;

North 75°32'30" East, a distance of 23.72 feet to a CIRF BHB;

South 89°30'09" East, a distance of 28.40 feet to a CIRF BHB;

South 81°41'49" East, a distance of 22.21 feet to a CIRF BHB;

South 85°30'16" East, a distance of 35.61 feet to a CIRF BHB;

South 88°20'00" East, a distance of 25.45 feet to a CIRF BHB;

South 82°33'33" East, a distance of 38.11 feet to a CIRF BHB;

South 73°55'43" East, a distance of 120.74 feet to a CIRF BHB;

South 74°26'49" East, a distance of 35.89 feet to a CIRF BHB;

South 57°56'26" East, a distance of 39.05 feet to a CIRF BHB;

South 38°10'54" East, a distance of 17.58 feet to a CIRF BHB;

South 19°20'21" East, a distance of 52.98 feet to a CIRF BHB;

South 44°27'29" East, a distance of 17.63 feet to a CIRF BHB;

South 83°39'56" East, a distance of 22.37 feet to a CIRF BHB;

North 83°53'06" East, a distance of 15.58 feet to a CIRF BHB;

South 61°03'14" East, a distance of 24.25 feet to a CIRF BHB for the southwest corner of a tract of land as described by deed to Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth as recorded in Document Number _____, ORDCT;

THENCE North 60°00'00" East, with the common line between the aforementioned Texas I, LLC tract and the said Catholic Diocese of Fort Worth as recorded in Document Number _____ tract, a distance of 84.00 feet to a CIRF BHB;

THENCE with the said common line and along a curve to the right having a central angle of 30°00'00", a radius of 129.00 feet, an arc length of 67.54 feet, and a chord which bears North 75°00'00" East, a distance of 66.78 feet to a CIRF BHB;

THENCE EAST, with the said common line, a distance of 95.54 feet to a CIRF BHB being in the common line between the aforementioned Catholic Diocese of Fort Worth as recorded in Document Number 2015-205380 tract and the aforesaid Texas I, LLC tract;

THENCE North 26°27'16" East, with the said common line, a distance of 9.52 feet to a CIRF BHB;

THENCE North 21°00'56" East, with the said common line, a distance of 17.75 feet to a CIRF BHB;

THENCE North 66°44'07" East, with the said common line, a distance of 11.20 feet to the **POINT OF BEGINNING** and containing 2,267,023 square feet or 52,044 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LOT 2 & LOT 4, BLOCK A, ST. MARTIN DE PORRES**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

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

BY

Michael F. Olson, S.T.D.,
Bishop of the CATHOLIC DIOCESE OF FORT WORTH

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael F. Olson, S.T.D., Bishop of the CATHOLIC DIOCESE OF FORT WORTH, 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 June, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, John G. Margotta, 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 _____ day of June, 2016.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 06-02-16

John G. Margotta

RPLS 5956

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared John G. Margotta, 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 June, 2016.

Notary Public, State of Texas

"D16-0036" FINAL PLAT LOT 2 & LOT 4, BLOCK A CONVEYANCE PLAT LOT 1 & LOT 3, BLOCK A ST. MARTIN DE PORRES

Being a 52.044 acre (51.896 net) tract of land situated within the
**J. Bates Survey, Abstract Number 1620 &
C.L. Smith Survey, Abstract Number 1681**
and being all of tracts of lands as described by deeds to
**Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth as
recorded in Doc. No. 2015-205.380 & 2016-**

**D.R.D.C.T.
Town of Prosper, Denton County, Texas
JUNE 2016
SHEET 3 OF 3**

NOTES

- Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
- All distances shown are at ground.
- Vertical Datum established using GPS Technology



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Site Plan for a church/private school/child day care development (St. Martin de Porres), on 26.8± acres, located on the west side of Teel Parkway, 800± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0050).

Description of Agenda Item:

The Site Plan shows one school/day care building and a parish hall totaling 58,020 square feet. Access is provided from Teel Parkway and Windsong Parkway. Adequate parking has been provided. The Site Plan conforms to PD-40 and S-15 development standards.

As companion items, the Preliminary Site Plan (D16-0002) and Final Plat/Conveyance Plat (D16-0036) for St. Martin de Porres are on the June 7, 2016, agenda.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

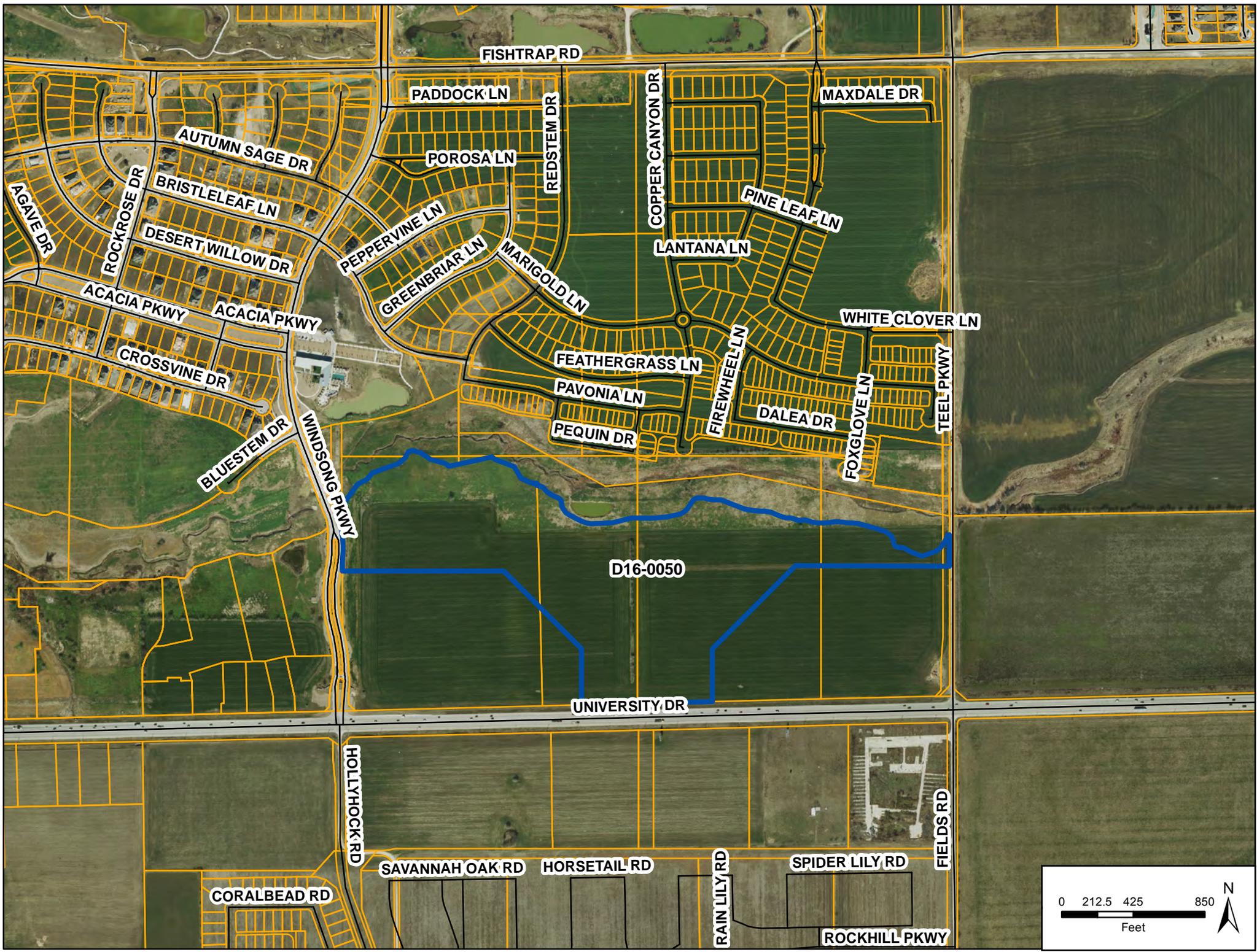
Attached Documents:

1. Location Map
2. Site Plan

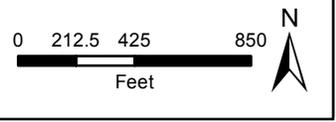
Town Staff Recommendation:

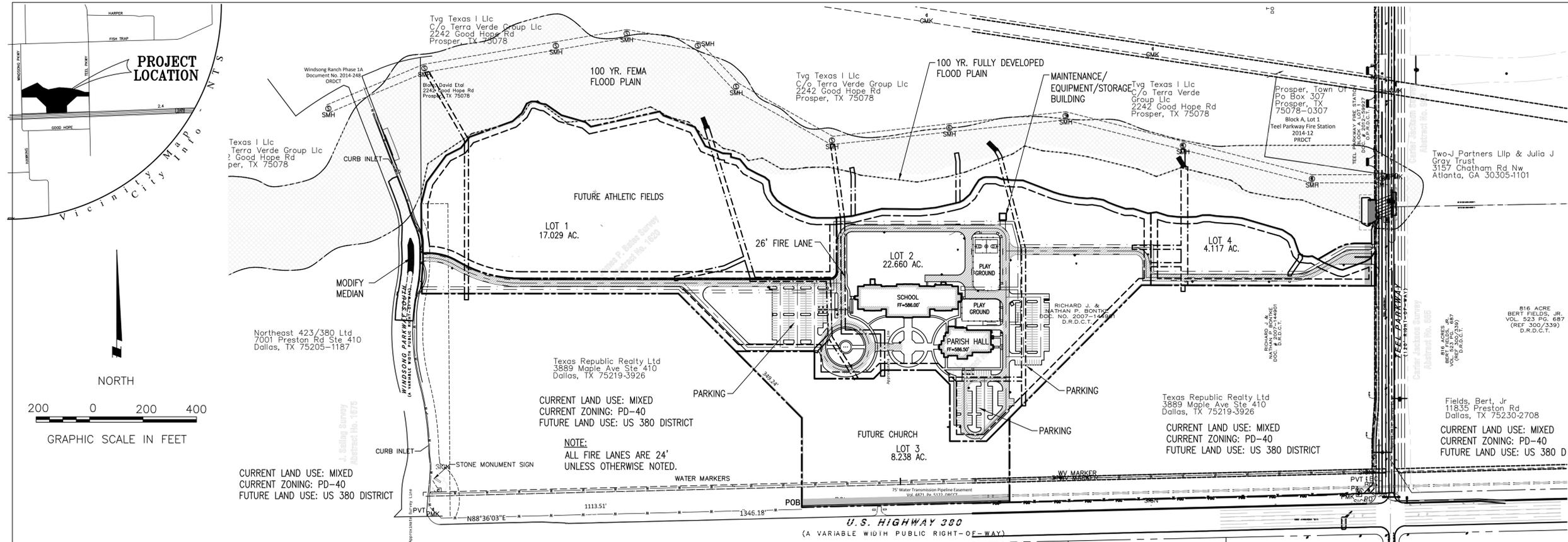
Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Deferral of the construction of cross-access drives to the adjacent property non-residential property until the commencement of the second phase of development.



D16-0050





SITE PLAN - PHASE 1 DEVELOPMENT

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

ST. MARTIN DE PORRES
LOT 2 & LOT 4, BLOCK A
 Being a 52.044 acre (51.901 net) tract of land situated within the
J. Bates Survey, Abstract Number 1620 &
C.L. Smith Survey, Abstract Number 1681
 and being all of a tract of land as described by deed to
Michael F. Olson, S.T.D., Bishop of the Catholic Diocese of Fort Worth
 as recorded in Doc. No. 2015-205.380, D.R.D.C.T.
Town of Prosper, Denton County, Texas

SITE DATA SUMMARY TABLE

Existing Zoning	PD-40	PD-40 With Amendments	
Proposed Zoning		Lot 2	Lot 4
Lot Area		SF	Acres
		987048	22.660
		179329	4.117
		School/Parish	
		Hall	Drive
Proposed Land Use		58020	
Building Area		55 Ft	
Building Height		278	
Total Parking Required - Phase 1		301	
Total Parking Provided - Phase 1		8	
Handicap Parking Required Phase 1		8	
Handicap Parking Provided Phase 1		4470	SF
Interior Landscaping Required - Phase 1		16344	SF
Interior Landscaping Provided - Phase 1		14445	SF
Interior Landscaping Required - Full Dev		50605	SF
Interior Landscaping Provided - Full Dev		370782	SF Phase 1
Square Footage of Impervious Surface			
Day Care Play Area:			
Required	100 Students	65	SF/Child 6500 SF
Provided			11492 SF

Parking Calculation - Phase 1

	Required	Provided
Parish Hall	600 seats	200
School	36 Classrooms	54
Day Care	96 Students	10
	8 Teachers	8
Office (In School)	1900 SF	6
Total Parking Required		278
Total Parking Provided		301

- SITE PLAN NOTES:**
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

REVISIONS DRAWN BY:

D16-0050

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

Hahnfeld Hoffer Stanford
 architects planners interiors
 200 Bailey Ave., Suite 200
 Fort Worth, Texas 76107
 817.921.5928
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STEELE & FREEMAN, INC.
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 1301 Lawson Road
 Fort Worth, Texas 76131
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 HURST, TEXAS 76053
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN W. BAIRD, JR. P.E. TX No. 42645. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 6/01/2016

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

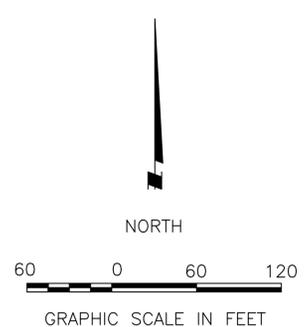
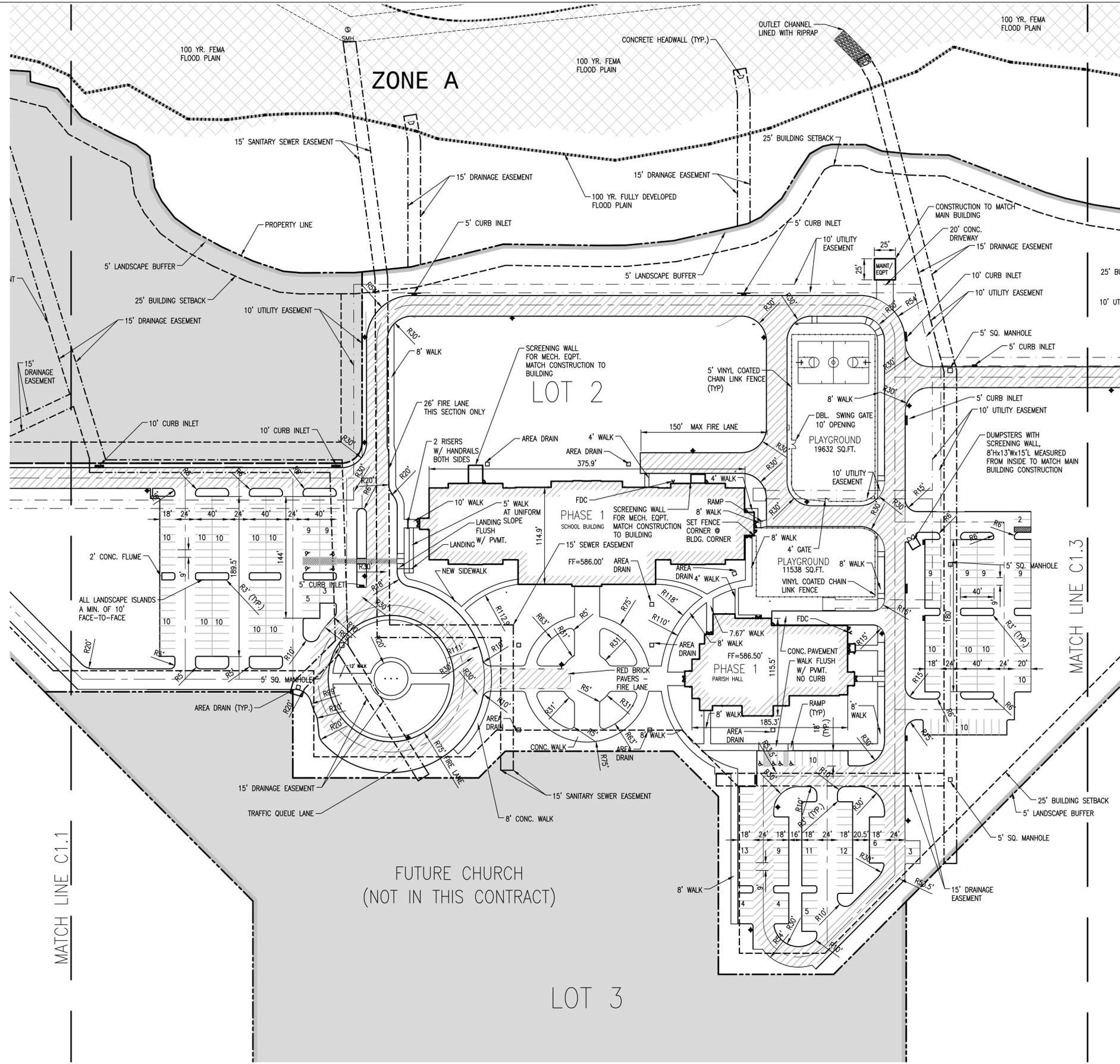
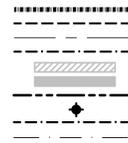
PROJECT #: 15069-00 MANAGER:
 ISSUED FOR: Progress Set DRAFTER:
 DATE: 01/04/16 CHECKED:

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 SITE PLAN
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 OF 40 C SHEETS

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LEGEND

- 100 YR. FULLY DEVELOPED FLOOD PLAIN LINE
- BUILDING SETBACK
- CENTER LINE
- DRAINAGE EASEMENT
- 24' FIRE LANE (UNLESS NOTED OTHERWISE)
- LANDSCAPE BUFFER
- LOT LINES
- PROPOSED FIRE HYDRANT
- SEWER EASEMENT
- UTILITY EASEMENT



REVISIONS DRAWN BY: [Symbol]

Hahnfeld Hoffer Stanford
 architects planners interiors
 200 Bailey Ave., Suite 200
 Fort Worth, Texas 76107
 817.921.5928
 817.302.0692 fax

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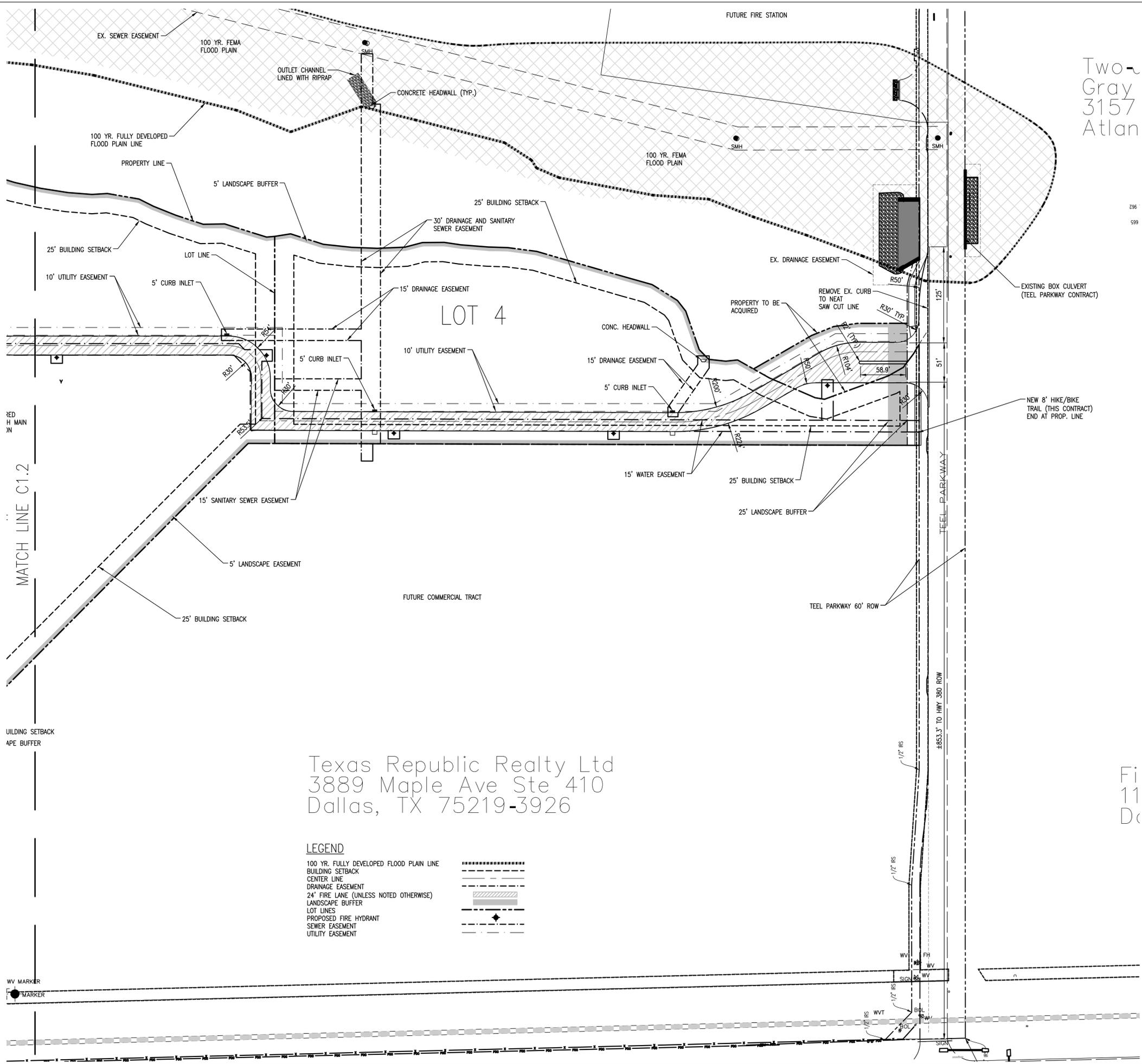
A New School and Parish Hall/Chapel
Roman Catholic Diocese of Fort Worth
St Martin de Porres Catholic Church
Prosper, Texas

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ISSUED FOR:	Progress Set	DRAFTER:	
DATE:	01/04/16	CHECKED:	

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 SITE PLAN
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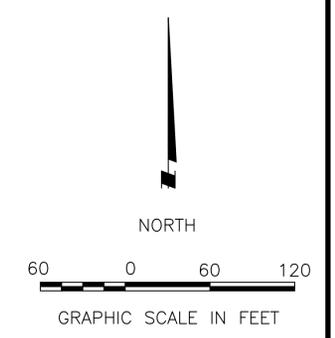


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Gray
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Atlan

Texas Republic Realty Ltd
3889 Maple Ave Ste 410
Dallas, TX 75219-3926

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SITE PLAN
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PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Final Plat for Primrose Windsong Addition, Block A, Lot 1, on 2.6± acres, located on the east side of Gee Road, 1,950± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-14 (S-14). (D16-0049).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-40 and S-14 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

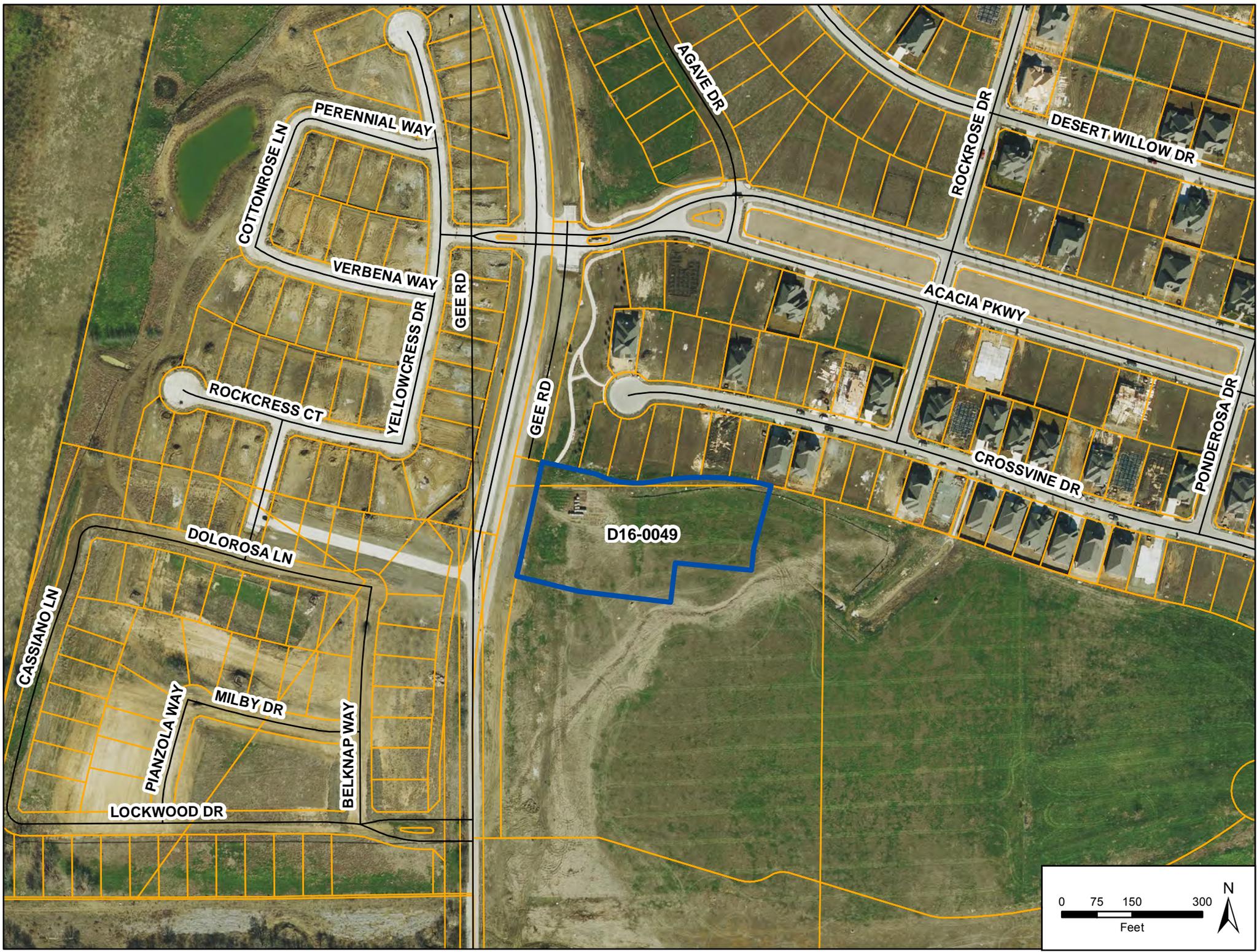
Attached Documents:

1. Location Map
2. Final Plat

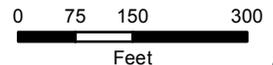
Town Staff Recommendation:

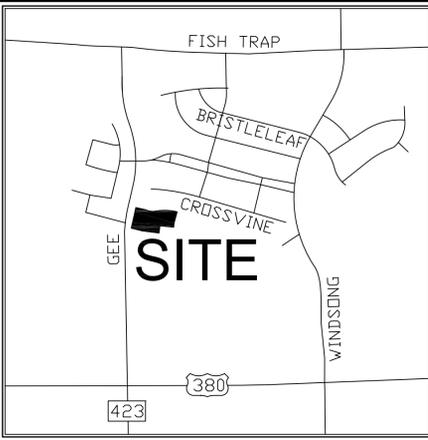
Town staff recommends approval of the Final Plat, subject to:

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



D16-0049





FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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 his 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.

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.

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 the 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 "homeowner's" 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 of by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

STREET EASEMENT

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

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

BEING all that certain lot, tract or parcel of land situated in the J. L. Saling Survey, Abstract Number 1675 and the H. P. Saling Survey, Abstract Number 1628, Town of Prosper, Denton County, Texas, and being a portion of that certain tract of land described by deed to TVG TEXAS I, L.L.C. recorded under Document Number 2012-59927 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the northwest corner of said TVG TEXAS tract, the southwest corner of Lot 3, Block X, Windsong Ranch Phase 1A, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded under Document Number 2014-248 of the Plat Records of Denton County, Texas, and being in the easterly line of Gee Road;

THENCE South 77 degrees 23 minutes 09 seconds East, with the south line of said Windsong Ranch Phase 1A, a distance of 118.47 feet to a 1/2 inch iron rod found for corner, said point being at the beginning of a non-tangent curve to the left having a radius of 190.00 feet, a delta angle of 36 degrees 25 minutes 46 seconds, whose chord bears South 82 degrees 06 minutes 52 seconds East, a distance of 118.78 feet;

THENCE continuing with the south line of said Phase 1A and with said curve an arc length of 120.80 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the right having a radius of 600.00 feet, a delta angle of 22 degrees 33 minutes 41 seconds, whose chord bears South 89 degrees 02 minutes 53 seconds East, a distance of 234.74 feet;

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

THENCE continuing with the south line of said Phase 1A and with said curve an arc length of 20.10 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the most northerly northwest corner of that certain tract of land described by deed to DD Bluestem, LLC, recorded under Document Number 2015-16013 of the Real Property Records of Denton County, Texas;

THENCE South 15 degrees 23 minutes 43 seconds West, with the westerly line of said DD Bluestem tract, a distance of 137.62 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

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

THENCE North 84 degrees 18 minutes 54 seconds West, with the northerly line of said DD Bluestem tract, a distance of 163.21 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 06 degrees 55 minutes 32 seconds West, with the westerly line of said DD Bluestem tract, a distance of 84.90 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

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

THENCE North 76 degrees 13 minutes 08 seconds West, continuing with the northerly line of said DD Bluestem tract, a distance of 135.88 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the most westerly northwest corner of said DD Bluestem tract and being in the easterly line of said Gee Road, said point also being at the beginning of a non-tangent curve to the left having a radius of 1540.00 feet, a delta angle of 00 degrees 27 minutes 50 seconds, whose chord bears North 12 degrees 22 minutes 56 seconds East, a distance of 12.47 feet;

THENCE continuing with the easterly line of said Gee Road and with said curve an arc length of 12.47 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 12 degrees 36 minutes 51 seconds East, continuing with the easterly line of said Gee Road, a distance of 236.58 feet to the **POINT OF BEGINNING**, and containing 2.578 acres and/or 112,303 square feet 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 TVG TEXAS I, L.L.C. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Primrose Windsong Addition, Block A, Lot 1, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- TVG TEXAS I, L.L.C. does herein certify the following:
- The streets and alleys are dedicated for street and alley purposes.
 - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat.
 - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
 - The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
 - The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
 - The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
 - All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

TVG TEXAS I, L.L.C.
a Texas limited liability company

By: BP-Terra Verde Investors, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Terra Verde BP Manager, L.L.C.,
a Delaware limited liability company,
its Managing Member

By: Name: D. Craig Martin
Title: Manager

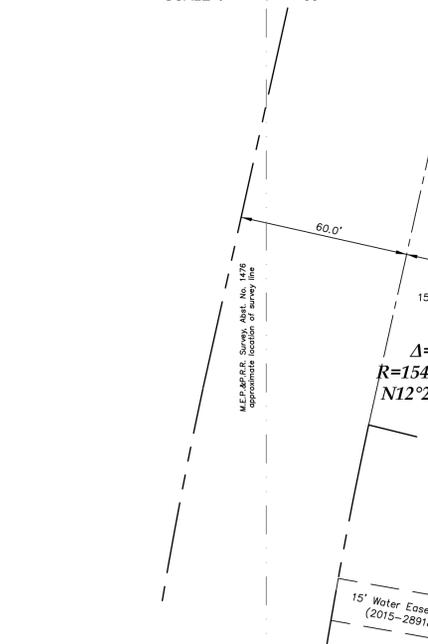
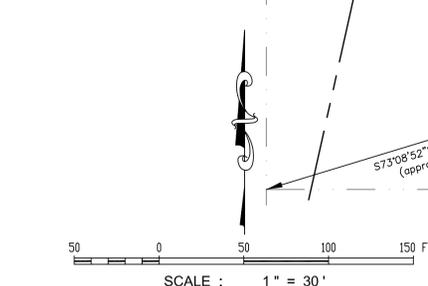
State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared D. Craig Martin, 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 _____, 2016

Notary Public in and for the State of Texas

VICINITY MAP 1" = 1000'



- LEGEND:**
- MON. - MONUMENT
 - I.R.S. - IRON ROD SET
 - I.R.F. - IRON ROD FOUND
 - FND. - FOUND
 - ROW - RIGHT-OF-WAY
 - CM - CONTROL MONUMENT
 - POB - POINT OF BEGINNING
 - A.S.C. - ARTHUR SURVEYING COMPANY
 - W.E. - WATER EASEMENT
 - A.E. - ACCESS EASEMENT
 - B.L. - BUILDING LINE
 - S.U.E. - STREET & UTILITY EASEMENT
 - P.A.E. - PEDESTRIAN ACCESS EASEMENT
 - V.A.M. - VISIBILITY AND MAINTENANCE EASEMENT
 - F.L.A.U.E. - FIRE LANE, ACCESS, UTILITY EASEMENT
 - T.E. - DEED RECORDS, DENTON COUNTY, TEXAS
 - R.P.R.D.C.T. - REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- NOTES:**
- Bearings shown are based on the south line of Windsong Ranch Phase 1A, recorded under Doc. No. 2014-248, Plat Records, Denton County, Texas.
 - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
 - 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.
 - No portion of 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. 480774 0410 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).
 - No floodplain exists on the site.

Curve Table				
Curve #	Radius	Length	Delta	Chord
C1	30.00'	20.71'	39°32'51"	S57°36'44"E 20.30'
C2	30.00'	18.07'	34°31'01"	N85°21'20"E 17.80'
C3	54.00'	31.76'	33°41'41"	S84°56'40"W 31.30'
C4	205.50'	79.34'	22°07'14"	S89°16'07"E 78.85'
C5	584.50'	164.35'	16°06'37"	S87°43'35"W 163.81'
C6	30.00'	50.45'	96°20'40"	S46°44'23"W 44.71'
C7	30.00'	49.02'	93°37'12"	N48°14'34"W 43.75'
C8	560.50'	51.61'	5°16'34"	S82°18'33"W 51.60'
C9	229.50'	88.60'	22°07'14"	S89°16'07"E 88.06'
C10	30.00'	46.69'	89°10'40"	S57°12'10"W 42.12'
C11	30.00'	33.64'	64°14'57"	S19°30'38"E 31.91'
C12	100.00'	16.02'	9°10'51"	N47°02'41"W 16.01'
C13	30.00'	46.75'	89°16'46"	N57°15'14"E 42.16'
C14	29.50'	20.60'	40°00'22"	S58°33'03"E 20.18'
C15	30.00'	47.12'	90°00'00"	N32°23'10"W 42.43'
C16	30.00'	20.71'	39°32'52"	S82°50'24"W 20.30'
C17	300.50'	72.89'	13°53'53"	N19°40'16"E 72.71'
C18	69.50'	5.19'	4°16'43"	S24°28'50"W 5.19'

Line Table		
Line #	Direction	Length
L1	N57°36'50"E	30.63'
L2	S77°23'10"E	16.58'
L3	S32°23'10"E	10.17'
L4	S01°21'50"W	9.00'
L5	N88°38'10"W	40.14'
L6	N77°23'10"W	10.21'
L7	S77°23'10"E	8.52'
L8	S12°36'50"W	10.00'
L9	N77°23'10"W	6.71'
L10	S12°36'50"W	10.14'
L11	N77°23'10"W	10.00'
L12	N12°36'50"E	9.70'

State of Texas §
County of Denton §

That I, F. H. Westphal, 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 05/20/2016

F. H. Westphal, R.P.L.S.
Number 5832

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. H. Westphal, 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 _____, 2016

Notary Public in and for the State of Texas

OWNER
TVG TEXAS I, L.L.C.
1001 Windsong Parkway south
Prosper, TX 75078
Phone: (972) 347-9270
Contact: D. Craig Martin

ENGINEER
CLAYMOORE ENGINEERING
1903 Central Drive, Suite 406
Bedford, TX 76021
Phone: (817) 281-0572
Contact: Drew Donosky, EIT

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9438 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75087 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Site Plan for two retail buildings in the Gates of Prosper, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0051).

Description of Agenda Item:

The Site Plan shows 108,000 square feet of retail buildings on Block A, Lot 4 in the Gates of Prosper. Access is provided from US 380 and future Richland Boulevard. Adequate parking has been provided. The Site Plan conforms to the PD-67 development standards. Staff expects to receive a Façade Exception for this case, which will be considered by the Planning & Zoning Commission at a future meeting.

As a companion item, the Final Plat for Gates of Prosper, Block A, Lot 4 (D16-0052) is on the June 7, 2016, agenda.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, and irrigation plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Planning & Zoning Commission and Town Council approval of a façade exception.



COLEMAN ST

PRESTON RD

PRESTON RD

RICHLAND BLVD

D16-0051

LOVERS LN

UNIVERSITY DR

LANCER LN

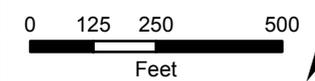
WHISTLER LN

STRATFORD DR

MYSTIC WAY

DREXEL LN

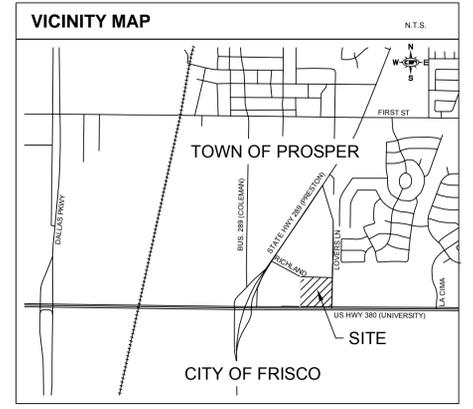
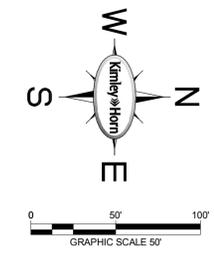
HAWTHORN DR



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

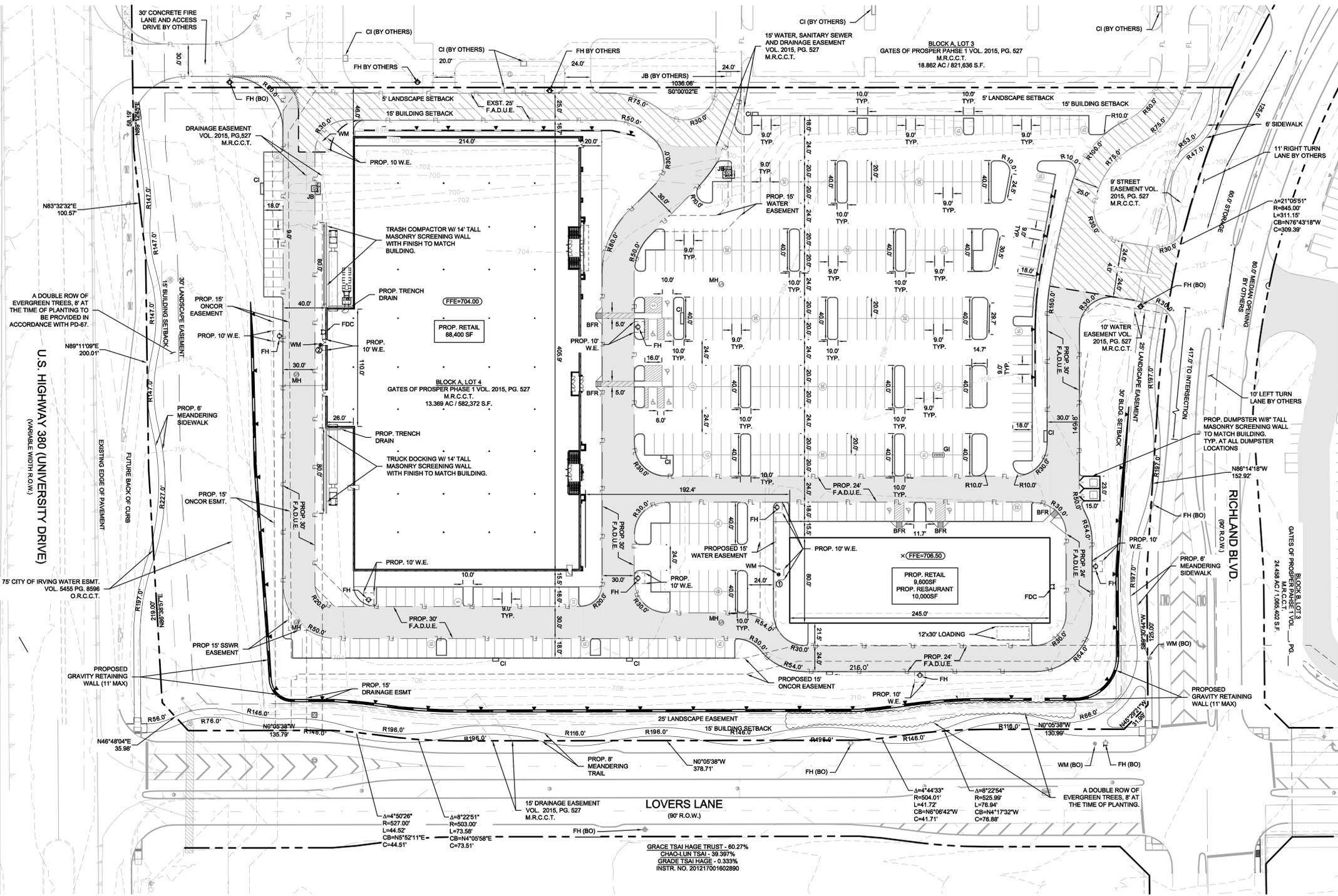
LEGEND

	PROPERTY LINE		PROPOSED WATER METER (WM)
	PROPOSED FIRE LANE / FIRE ACCESS, DRAINAGE AND UTILITY EASEMENT (F.A.D.U.E.)		PROPOSED CURB INLET (CI)
	EXISTING FIRE LANE / FIRE ACCESS, DRAINAGE AND UTILITY EASEMENT (F.A.D.U.E.)		PROPOSED GRATE INLET (GI)
	EXISTING FIRE LANE / FIRE ACCESS, DRAINAGE AND UTILITY EASEMENT (F.A.D.U.E.)		PROPOSED JUNCTION BOX (JB)
	EASEMENT LINE		PROPOSED RETAINING WALL
	SETBACK LINE		EX. LIGHT POLE
	EXISTING CONTOUR		EX. FIRE HYDRANT (FH)
	PROPOSED CONTOUR		EX. WATER METER
	PROPOSED FIRE HYDRANT (FH)		EX. FIRE HYDRANT (FH)
	PROPOSED SEWER MANHOLE (MH)		EX. STORM MANHOLE
	PROPOSED FIRE DEPT. CONNECTION (FDC)		EX. STORM INLET
			EX. SAN. SWR. MANHOLE



- ### NOTES
- NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
 - FDCS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
 - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
 - FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - NO TREES EXIST ON SITE.
 - DEFENTION FOR THIS SITE IS PROVIDED ON BLOCK A, LOT 1.
 - IF OUTSIDE DISPLAY IS NEEDED OR REQUIRED AN SUP IS REQUIRED.
 - ALL PARKING SHALL BE WITHIN 350' OF THE BUILDING'S PUBLIC ENTRANCE.

- ### TOWN OF PROSPER SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPREAD BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL. ALL FENCES AND RETAINING WALLS SHALL BE CONSTRUCTED TO MATCH BUILDING.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - IMPACT FEE WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.



WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
①	DOMESTIC	2"	1	1-6"	PROPOSED
②	DOMESTIC	2"	1	1-6"	PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF) (AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	BUILDING COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (7% of Lot (SF))	OPENSACE PROVIDED (SF)
A	4	PD-67	RESTAURANT & RETAIL	582,372 (13.369)	108,000	1-Story, 25' (+) 20' Arch. Feature = 45'MAX	18.5	0.19:1	492 (1:250 (RETAIL), 1:100 (REST.))	495	9	10	7,425	64,514	391,378	40,766	126,480

Kimley»Horn

SITE PLAN

THE GATES OF PROSPER

BLOCK A, LOT 4

CASE # D16-0051
13.369 ACRES
BEN RENNINGSON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JUNE 02, 2016

<p>ENGINEER / SURVEYOR / APPLICANT KIMLEY-HORN AND ASSOCIATES, INC. 5750 GENESIS COURT, SUITE 200 FRISCO, TX 75034 PHONE (972) 335-5880 FAX (972) 335-3779 CONTACT: CHRISTOPHER LEPPERT, P.E.</p>	<p>DEVELOPER BLUE STAR LAND 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (972) 543-2412 CONTACT: SCOTT SHIP</p>	<p>OWNER 380 & 280, LP 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (972) 543-2412 CONTACT: SCOTT SHIP</p>
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PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 4, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0052).

Description of Agenda Item:

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

As a companion item, the Site Plan for Gates of Prosper, Block A, Lot 4 (D16-0051) is on the June 7, 2016, agenda.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



COLEMAN ST

PRESTON RD

PRESTON RD

RICHLAND BLVD

D16-0052

LOVERS LN

UNIVERSITY DR

LANCER LN

WHISTLER LN

STRATFORD DR

MYSTIC WAY

DREXEL LN

HAWTHORN DR

0 125 250 500
Feet



FUTURE DEVELOPMENT

REMAINDER OF A CALLED 99.963 ACRES 380 & 289, L.P., TRACT 1 INSTR. NO. 20130130000132260 O.R.C.C.T.

RICHLAND BOULEVARD
VOL. 2015, PG. 527, M.R.C.C.T.

BLOCK A, LOT 4
GATES OF PROSPER PHASE 1
VOL. 2015, PG. 527
M.R.C.C.T.

LOVERS LANE
COUNTY ROAD NO. 73 (NO RECORD FOUND)

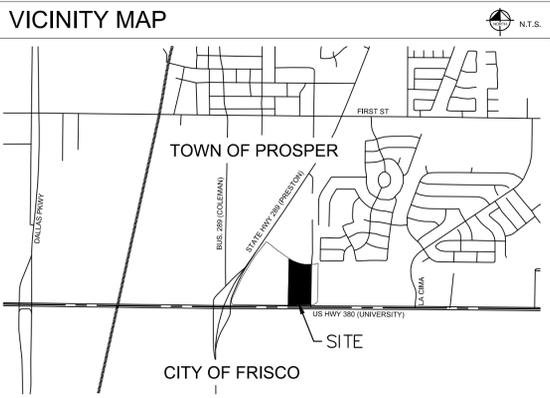
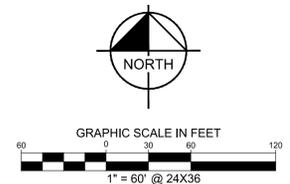
GRACE TSAI HAGE TRUST 60.27%
CHAO-LUN TSAI 39.397%
GRACE TSAI HAGE 0.333%
INSTR. NO. 201217001602890

P.O.B.
5/8" IRFC
"KHA"

U.S. HIGHWAY 380 (UNIVERSITY DRIVE)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	IRFC IRON ROD FOUND
---	IRFC IRON ROD FOUND WITH CAP
---	IRFC IRON ROD SET WITH CAP
---	NTS NOT TO SCALE
---	MON. MONUMENT
---	ICM.I. CONTROLLING MONUMENT
---	TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
---	GREEN RECORDS OF COLLIN COUNTY, TEXAS
---	D.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS
---	M.R.C.C.T. OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
---	FND. FOUND



- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845835.
 - No floodplain exists on this site.
 - 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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	52°11'18"	50.00'	45.54'	S63°54'21"W	43.98'
C2	40°32'44"	30.00'	21.23'	S69°43'36"W	20.79'
C3	90°00'00"	50.00'	78.54'	N45°00'00"E	70.71'
C4	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C5	90°00'02"	20.00'	31.42'	N45°00'01"W	28.28'
C6	90°00'00"	30.00'	47.12'	N44°59'58"E	42.43'
C7	90°00'00"	30.00'	47.12'	S45°00'02"E	42.43'
C8	90°00'00"	30.00'	47.12'	N44°59'58"E	42.43'
C9	50°51'21"	30.00'	26.63'	S25°25'41"W	25.76'
C10	50°51'24"	30.00'	26.63'	N25°25'39"E	25.76'
C11	50°51'24"	30.00'	26.63'	N25°25'39"E	25.76'
C12	50°51'21"	30.00'	26.63'	S25°25'41"W	25.76'
C13	90°00'00"	30.00'	47.12'	N45°00'02"E	42.43'
C14	90°00'00"	30.00'	47.12'	N45°00'02"E	42.43'
C15	90°00'00"	30.00'	47.12'	S44°59'58"E	42.43'
C16	27°47'45"	50.00'	26.20'	S76°06'05"W	25.94'
C17	27°47'45"	50.00'	26.20'	N76°06'05"E	24.02'
C18	90°00'00"	30.00'	47.12'	N45°00'02"E	42.43'
C19	101°05'58"	163.66'	27.31'	S84°51'18"W	27.27'
C20	99°27'24"	30.00'	52.08'	S40°16'20"E	45.78'
C21	44°01'49"	50.00'	38.42'	N47°12'06"W	37.48'
C22	49°52'11"	100.00'	87.04'	S50°07'33"E	84.32'
C23	0°28'02"	958.00'	7.81'	S75°17'39"E	7.81'
C24	5°09'03"	958.00'	86.12'	S78°06'11"E	86.09'
C25	44°01'49"	75.00'	57.64'	N47°12'06"W	56.23'
C26	49°52'11"	75.00'	65.28'	S50°07'33"E	63.24'
C27	95°04'01"	30.00'	49.78'	N56°59'22"E	44.26'
C28	70°11'00"	30.00'	36.75'	N25°38'09"W	34.49'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C29	0°24'59"	933.00'	6.78'	S75°16'08"E	6.78'
C30	40°32'44"	30.00'	21.23'	S69°43'36"W	18.64'
C31	8°22'54"	550.99'	80.60'	S04°17'32"E	80.53'
C32	34°53'29"	55.00'	33.49'	N17°26'44"E	32.98'
C33	0°45'45"	890.50'	11.85'	S68°50'08"E	11.85'
C34	4°38'55"	479.01'	38.86'	N06°09'31"W	38.85'
C35	0°09'12"	891.87'	2.38'	S69°08'48"E	2.38'
C36	8°22'51"	478.00'	69.92'	N04°05'58"E	69.86'
C37	20°21'27"	870.00'	309.12'	S77°04'36"E	307.49'
C38	4°55'18"	552.00'	47.42'	S05°49'45"W	47.40'
C39	35°15'00"	30.00'	18.46'	N17°37'28"E	18.17'
C40	63°15'40"	10.00'	11.04'	N31°37'48"E	10.49'
C41	63°15'40"	10.00'	11.04'	N31°37'48"E	10.49'
C42	63°15'40"	10.00'	11.04'	N31°37'48"E	10.49'
C43	63°15'38"	10.00'	11.04'	N31°37'49"E	10.49'
C44	40°24'19"	50.00'	35.26'	S20°12'07"W	34.53'
C45	40°24'19"	75.00'	52.89'	S20°12'07"W	51.80'
C46	130°24'17"	30.00'	68.28'	N24°47'52"W	54.47'
C47	100°05'09"	30.00'	52.40'	S84°56'04"W	45.99'
C48	44°58'41"	80.00'	62.80'	S67°30'42"E	61.20'
C49	44°58'41"	50.00'	39.25'	S67°30'42"E	38.25'
C50	19°12'55"	150.00'	50.31'	N54°37'49"W	50.07'
C51	89°59'58"	30.00'	47.12'	S45°00'01"E	42.43'
C52	90°00'00"	20.00'	31.42'	S45°00'02"E	28.28'
C53	22°04'22"	150.01'	57.79'	N75°16'32"W	57.43'
C54	14°37'53"	290.00'	74.06'	S64°42'36"E	73.86'
C55	5°33'22"	854.00'	82.81'	S74°00'49"E	82.78'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°59'58"E	31.00'	L26	S45°11'29"E	13.27'
L2	N00°00'02"W	17.30'	L27	S00°11'29"E	66.92'
L3	N45°00'00"E	56.01'	L28	S00°11'29"E	45.62'
L4	S89°59'59"E	46.28'	L29	N90°00'00"E	39.86'
L5	S00°00'02"W	7.50'	L30	S00°00'02"E	12.72'
L6	S89°59'58"E	10.00'	L31	S89°12'45"W	56.29'
L7	N00°00'02"E	7.50'	L32	S09°27'21"W	56.91'
L8	S89°59'59"E	53.03'	L33	S88°42'08"W	149.38'
L9	S00°00'01"W	6.00'	L34	S52°38'14"W	44.22'
L10	S89°59'59"E	10.00'	L35	N37°21'46"W	15.00'
L11	S35°32'39"E	15.27'	L36	N52°38'14"E	55.64'
L12	S80°32'39"E	73.07'	L37	N90°00'00"W	12.84'
L13	N09°27'21"E	63.34'	L38	N00°00'00"E	10.00'
L14	S09°27'21"W	32.22'	L39	N90°00'00"E	12.84'
L15	S09°27'21"W	62.85'	L40	N90°00'00"E	70.55'
L16	S46°48'04"W	18.94'	L41	S00°00'00"E	20.00'
L17	S45°29'21"E	11.17'	L42	N90°00'00"E	55.55'
L18	N90°00'00"W	65.50'	L43	S00°00'00"E	14.90'
L19	S00°00'00"E	15.00'	L44	N90°00'00"E	16.15'
L20	N90°00'00"W	65.50'	L45	S09°27'21"W	29.12'
L21	S00°00'02"E	45.33'	L46	N00°00'00"E	39.10'
L22	S00°00'02"E	84.00'	L47	N89°59'58"E	44.03'
L23	S00°00'02"E	9.94'	L48	S00°00'00"E	18.66'
L24	N90°00'00"E	116.59'	L49	N90°00'00"W	20.70'
L25	S45°11'29"E	25.67'	L50	S35°32'39"E	22.95'

FLOOD STATEMENT:
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.

FINAL PLAT
GATES OF PROSPER PHASE 1
BLOCK A, LOT 4
AN ADDITION TO THE TOWN OF PROSPER

13.369 ACRES (GROSS)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2016
CASE No. D16-0052

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	KHA	06/02/2016	063362277	1 OF 2

OWNER:
380 & 289, LP
8000 Warren Parkway
Frisco, Texas 75034
P (972) 543-2412
Contact: Scott Ship

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

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

DRAWN: KFC/PL SURVEY/06810908/GATES OF PROSPER PHASE 1/TOWN OF PROSPER/BLOCK A, LOT 4/FINAL PLAT.DWG PLOTTED BY: STENDRAH, LABEL: 0622016 815 AM LAST SAVED 06/22/16 8:14 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 all of Block A, Lot 4 of the Conveyance Plat of Gates of Prosper Phase 1 Block A, Lots 1-4, an addition to the Town of Prosper recorded in Volume 2015, Page 527, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the easterly southeast corner of said Lot 4, same being the east corner of a visibility clip at the intersection of the westerly right-of-way line of Lovers Lane, a variable width right-of-way, and the northerly right-of-way line of U.S. Highway No. 380 (University Drive), a variable width right-of-way;

THENCE South 46°48'04" West, along the southerly line of said Lot 4, and the northerly right-of-way line of said U.S. Highway No. 380, a distance of 35.98 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 at the south corner of said visibility clip;

THENCE along the southerly line of said Lot 4, and along the northerly line of said 0.6708 acre tract, and along the northerly right-of-way line of said 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 58.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, same being the southwest corner of said Lot 4 and the southeast corner of Block A, Lot 3 of said Conveyance Plat of Gates of Prosper;

THENCE North 0°00'02" West, departing the northerly right-of-way line of said U.S. Highway No. 380, along the westerly line of said Lot 4 and along the easterly line of said Lot 3, a distance of 1036.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly right-of-way line of Richland Boulevard, a variable width right-of-way, recorded in said Conveyance Plat of Gates of Prosper, at the beginning of a non-tangent curve to the left having a central angle of 21°05'51", a radius of 845.00 feet, a chord bearing and distance of South 76°43'18" East, 309.39 feet;

THENCE departing the easterly line of said Lot 3, along the northerly line of said Lot 4 and along the southerly right-of-way line of said Richland Boulevard, the following three (4) calls:

- 1. In a southeasterly direction, with said curve to the left, an arc distance of 311.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
2. South 86°14'18" East, a distance of 152.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
3. 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 at the northerly northeast corner of said Lot 4, same being the north corner of a visibility clip at the intersection of the southerly right-of-way line of said Richland Boulevard and the westerly right-of-way line of aforesaid Lovers Lane;

THENCE South 45°29'21" East, a distance of 31.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the easterly northeast corner of said Lot 4 and the east corner of said visibility clip;

THENCE departing the southerly right-of-way line of said Richland Boulevard, along the easterly line of said Lot 4 and along the westerly right-of-way line of said Lovers Lane, the following seven (7) calls:

- 1. South 0°05'38" East, a distance of 130.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°22'54", a radius of 525.99 feet, a chord bearing and distance of South 4°17'32" East, 76.88 feet;
2. In a southeasterly direction, with said curve to the left, an arc distance of 76.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 4°44'33", a radius of 504.01 feet, a chord bearing and distance of South 6°06'42" East, 41.71 feet;
3. In a southeasterly direction, with said curve to the right, an arc distance of 41.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
4. South 0°05'38" East, a distance of 378.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 8°22'51", a radius of 503.00 feet, a chord bearing and distance of South 4°05'58" West, 73.51 feet;
5. In a southwesterly direction, with said curve to the right, an arc distance of 73.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 4°50'26", a radius of 527.00 feet, a chord bearing and distance of South 5°52'11" West, 44.51 feet;
6. In a southwesterly direction, with said curve to the left, an arc distance of 44.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
7. South 0°05'38" East, a distance of 135.79 feet to the POINT OF BEGINNING and containing 13.369 acres (582,372 square feet) of land, more or less.
8.

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, BLOCK A, LOT 4, 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:

Scott Ship

STATE OF TEXAS §

COUNTY OF COLLIN §

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 4, 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.

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.

STREET EASEMENT

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

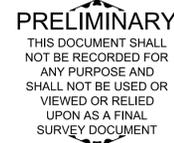
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 20_____.

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



STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

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

FINAL PLAT
GATES OF PROSPER PHASE 1
BLOCK A, LOT 4
AN ADDITION TO THE TOWN OF PROSPER

13.369 ACRES (GROSS)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MAY 2016
CASE No. D16-0052

OWNER:
380 & 289, LP
8000 Warren Parkway
Frisco, Texas 75034
P (972) 543-2412
Contact: Scott Ship

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

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

Kimley >>> Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale N/A Drawn by APS Checked by KHA Date 06/02/2016 Project No. 063362277 Sheet No. 2 OF 2

DWG NAME: K:\P\PL_SURVEY\10810908\GATES OF PROSPER PHASE 1\DWG\0810908\BLOCK A.LOT 4.FINAL.PLAT.DWG PLOTTED BY: STEINDLH\ABE 06/20/16 8:16 AM LAST SAVED: 06/20/16 8:14 AM



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 3, on 1.6± acres, located on the north side of Richland Boulevard, 380± feet west of Coit Road. This property is zoned Office (O) and Specific Use Permit-8 (S-8). (D16-0055).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the Office and S-14 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



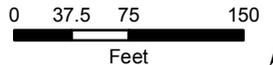
D16-0055

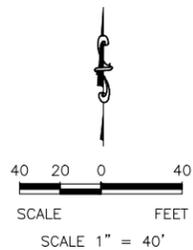
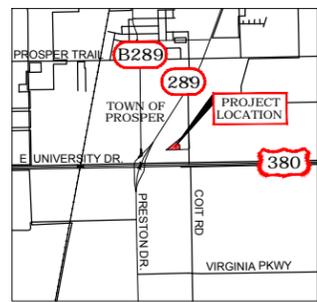
RICHLAND BLVD

RICHLAND BLVD

COIT RD

COIT RD





STATE OF TEXAS,
 COUNTY OF COLLIN,
 WHEREAS Rogy's Learning Place is the owners of a tract of land situated in the H. Jamison Survey, Abstract No. 480 in the Town of Prosper, Collin County, Texas and being a part of 5.26 acres tract recorded in Volume 2007 Page 674, Collin County Plat records, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at approximate 722 feet from the Northwest corner of the intersection of Coit Road and Richland Blvd, said the point also located on the North right of way line of Richland Blvd

THENCE N49°57'41"E for a distance of 431.29 feet along the Southeast line of existing water pipe line easement Vol. 5168, Page 2935, a deed record in Collin County, Texas to 1/2 inch iron rod set for a corner;

THENCE S40°02'44"E for a distance of 123.69 feet to 1/2 inch iron rod set for a corner;

THENCE S01°34'16"E for a distance of 7.31 feet to 1/2 inch iron rod set for a corner;

THENCE N88°34'47"E for a distance of 37.00 feet to 1/2 inch iron rod set for a corner;

THENCE S01°25'15"E for a distance of 165.24 feet to 1/2 inch iron rod set for a corner;

THENCE S88°34'45"W for a distance of 451.20 feet along the North Right of way of Richland Blvd to POINT OF BEGINNING and containing 68,523 square feet or 1.57 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Rogy's Learning Place 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 3, Whispering Gables addition, an addition to the Town of Prosper, The streets and alleys shown on this plat as access easements are for the use and benefit of the owners of the property, their leases, invitees, and licensees. By acceptance of a deed conveying title to the property, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The street and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easement may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all time 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 part of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the ____ day of _____,

By: _____

Title: _____

STATE OF TEXAS,
 COUNTY OF COLLIN,
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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.

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

Notary Public in and for the State of Texas

My Commission Expires on _____

My Commission Expires on _____

CERTIFICATE OF APPROVAL

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

 Planning & Zoning Commission Chair

 Town Secretary

 Engineering Department

 Development Services Department

OWNER
 ROGY'S LEARNING PLACE
 1619 W. LUTHY DRIVE
 PEORIA, IL 61615
 (309) 427-5090

APPLICANT
 NDC HOLDINGS
 8235 DOUGLAS AVENUE, SUITE 720
 DALLAS, TEXAS 75225
 (214) 361-1555

SURVEYOR
ASA ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651 FAX (972) 248-9681
 TX T.B.P.E. REGISTRATION # F-006974
 T.B.P.L.S. FIRM REGISTRATION # 100433

FIRE LANES:
 The undersigned covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Town of Prosper paving standards for fire lanes, 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 of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use."

ACCESS EASEMENTS:
 The undersigned covenant and agree that the access easement may be utilized by any person or the general public for ingress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department 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."

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, their successors and assigns, and all parties claiming by, through and under them. In the event a replant 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 "homeowner" association hereafter established for the owners of Lots in this subdivision and/or the owners of the individual lots. 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 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 Owner(s), their heirs, grantees, successors and assigns: The portion of Block A, Lot 3 as shown on the plat is called "drainage easement". The drainage easement within the limits of this addition, will remain open at all time and will be maintained in a safe and sanitary condition by the owner(s) of the Lot or Lots that are traversed by or adjacent to the Drainage Easement. The town will not be responsible for the maintenance and operation of said easement or for any damage of private property or person that results from conditions in the easement, or for the concern of erosion. No obstruction to the nature flow of storm water runoff shall be permitted by construction of any type of building, fence or any other structure within the Drainage 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 Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary of drainage purposes. Each property owner shall keep the Drainage 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 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 damage of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structures, within the Easement.

KNOW ALL MEN BY THESE PRESENTS:
 That I, Pansak Sribhen, do hereby certify that I prepared this plat and the field notes made a part thereof from and 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 ____ day of _____, 20____

Pansak Sribhen
 Registered Professional Land Surveyor No. 3576



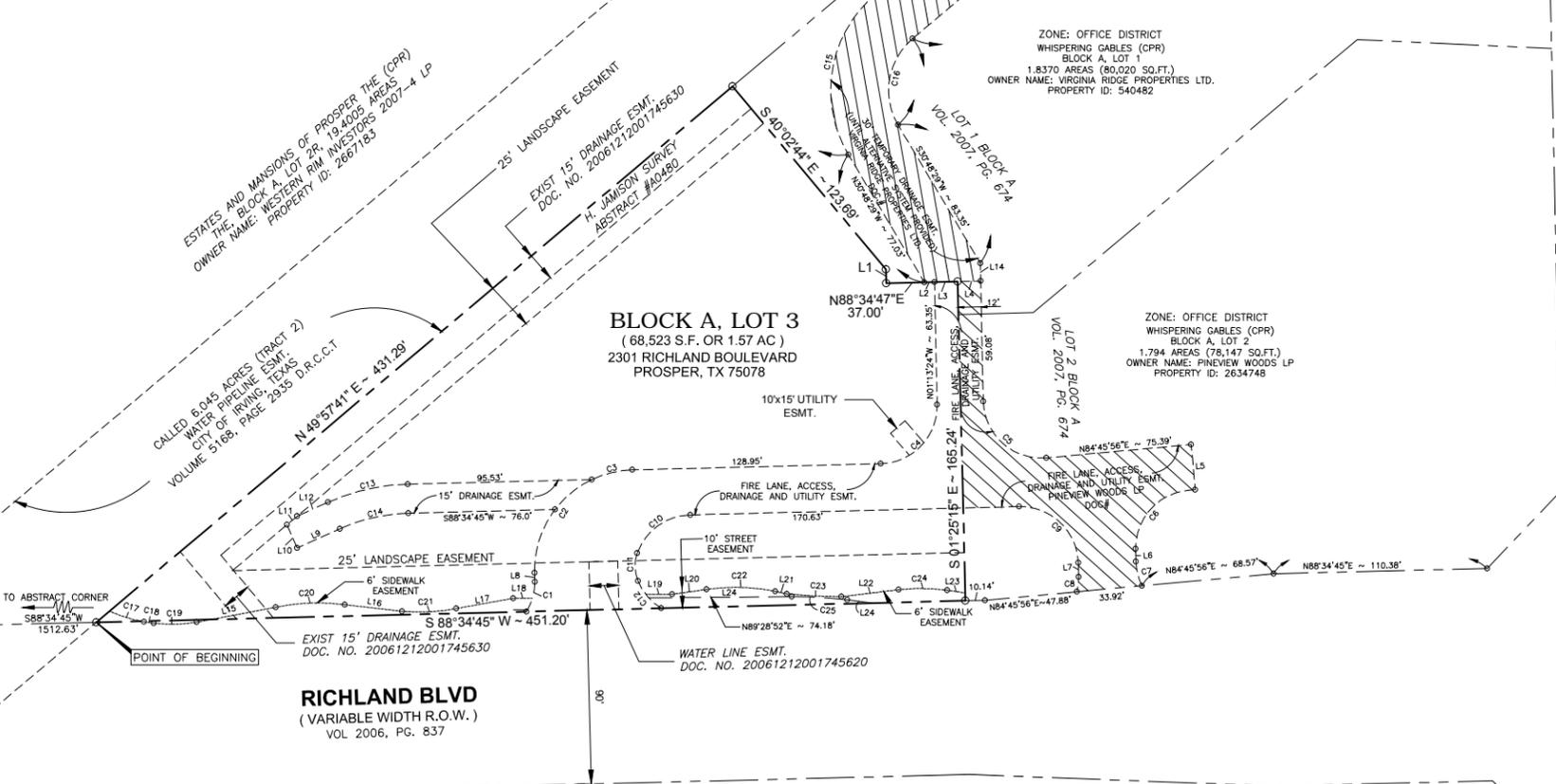
STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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.

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

Notary Public in and for the State of Texas

My Commission Expires on _____



LINE TABLE

NO.	BEARING	LENGTH
L1	S01°34'16"E	7.31'
L2	N88°34'47"E	5.24'
L3	N88°34'47"E	11.97'
L4	N88°34'47"E	12.03'
L5	S08°14'03"E	23.66'
L6	S02°15'50"E	6.55'
L7	N01°44'36"W	7.34'
L8	N01°25'15"W	4.31'
L9	S65°52'16"W	24.33'
L10	N24°07'44"W	13.09'
L11	N49°57'41"E	6.96'
L12	N65°52'16"E	17.65'
L13	S01°13'24"E	38.50'
L14	S01°25'09"E	9.30'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°34'00"	30.00'	16.60'	N15°19'09"E	16.38'
C2	65°59'18"	52.00'	59.89'	N31°34'24"W	56.63'
C3	24°38'02"	52.00'	35.25'	N00°35'45"W	35.25'
C4	89°48'11"	30.00'	47.02'	N43°40'41"E	42.35'
C5	94°00'40"	30.00'	49.22'	S48°13'44"E	43.89'
C6	92°36'04"	30.00'	48.49'	S45°26'13"W	43.38'
C7	25°01'47"	30.00'	13.11'	S14°10'18"E	13.11'
C8	14°47'21"	30.00'	07.74'	N06°57'36"E	30.00'
C9	89°40'40"	30.00'	46.96'	N46°34'55"W	46.96'
C10	68°55'46"	30.00'	36.09'	S54°07'25"W	33.95'
C11	42°09'35"	20.00'	14.72'	S01°25'15"E	14.39'
C12	36°03'45"	30.00'	18.88'	S40°31'55"E	18.57'
C13	22°42'56"	107.5'	42.61'	N77°13'31"E	42.33'
C14	22°42'56"	92.50'	36.66'	S77°13'31"W	36.42'
C15	81°17'35"	65.00'	91.63'	N09°34'36"W	84.23'
C16	81°17'35"	35.00'	48.34'	S09°34'36"W	45.35'

CURVE SIDEWALK TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	13°39'18"	80.63'	18.84'	S73°01'08"E	18.80'
C18	03°04'15"	80.40'	5.11'	S81°32'04"E	5.11'
C19	16°21'27"	78.76'	22.28'	N88°38'41"E	22.21'
C20	19°27'44"	104.14'	36.12'	N87°51'37"E	36.94'
C21	16°17'30"	100.42'	28.35'	N87°04'07"E	28.25'
C22	19°38'14"	103.15'	36.00'	S89°24'28"E	35.80'
C23	07°30'19"	210.00'	28.96'	S86°34'55"E	28.94'
C24	14°00'20"	103.00'	25.17'	S89°25'45"E	25.11'
C25	05°37'10"	271.81'	28.35'	S87°05'23"E	28.34'

SIDEWALK TABLE

L15	N78°20'53"E	41.71'
L16	S83°27'19"E	30.00'
L17	N19°48'55"E	30.00'
L18	N00°00'00"E	9.94'
L19	S89°59'15"E	13.68'
L20	N82°07'15"E	18.00'
L21	S77°47'58"E	6.00'
L22	N83°07'53"E	30.00'
L23	S81°15'15"E	9.53'
L24	S82°37'52"E	12.71'

NOTE:
 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.

NOTE:
 - THIS PROPERTY IS NOT SUBJECTED TO FEMA FLOOD DESIGNATION PER MAP #48085C02351, EFFECTIVE DATE 06/02/2009.
 - NO 100 YEAR FLOOD PLAIN EXISTS ON THE SITE OR SHOW FLOOD PLAIN.

Y:\2015\21517\RLP\CURRENT\SHSHEET SET\000 G-2 FINAL PLAT.dwg

FINAL PLAT
 No. D16-0055
 WHISPERING GABLES ADDITION
 BLOCK A, LOT 3 - 1.57 ACRES
 H.JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 MAY 31, 2016
 SHEET 1 OF 1



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007).

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-68-Retail	Undeveloped	Retail & Neighborhood Services
North	Planned Development-68-Retail	Retail (Shops at Prosper Trail – Kroger)	Retail & Neighborhood Services
East	Planned Development-68-Retail	Retail (Shops at Prosper Trail – Kroger and Retail Shell Building)	Retail & Neighborhood Services
South	Planned Development-68-Retail	Undeveloped	Retail & Neighborhood Services
West	Planned Development-31-Office	Undeveloped	Retail & Neighborhood Services

Requested Zoning – The purpose of this request is to allow for a retail building with a flat roof, parapet wall and cornice. Planned Development-68 (PD-68) states all pad sites shall have a pitched roof with a minimum 6 in 12 inch slope; however, a flat roof with a parapet wall and cornice may be permitted subject to Town Council approval of a SUP for same.

During the deliberation and approval process of the PD to accommodate the Shops at Prosper Trail, the desire was to ensure the multiple pad site buildings project a quality image along Preston Road. In lieu of the traditional, flat-roofed, rectangular, small box buildings, which have

limited architectural appeal; the goal was to create a more residential-type image for the smaller commercial buildings, as shown in the pictures below. The slope roof requirement is intended to meet this goal.



La Madeleine Country French Café in Allen

The applicant indicated the flat roof is necessary to accommodate mechanical equipment, as opposed to providing a screening wall for ground mounted equipment. In conjunction with the SUP request, the applicant is proposing two associated exhibits, as follows:

1. Exhibit A (Boundary Survey)
2. Exhibit B (Façade Plan) – The exhibit shows a retail building constructed of brick and stone with a flat roof, parapet wall and cornice. The flat roof provides 6 in 12 inch pitched roof elements and encompasses the perimeter of the building façade.

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

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
The proposed retail building is a compatible use with the existing and proposed retail uses of the Shops at Prosper Trail; however, this request does not focus on the proposed use but the building's design, specifically the roof. The applicant has indicated the building's design meets the intent of PD-68; however, in the opinion of staff, the proposed roof design does not meet the intent of the PD and shall be classified as a flat roof with a parapet wall and cornice.

2. *Are the activities requested by the applicant normally associated with the requested use?*
The activities requested, as shown on the attached exhibits, are normally associated with the requested use.
3. *Is the nature of the use reasonable?*
As previously noted, the intent of the PD was to permit pad sites along Preston Road that resemble residential structures. The proposed design will set a precedent for the remaining pad sites that is not consistent with the intent of the PD.
4. *Has any impact on the surrounding area been mitigated?*
With the exception of setting an architectural precedent, the proposed roof design does not appear to require mitigation measures.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed request is in conformance with the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has access to Preston Road, an existing six-lane divided major thoroughfare, and Prosper Trail, a future four-lane divided minor thoroughfare. The SUP exhibits comply 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 Preston Road and Prosper Trail.

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

Parks – Per the PD, the subject property is not needed for a park.

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. Town staff has not received any Public Hearing Notice Reply forms.

Attached Documents:

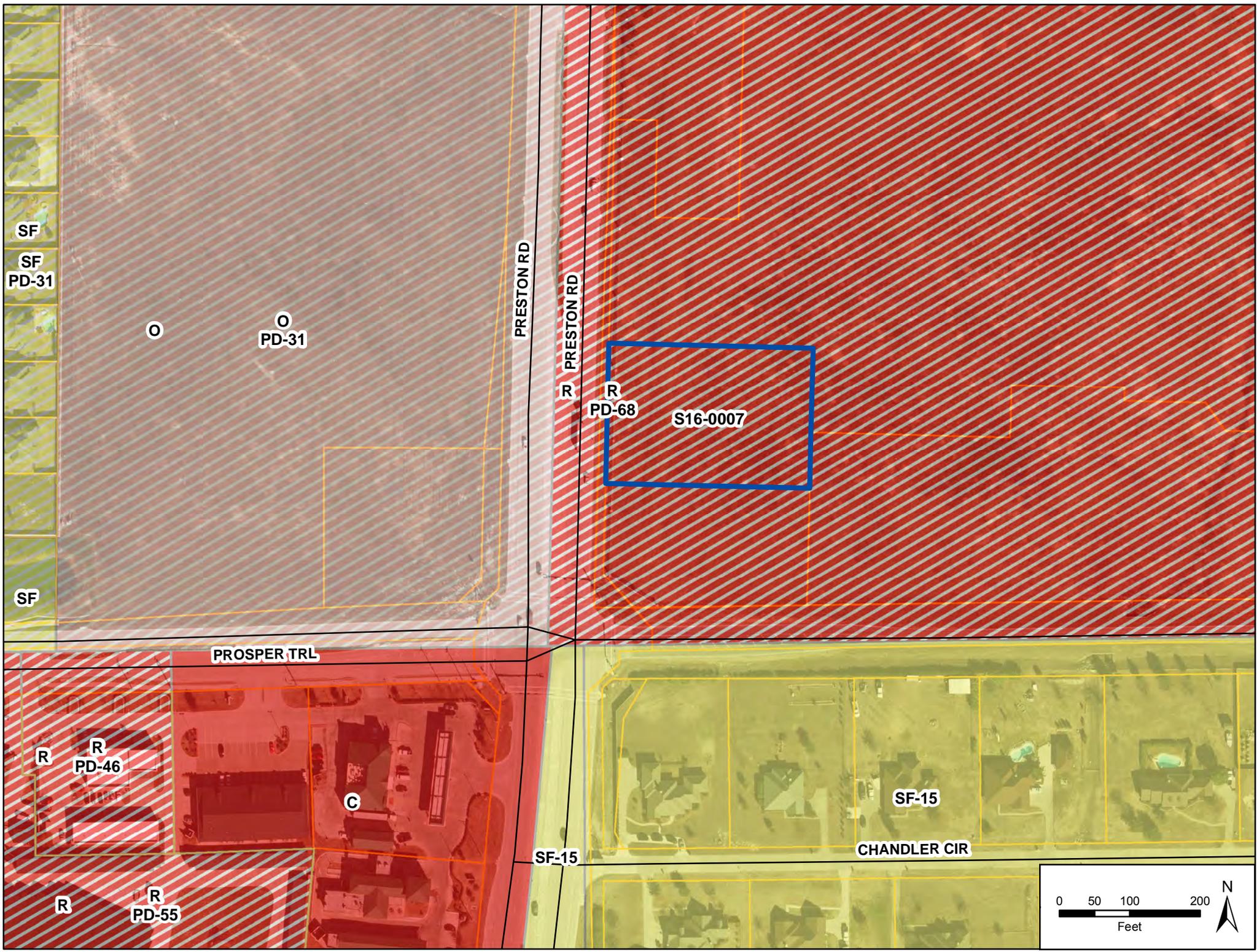
1. Zoning map of surrounding area
2. Proposed SUP Exhibits A and B
3. Shops at Prosper Trail, Lot 3 Draft Site Plan

Town Staff Recommendation:

Staff recommends the Planning & Zoning Commission consider and act upon the request for a SUP for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on June 28, 2016.



SF
SF
PD-31

O
O
PD-31

PRESTON RD

R PRESTON RD

R
PD-68
S16-0007

SF

PROSPER TRL

R
R
PD-46

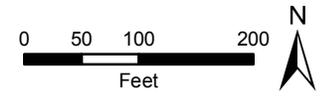
C

SF-15

SF-15

CHANDLER CIR

R
R
PD-55





AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,828 SQ. FT.
OPENING AREA	720 SQ. FT.
NET FACADE AREA	1,108 SQ. FT.

B-1	AREA = 119 SQ. FT.	11 %
B-2	AREA = 407 SQ. FT.	37 %
CS-1	AREA = 163 SQ. FT.	15 %
S-1	AREA = 38 SQ. FT.	3 %
S-2	AREA = 275 SQ. FT.	25 %
EF-1	AREA = 77 SQ. FT.	7 %
EF-2	AREA = 26 SQ. FT.	2 %

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



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,293 SQ. FT.
OPENING AREA	168 SQ. FT.
NET FACADE AREA	1,125 SQ. FT.

B-1	AREA = 311 SQ. FT.	28 %
B-2	AREA = 348 SQ. FT.	31 %
CS-1	AREA = 128 SQ. FT.	11 %
S-1	AREA = 134 SQ. FT.	12 %
S-2	AREA = 139 SQ. FT.	13 %
EF-1	AREA = 39 SQ. FT.	3 %
EF-2	AREA = 26 SQ. FT.	2 %

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,568 SQ. FT.
OPENING AREA	49 SQ. FT.
NET FACADE AREA	1,619 SQ. FT.

B-1	AREA = 532 SQ. FT.	33 %
B-2	AREA = 611 SQ. FT.	38 %
CS-1	AREA = 145 SQ. FT.	9 %
S-1	AREA = 240 SQ. FT.	15 %
S-2	AREA = 22 SQ. FT.	1 %
EF-1	AREA = 31 SQ. FT.	2 %
EF-2	AREA = 38 SQ. FT.	2 %

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



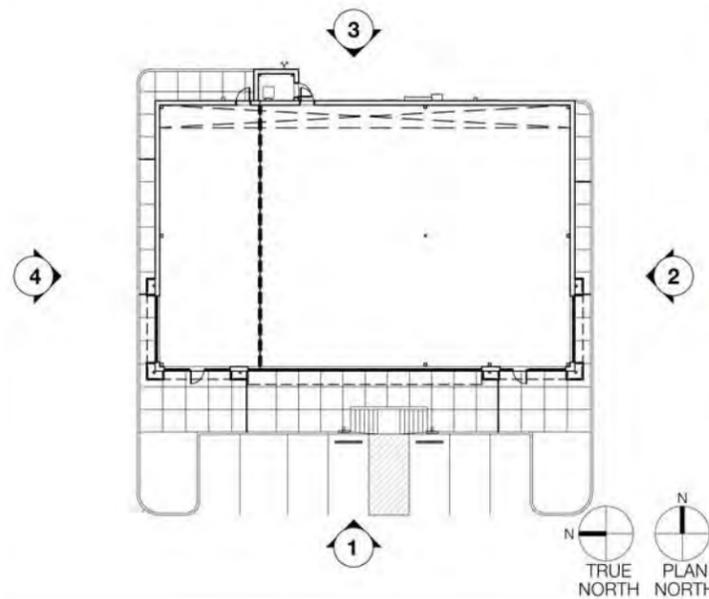
AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,293 SQ. FT.
OPENING AREA	144 SQ. FT.
NET FACADE AREA	1,149 SQ. FT.

B-1	AREA = 324 SQ. FT.	28 %
B-2	AREA = 349 SQ. FT.	31 %
CS-1	AREA = 130 SQ. FT.	11 %
S-1	AREA = 143 SQ. FT.	12 %
S-2	AREA = 139 SQ. FT.	13 %
EF-1	AREA = 39 SQ. FT.	3 %
EF-2	AREA = 26 SQ. FT.	2 %

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING OUTLINE



GENERAL 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.

COLOR LEGEND

B-1 DECORATIVE CONCRETE MASONRY OLDCASTLE - QUICK BRICK TIMBERLAND WITH RED FLASH	S-1 MANUFACTURED STONE PALO PINTO COBBLE	EF-1 EIFS SYSTEM 456 OYSTER SHELL w/ SANDPEBBLE FINE FINISH	M-1 STANDING SEAM METAL ROOF (SLOPE 6:12 MAX), AWNING, GUTTERS & DOWNSPOUTS BERRIDGE CHARCOAL GREY
B-2 DECORATIVE MASONRY OLDCASTLE - QUICK BRICK AUTUMN, NO FLASH	S-2 MANUFACTURED STONE GRANBURY COBBLE	EF-2 EIFS SYSTEM 381 MONASTERY BROWN w/ SANDPEBBLE FINE FINISH	
	CS-1 CAST STONE - ST THOMAS TAN NO. 1103	DOOR & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM	

OWNER: MQ PROSPER RETAIL 14801 Quorum Dr Ste 160 Dallas, TX 75254 214-980-8806
 APPLICANT: SBLM ARCHITECTS 16910 Dallas Parkway Dallas, TX 75248 469-554-7770
 SURVEYOR: WINKELMAN & ASSOCIATES 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230 972-490-7090

THE SHOPS AT PROSPER TRAIL
EXHIBIT B
 ABS A0172 COLLIN COUNTY SCHOOL LAND #13
 SURVEY, TRACT 11, RETAIL BUILDING LOT 3
 May 23, 2016
 CASE #: S16-0007



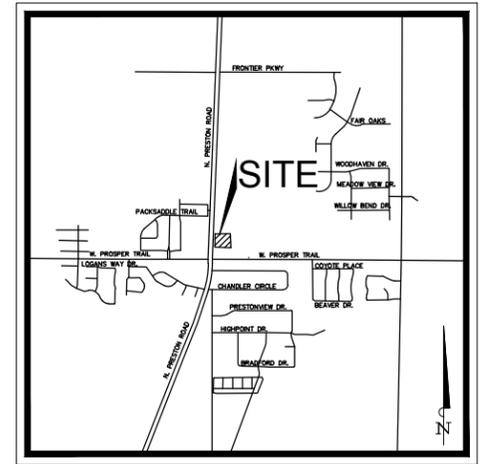
**THE SHOPS AT
 PROSPER TRAIL
 RETAIL BUILDING LOT 3
 1170 N. PRESTON ROAD
 PROSPER, TEXAS**

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN:	CLC
DRAWN:	JEV
CHECKED:	MAM
DATE:	04/06/2016

**SHEET
 SP-1**



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

TOWN OF PROSPER SITE PLAN GENERAL NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK:
 1. 'X' CUT IN CONCRETE SOUTHWEST CORNER OF PRESTON ROAD AND PROSPER TRAIL, +/- 105 FEET WEST OF CENTERLINE OF PRESTON ROAD +/- 80 FEET SOUTH OF CENTERLINE OF PROSPER TRAIL. POSTED ELEVATION: 760.63
 2. SQUARE CUT ON THE TOP, MIDDLE OF A CONCRETE WALL, NORTH SIDE OF PROSPER TRAIL, +/- 713.5 FEET

CASE #: D16-0018

SHOPS AT PROSPER TRAIL, LOT 3

SITE PLAN

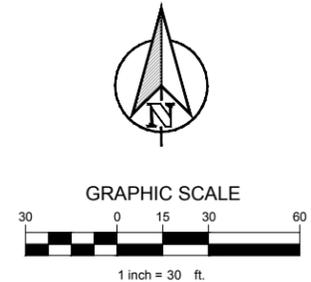
OWNER:
 MQ DEVELOPMENT PARTNERS
 14801 QUORUM DRIVE
 DALLAS, TEXAS 75254
 PH: 214-980-8806
 CONTACT NAME: ROLLAND UPHOFF

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

SURVEYOR:
 AJ BEDFORD GROUP, INC.
 301 N. ALAMO RD.
 ROCKWALL, TX 75087
 PH: 972.722.0225
 CONTACT NAME: BILL ELAM

LEGAL DESCRIPTION:
 THE SHOPS AT PROSPER TRAIL
 BLOCK A, LOT 3
 1.329 ACRES (57,900 SQ. FT.)

CITY: TOWN OF PROSPER STATE: TEXAS
 COUNTY: COLLIN SURVEY: COLLIN COUNTY SCHOOL LAND NO. 13 ABSTRACT NO. 172



LEGEND

---	EX. STORM LINE
- - -	EX. SEWER LINE
- - -	EX. WATER LINE
+	EX. FIRE HYDRANT
+	PROPOSED FIRE HYDRANT
- - -	PROPOSED SEWER LINE
- - -	PROPOSED WATER LINE
- - -	PROPOSED STORM DRAIN
- - -	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- - -	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- - -	PROPOSED PRIVATE SIDEWALK
- - -	PROPOSED DUMPSTER AREA CONCRETE PAVEMENT

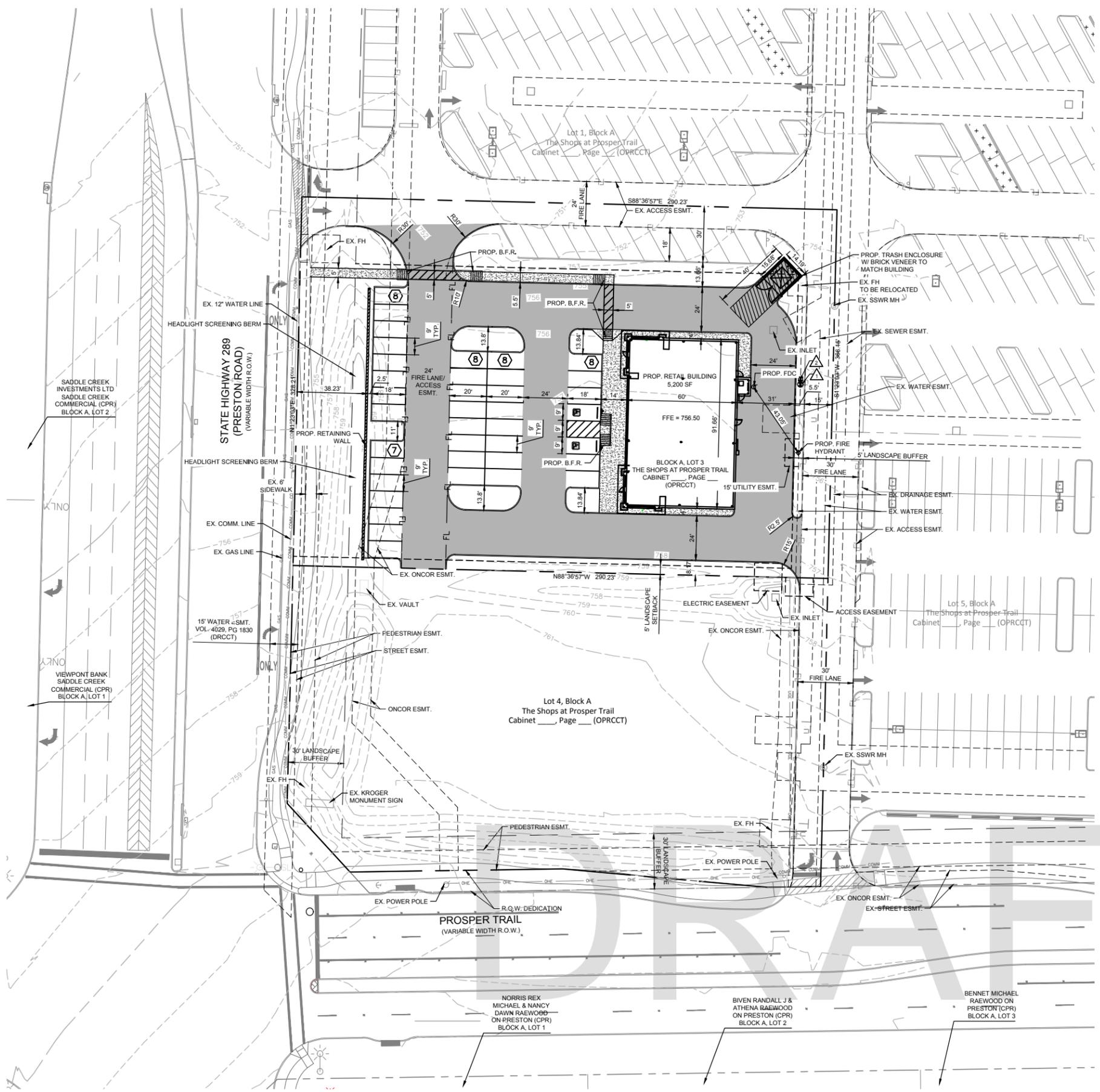
FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48089C0235J, 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 WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

"NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE"

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1 1/2"	1



SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	PARKING				TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE							
							REQ.	PROV.	FLR AREA RATIO REQ.	PROV.		REQ. RATIO	REQ.	PROV.	REQ. (7% SITE AREA), SQ FT	PROV.					
3	PD-68	RETAIL	1.33	57,900	5,200	25' - 5"	40% MAX	9.0%	0.4:1 MAX	0.09	RETAIL (1 PER 250 SQ FT)	22	51	1	2	45,349	78%	585	12,551	4053.00	4,629

PLOTTED BY: JVALDEZ
 4/6/2016 2:40 PM
 PLOT DATE: 4/6/2016 2:40 PM
 LOCATION: C:\EGN\TYE\SHARED\PROJECTS\2016-006 MQ PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 4/6/2016 2:33 PM



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – June 7, 2016

Agenda Item:

Consider and act upon a request for a façade exception for the Windsong Ranch, Phase 4A Amenity Center, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. (MD16-0005).

Request:

The developer of Windsong Ranch submitted a request for a façade exception for the development's Phase 4A Amenity Center.

As depicted in the attached elevations, the applicant is requesting the exterior of the structure be constructed of natural limestone and Ipe, which is a Brazilian hardwood. The Zoning Ordinance requires a 100% exterior masonry material. In 2013, the Town Council approved an amendment to Planned Development-40 (PD-40) to allow the use of Ipe as a primary material on the Windsong Ranch, Phase 1A amenity center. Approval of the proposed façade exception would allow the two amenity centers in Windsong Ranch to have consistent façade materials.

In considering an exception to the required masonry requirements, the Planning & Zoning Commission and Town Council may consider whether a proposed alternate material:

- (a) is a unique architectural expression;
- (b) includes unique building styles and materials;
- (c) is consistent with high quality development;
- (d) is or would be visually harmoniousness with existing or proposed nearby buildings;
- (e) has obvious merit based upon the quality and durability of the materials; and
- (f) represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.

Please reference the attached letter from the application addressing the aforementioned criteria in support of the request. The attachments also include a letter of support from David Blom, Director of Development for Terra Verde and developer of Windsong Ranch.

Attachments:

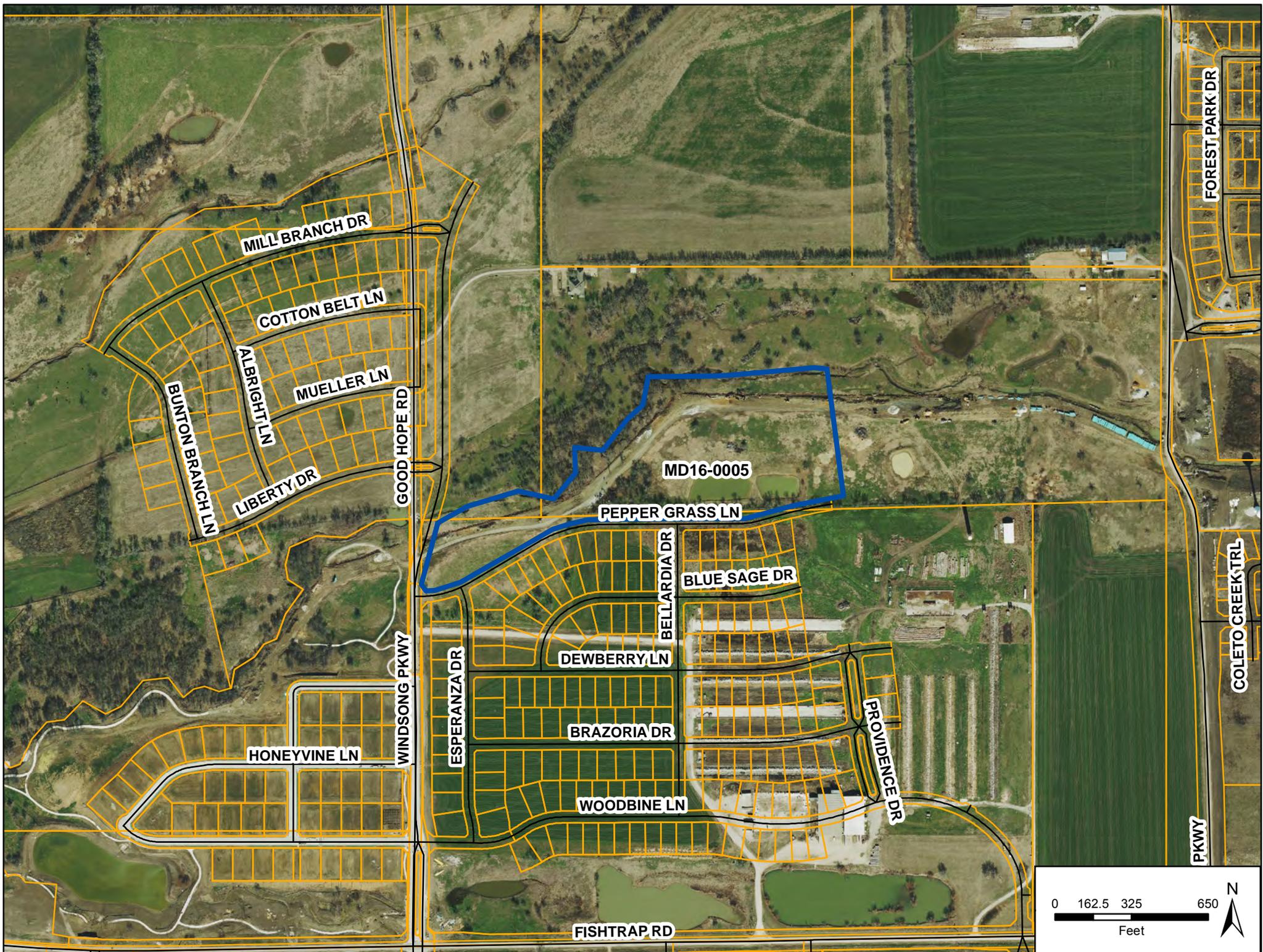
1. Location Map
2. Amenity Center Elevations
3. Applicant's Letter Addressing Exception Criteria
4. Letter of Support from David Blom, Terra Verde

Town Staff Recommendation:

Town staff recommends that the Planning & Zoning Commission consider and act upon a request for a façade exception for Windsong Ranch, Phase 4A Amenity Center.

Town Council Consideration:

Upon a recommendation by the Planning & Zoning Commission, this request will be scheduled for the Town Council meeting on June 28, 2016.



MILL BRANCH DR

COTTON BELT LN

BUNTION BRANCH LN

ALBRIGHT LN

MUELLER LN

LIBERTY DR

GOOD HOPE RD

MD16-0005

PEPPER GRASS LN

BLUE SAGE DR

BELLARDIA DR

DEWBERRY LN

BRAZORIA DR

WOODBINE LN

PROVIDENCE DR

HONEYVINE LN

WINDSONG PKWY

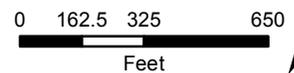
ESPERANZA DR

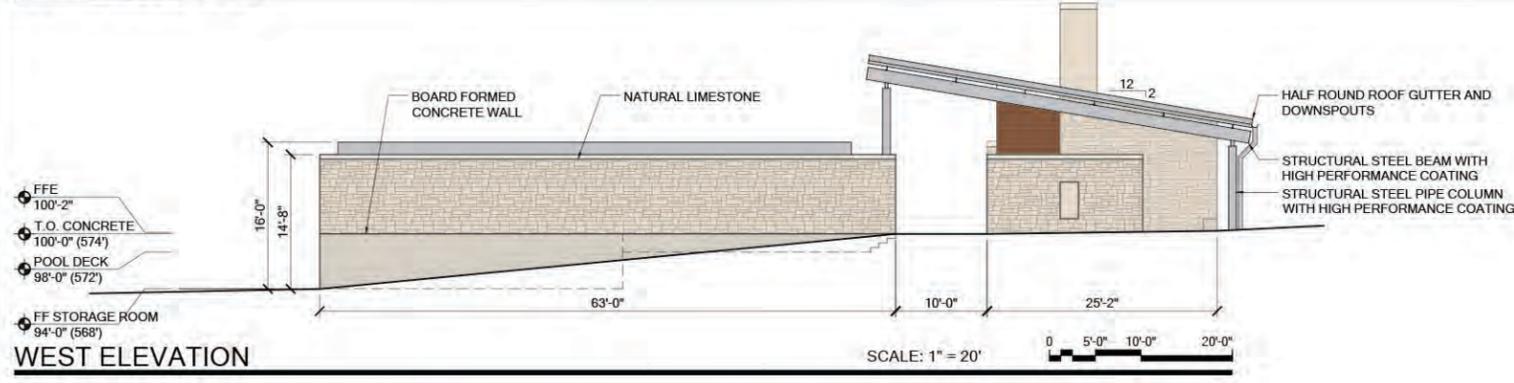
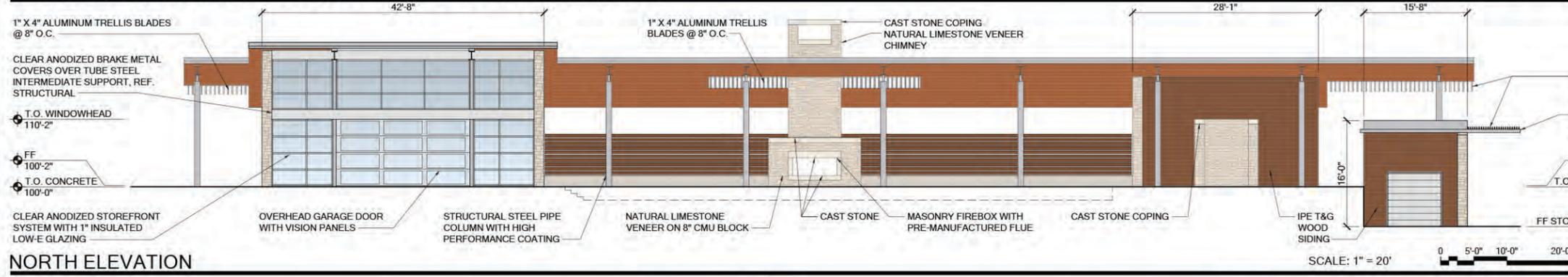
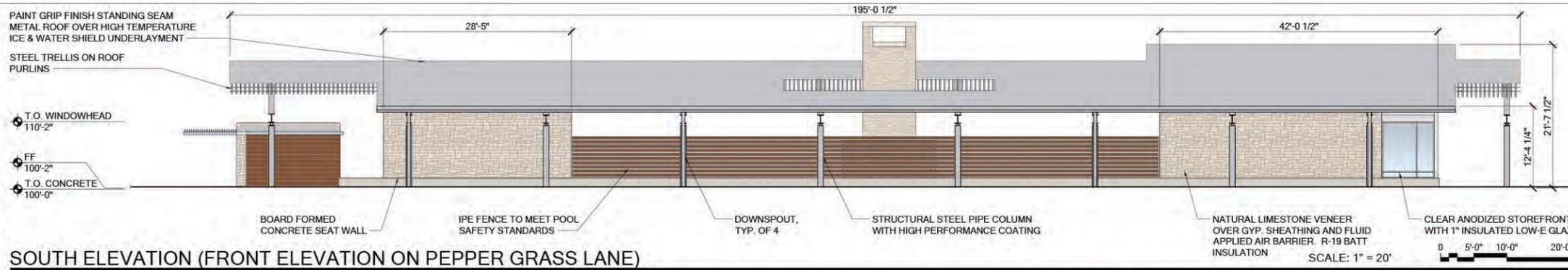
FISHTRAP RD

FOREST PARK DR

COLETO CREEK TRL

PKWY



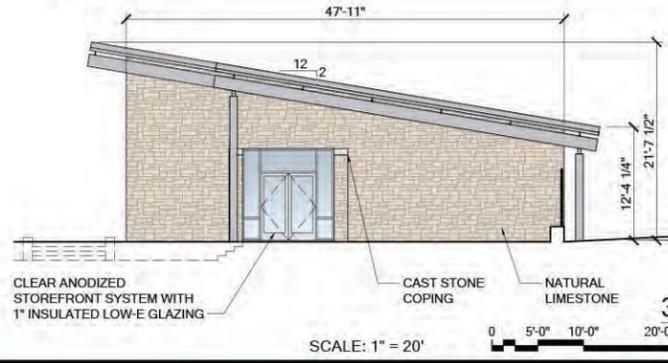
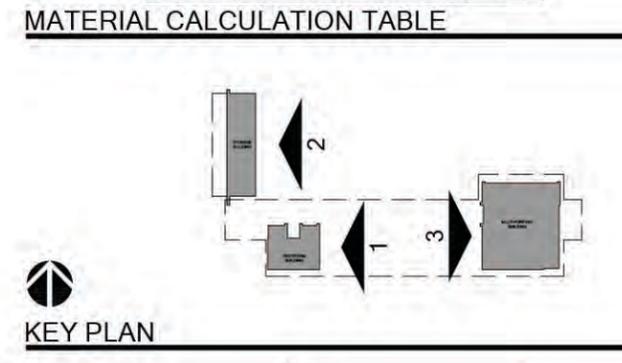
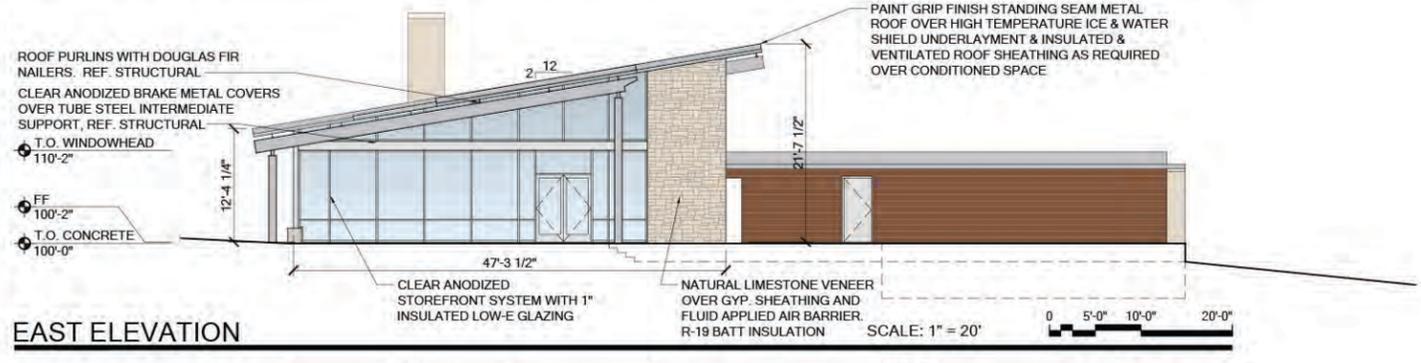


MATERIAL CALCULATION TABLE

Material	Multi-Purpose Building			
	South	North	West	East
Gross Façade Area	439 sf	877 sf	774 sf	756 sf
Glazing	87 sf	683 sf	180 sf	551 sf
Net Façade Area	371 sf	394 sf	634 sf	205 sf
Limestone	355	62	32.0%	674
Ipe	0	0	0.0%	0
Metal	16	132	68.0%	35

Material	Restroom Building			
	South	North	West	East
Gross Façade Area	300 sf	466 sf	352 sf	358 sf
Glazing	0 sf	0 sf	0 sf	0 sf
Net Façade Area	300 sf	466 sf	352 sf	358 sf
Limestone	300	123	26.4%	243
Ipe	0	343	73.6%	109
Metal	0	0	0.0%	0

Material	Storage Building			
	South	North	West	East
Gross Façade Area	133 sf	222 sf	546 sf	509 sf
Glazing	0 sf	68 sf	0 sf	24 sf
Net Façade Area	133 sf	154 sf	546 sf	485 sf
Limestone	13	21	13.6%	546
Ipe	120	90.2%	133	85.4%
Metal	0	0	0.0%	0



PROJECT INFORMATION

OWNER
 TERRA VERDE GROUP, LLC
 710 EAST CAMPBELL ROAD, SUITE 515
 RICHARDSON, TEXAS 75081
 TEL: 972.238.7410
 CONTACT: DAVID BLOM
 EMAIL: dbloom@tvglc.com

APPLICANT
 SPIARS ENGINEERING INC
 765 CUSTER RD, SUITE 100
 PLANO, TEXAS 75075
 TEL: 972.422.0077
 CONTACT: KEVIN WEIR
 EMAIL: kevin@spiarsengineering.com

SURVEYOR
 SPIARS ENGINEERING INC
 765 CUSTER RD, SUITE 100
 PLANO, TEXAS 75075
 TEL: 972.422.0077
 CONTACT: KEVIN WEIR
 EMAIL: kevin@spiarsengineering.com

GENERAL NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DEPARTMENT.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

WINDSONG RANCH PHASE 4a

LOT 2, BLOCK X
 05-09-2016

WINDSONG RANCH PHASE 4a PROSPER, TEXAS

Project No. 16018.00
 Sheet Title FACADE PLAN



3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500
 2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500



**ARCHITECTS
INTERIORS
LANDSCAPE
PLANNING**

Dallas
2808 Fairmount Street, Suite 300
Dallas, Texas | 75201
214.303.1500

Ft. Worth
3300 West 7th Street, Suite 110
Fort Worth, TX | 76107
817.303.1500

May 23, 2016

Jonathan Hubbard, Planner
Development Services, Town of Prosper
407 East 1st Street
Prosper, Texas 75078

Dear Mr. Hubbard:

We are pleased to submit for the Town of Prosper's consideration the following alternate façade materials request for the Windsong Ranch Phase 4A Amenities Center. Following on the success of the Phase 1A Amenities Center at 1001 Windsong Parkway South, this second building shares its design inspiration and materials palette with the first, and adapts them to a waterfront site with slightly different programmatic needs. As such, we are requesting to be allowed to once again use Ipe wood as an exterior finish material, which is not listed as an approved material in the "Non-residential Uses, Exterior Façade Building Materials" requirements of PD-40.

We offer the following as reasons for making this request:

- *A unique architectural expression.* Inspired by native, rural Texas architecture, the amenities buildings at Windsong Ranch are intended to sit lightly on their sites, provide expansive areas of glass, and large areas of outdoor covered spaces. The consistent use of natural stone and woods supports TVG's mandate that Windsong Ranch be environmentally sensitive and visually links all amenity structures throughout the development into a harmonious whole.
- *Unique building styles and materials.* Ipe wood is the most commonly used species of a group of natural tropical woods known for their strength, durability, and low maintenance. It has also been chosen for use here because of the aesthetic benefits that a natural wood material lends to small-scale buildings.
- *Is consistent with high quality development.* The use of the material on the Phase 1A Amenities Center was done so at a cost premium over limestone, and current market conditions suggest a similar cost premium will be paid at this time.
- *Is visually harmonious with existing or proposed nearby buildings.* The proposed Phase 4A Amenities Center will use the same design elements and material palette as the Phase 1A building to insure that all amenity features and structures within the development are consistent and cohesive.
- *Has obvious merit based upon the quality and durability of the materials.* Ipe possesses a material density that is higher than brick, concrete, or cementitious board, and has a Class A fire spread rating without chemical treatment. Regular staining and sealing are not required to maintain these properties, although some owners elect to do so for aesthetic purposes only.
- *Represents an exterior building material that is in keeping with the intent of this chapter to balance the above mentioned objectives.* The clear objective of the PD is to allow durable, quality exterior materials to be used, and to prohibit those materials which either require extensive maintenance or present an undesirable image. Ipe has proven to be a high quality and aesthetically pleasing exterior building material.

We believe that the design of the new facility, the quality standards to which it will be built, and the unique, rich interior and exterior material palettes that are proposed are in keeping with the intent of the development standards of PD-40 and the Town of Prosper. We respectfully request permission to proceed with the use of Ipe wood on the new Amenities Center.

Best Regards,

GFF Architects, Inc.

A handwritten signature in blue ink, appearing to read 'C.A. Andersen', with a long horizontal flourish extending to the right.

Chris A. Andersen
Associate Principal

Cc Mr. David Blom, TVG
File

From: David Blom
To: Jonathan Hubbard
Subject: Re: Windsong - Phase 4A Amenity Center - Letter of Support
Date: Thursday, June 02, 2016 9:22:58 AM

Hi Jonathan-

I believe the case for the alternative materials to be used in the second amenity center (located in Phase 4A) is going to P&Z next Tuesday evening. Although I know you have thoroughly reviewed the submittals from TBG on our behalf, I wanted to provide some comments in support of our case and that explain our approach:

- The architectural theme and materials used in the existing amenity center (for which we received Town approval for the use of Ipe) have been carried through the community, including influence on the fire station architecture and the design of Windsong Elementary (angled roof, stone/wood/metal combinations).
- The quality of the materials we have used has been for aesthetic purposes as well as long-term durability - the use of Ipe wood and the standing metal seem roof are just two examples.
- We believe it is important to keep the theme and quality we have established for the community. The proposed plan uses Ipe and stone to provide a structure that is consistent with our first amenity center, and feels like it should be part of a park and belongs outdoors.
- As can be seen on our first amenity center that is now two years old, the building materials are holding up very well.

I plan to attend the P&Z meeting next Tuesday evening. Please let me know if you need any further information.

Thanks
David

David Blom
Terra Verde Group, LLC
2242 Good Hope Road
Prosper, Texas 75078



Prosper is a place where everyone matters.

RESULTS

AGENDA

Meeting of the Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, May 24, 2016
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. Presentations.
 - Presentation of a Certificate of Appreciation to a former member of the Town's Parks and Recreation Board. **(RB)**
5. **CONSENT AGENDA: All Items Approved, 7-0**

(Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.)

- 5a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
 - Regular Meeting – May 10, 2016
- 5b. Consider and act upon a resolution authorizing the Town Manager to execute an application to the Collin County Parks & Open Space Project Funding Assistance Program for the construction of Frontier Park North Field Improvements. **(WM)**
- 5c. Consider and act upon an ordinance rezoning 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005). **(JW)**
- 5d. Consider and act upon an ordinance for a Specific Use Permit (SUP) for a Private Street Development, on 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive. (S16-0005) **(JW)**
- 5e. Consider and act upon an ordinance rezoning 5.5± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0007). **(JW)**
- 5f. Consider and act upon an ordinance for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, 900± feet south of First Street. The property is zoned Planned Development-19-Commercial Corridor and Specific Use Permit-6 (PD-19-CC and S-6). (S16-0006). **(JW)**

RESULTS

- 5g. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

6. CITIZEN COMMENTS:

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.

REGULAR AGENDA:

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. 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 Mayor and Town Council.

PUBLIC HEARINGS:

7. Conduct a Public Hearing, and consider and act upon an ordinance amending the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private-gated, senior living development. (CA16-0002) **(JW) Tabled to June 28th per request of the applicant, 7-0**
8. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). **(JW) Tabled to June 28th per request of the applicant, 7-0**
9. Conduct a Public Hearing, and consider and act upon an ordinance amending a portion of Planned Development-7 (PD-7), located on the north side of First Street between Preston Road and Hays Road, to establish a specific area to allow buildings to be in excess of two (2) stories and to permit lots to have frontage on access easements in lieu of fronting on a public street. (Z16-0008). **(JW) Approved, 7-0**

DEPARTMENT ITEMS:

10. Consider and act upon a resolution directing the Town Secretary to publish notice of intent to issue Combination Tax and Surplus Revenue Certificates of Obligation for the purpose of funding costs of multi-purpose municipal facilities, parks, and storm drainage utility projects in the Town. **(HJ) Approved, 7-0**

RESULTS

11. Consider and act upon an ordinance approving and adopting the negotiated rate settlement resolving the 2016 “RRM – Rate Review Mechanism” filing for ATMOS Energy Corporation, Mid-Tex Division, and implementing the rate change. **(HJ) Approved, 7-0**
12. Discussion on the Downtown Office (DTO) Standards. **(JW) No action taken**
13. Discussion on the Frontier Park North Field Improvements Project. **(HW) No action taken**
14. Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Blue Star Development Company and the Town of Prosper, Texas, related to the extension of water lines to serve the Star Trail development. **(HW) Approved, 7-0**
15. **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

 - 15a. *Section 551.087 – To discuss and consider economic development incentives.*
 - 15b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
 - 15c. *Section 551.071 – Consultation with Town Attorney regarding legal issues associated with existing zoning classifications and districts, and all matters incident and related thereto.*
 - 15d. *Section 551.074 – To discuss and consider election of Mayor Pro-Tem and Deputy Mayor Pro-Tem.*
 - 15e. *Section 551.074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*
16. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
17. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
 - Prosper Youth Sports Commission (PYSC) amended bylaws. **(HW)**
18. Adjourn.