

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, November 3, 2015, 6:00 p.m.

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

CONSENT AGENDA

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

- 3a. Consider and act upon minutes from the October 20, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat for Lakewood Drive, on 4.0± acres, located on the north side of US 380, 3,500± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0060).
- 3c. Consider and act upon a Final Plat of Falls of Prosper, Phase 1, for 60 single family residential lots and four (4) HOA/Open Space lots, on 35.7± acres, located on the north side of Prosper Trail, 1,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0070).
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Prosper Crossing), on 28.4± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0072).
- 3e. Consider and act upon a Site Plan for a retail building and an amenity center lot for Prosper Crossing (CVS Pharmacy), on 2.0± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0073).
- 3f. Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 211 single family residential lots and five (5) HOA/Open Space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).
- 3g. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and one (1) HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Gee Road and Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0076).

- 3h. Consider and act upon a Preliminary Plat for Montclair, for 26 single family residential lots and nine (9) Open Space lots on 30.2± acres, located on the east side of Preston Road, 1,800 feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D15-0077).

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 Replat of Prosper Plaza, Block A, Lots 5R and 6R, and consider and act upon a Revised Conveyance Plat of Prosper Plaza, Block A, Lot 4, on 32.1± acres, located on the west side of Custer Road, 200± feet north of US 380. The property is zoned Commercial (C), Planned Development-25 (PD-25) and Planned Development-73 (PD-73). (D15-0075).
5. Conduct a Public Hearing, and consider and act upon a request for an amendment to Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O). (S15-0006)
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 30, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Pamela Clark, Planning Technician

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, October 20, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair John Alzner, Secretary David Snyder, Brandon Daniel, Tripp Davenport, and Chad Robertson
Craig Andres arrived at 6:02 p.m.
Tripp Davenport departed at 6:38 p.m.
Vice Chair John Hema arrived at 7:37 p.m.

Staff present: John Webb, Director of Development Service; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; Terry Welch, Town Attorney; and Pamela Clark, Planning Technician

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the October 6, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Lakes of La Cima, Phase 7C, being 88 single family residential lots, on 39.3± acres, located on the southwest corner of First Street and Hidden Lake Drive. The property is zoned Planned Development-6 (PD-6). (D15-0071).**

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

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to amend Chapter 2, Zoning Districts, and Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding the list of Permitted Uses, the Use Chart, Conditional Development Standards and Definitions. (Z15-0007).**

Webb: Summarized the request and provided information regarding the need to re-evaluate the land uses in the Zoning Ordinance. Presented current standards and proposed amendments. Requested approval as submitted.

Robertson: Asked for clarification on the Outside Merchandise Display minimum (28) twenty eight regulation, and inquired about the wording of Appendix B., 6., Funeral Homes.

Snyder: Requested to add “inventory” to the definition of Outside Merchandise Display.

Webb: Clarified the (28) twenty eight should represent days between occurrences, and that the language in Appendix B., 6. will be modified for better understanding.

Public Hearing was opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

Motioned by Snyder, seconded by Robertson, to approve subject to modifying Appendix B., 1., b. to state twenty-eight (28) days, amend Appendix B., 6. to state Funeral Homes with on-site cremation services shall require a Specific Use Permit, and amend Appendix C., 1. to include “inventory.” Motion approved 6-0.

Tripp Davenport departed at 6:38 p.m.

5. Conduct an annual review of the Town’s Comprehensive Plan.

Glushko: Summarized the purpose of the Town’s Comprehensive Plan and the annual review. Described the projects that have been completed since the adoption of the Comprehensive Plan and the current market trends. Provided information on on-going and future projects.

Snyder: Expressed concern that zoning has been approved in non-conformance with the Comprehensive Plan. Stated that procedures need to be put into place to increase residential awareness and participation during this decision making process.

Andres: Requested information regarding approved zoning not in conformance with the Comprehensive Plan.

6. Planning & Zoning Commission member orientation.

Welch: Presented information regarding zoning, platting, vested rights, and ethics. He noted that the Council’s recently adopted ethics ordinance identifies that when a Council or P&Z member owns property within 200 feet of a zoning change or Comprehensive Plan change request, then it is a conflict of interest for the Councilmember or P&Z member to participate in the deliberation of the case. That person must sign the appropriate conflict of interest statement and recuse himself from the dais.

John Hema arrived at 7:37 p.m.

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

Webb: Suggested to postpone the tour of the Town to the spring due to scheduling conflicts. Described the new building material mock-up board review process for Façade Plan approval. Provided an update on the Gates of Prosper development. Stated that grading and tree removal will be occurring soon.

8. Adjourn.

Motioned by Hema, seconded by Snyder, to adjourn at 7:44 p.m. Motion approved 6-0.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Final Plat for Lakewood Drive, on 4.0± acres, located on the north side of US 380, 3,500± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0060).

Description of Agenda Item:

The Final Plat shows a segment of a future collector which will serve the Lakewood (formerly Meadowbrook) subdivision, from US 380. The Final Plat conforms to the Planned Development-25 (PD-25) 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.

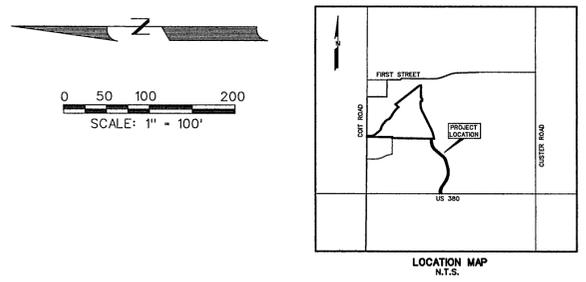
Attached Documents:

1. The Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

1. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, drive openings, street sections, and easements.
2. Revising the Final Plat to remove the existing floodplain lines and showing the ultimate location of the floodplain in accordance with the current flood study, and leaving a placeholder for the current flood study information.



55 PROSPER, L.P.
DOC. NO. 2012011000035080

55 PROSPER, L.P.
DOC. NO. 2012011000035080

PROSPER 236, L.L.C.
117.004 ACRE TRACT
DOC. NO. 20150130000109770

JAMES STONE SURVEY
ABSTRACT NO. 847

H. JAMISON SURVEY
ABSTRACT NO. 480

I.C. WILLIAMS SURVEY
ABSTRACT NO. 948

- NOTES**
- Bearing are referenced to a 117.004 acre tract, as described in the Deed Records of Collin County, Texas.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - C.M. - Controlling Monuments
IRF - Iron Rod Found
 - No Flood Plain exists on site.
 - Selling a portion of this addition by metes and bounds is a violation of the Town ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Δ = 00°03'03"
R = 1260.00'
T = 0.56'
L = 1.12'
C = 1.12'
B = S06°01'06"E

Δ = 43°26'21"
R = 470.00'
T = 187.22'
L = 356.33'
C = 347.86'
B = S27°42'45"E

Δ = 00°23'38"
R = 1200.00'
T = 4.12'
L = 8.25'
C = 8.25'
B = N06°11'24"W

Δ = 34°44'13"
R = 530.00'
T = 165.77'
L = 321.32'
C = 316.43'
B = S32°03'49"E

Δ = 34°44'13"
R = 470.00'
T = 147.00'
L = 284.95'
C = 280.60'
B = N32°03'49"W

Δ = 48°34'56"
R = 770.00'
T = 347.52'
L = 652.90'
C = 633.51'
B = N09°35'45"E

Δ = 48°34'56"
R = 830.00'
T = 374.60'
L = 703.77'
C = 682.88'
B = S09°35'45"W

Δ = 33°53'13"
R = 276.00'
T = 84.08'
L = 163.24'
C = 160.87'
B = S16°56'36"W

Δ = 13°54'37"
R = 327.00'
T = 39.89'
L = 79.39'
C = 79.19'
B = N26°55'54"E

Δ = 19°58'36"
R = 327.00'
T = 57.59'
L = 114.01'
C = 113.43'
B = N09°59'18"E

Δ = 43°26'21"
R = 530.00'
T = 211.12'
L = 401.82'
C = 392.27'
B = N27°42'45"W

S14°41'43"E 270.43'
LAKEWOOD DRIVE
DEDICATED TO THE TOWN
OF PROSPER IN FEE SIMPLE

N14°41'43"W 270.43'

S33°53'13"W 255.05'
N33°53'13"E 280.38'

S00°00'00"E 150.33'
S89°53'27"W 50.51'
S84°41'54"W 49.71'
N00°00'00"W 63.62'

55 PROSPER, L.P.
DOC. NO. 2012011000035080

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Warren L. Corwin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the Town of Prosper.

STATE OF TEXAS
COUNTY OF COLLIN

§
§
Signature of Registered Public Land Surveyor
Registration No. 4621

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, 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 _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____

LEGAL DESCRIPTION

WHEREAS, PROSPER 55, L.P., is the owner of a tract of land situated in the I.C. Williamson Survey, Abstract No. 948 in the Town of Prosper, Collin County, Texas, being part of a Tract of land to Prosper 55, L.P., as recorded in Document No. 2012011000035080 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the northeast corner of Prosper Middle School No. 2 Addition Block A Lots 1 & 2, an addition to the Town of Prosper, as described in Document Number 20081208010004240, in the Plat Records of Collin County, Texas, and being the south line of a 117.004 acre tract, as described in Doc. No. 20150130000109770, in said Deed Records:

THENCE, South 00°32'37" West, along the east line of said Prosper Middle School No. 2 Addition Block A, Lots 1 & 2 and the south line of said 117.004 acre tract, for a distance of 39.65 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°13'04" East, departing said east line and continuing along the south line of said 117.004 acre tract, for a distance of 1766.77 feet, to a 1/2 inch iron rod set the POINT OF BEGINNING:

THENCE, South 89°13'04" East, continuing along said south line, for a distance of 60.45 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, departing said south line and with said curve to right for an arc distance of 1.12 feet (Chord Bearing South 06°01'06" East - 1.12 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 05°59'35" East, for a distance of 168.95 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 470.00 feet, a central angle of 43°26'21", and a tangent of 187.22 feet:

THENCE, along said curve to the left for an arc distance of 356.33 feet (Chord Bearing South 27°42'45" East - 347.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 49°25'56" East, for a distance of 412.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 530.00 feet, a central angle of 34°44'13", and a tangent of 165.77 feet:

THENCE, along said curve to the right for an arc distance of 321.32 feet (Chord Bearing South 32°03'49" East - 316.43 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 14°41'43" East, for a distance of 270.43 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 48°34'56", and a tangent of 374.60 feet:

THENCE, along said curve to the right for an arc distance of 703.77 feet (Chord Bearing South 09°35'45" West - 682.88 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 33°53'13" West, for a distance of 255.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 276.00 feet, a central angle of 33°53'13", and a tangent of 84.08 feet:

THENCE, along said curve to the left for an arc distance of 163.24 feet (Chord Bearing South 16°58'36" West - 160.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 00°00'00" East, for a distance of 150.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of U.S. 380 (Variable R.O.W.):

THENCE, South 89°53'27" West, along the north line of said U.S. 380, for a distance of 50.51 feet, to a TxDot Monument found:

THENCE, South 84°41'54" West, continuing along said north line, for a distance of 49.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 00°00'00" West, departing said north line, for a distance of 63.62 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 327.00 feet, a central angle of 19°58'36", and a tangent of 57.59 feet:

THENCE, along said curve to the right for an arc distance of 114.01 feet, (Chord Bearing North 09°59'18" East - 113.43 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 19°58'36" East, for a distance of 80.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 327.00 feet, a central angle of 13°54'37", and a tangent of 39.89 feet:

THENCE, along said curve to the right for an arc distance of 79.39 feet (Chord Bearing North 26°55'54" East - 79.19 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 33°53'13" East, for a distance of 280.38 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 770.00 feet, a central angle of 48°34'56", and a tangent of 347.52 feet:

THENCE, along said curve to the left for an arc distance of 652.90 feet (Chord Bearing North 09°35'45" East - 633.51 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 14°41'43" West, for a distance of 270.43 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 470.00 feet, a central angle of 34°44'13", and a tangent of 147.00 feet:

THENCE, along said curve to the left for an arc distance of 284.95 feet (Chord Bearing North 32°03'49" West - 280.60 feet), to a 1/2 inch iron rod set at the point of tangency:

THENCE, North 49°25'56" West, for a distance of 412.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 530.00 feet, a central angle of 43°26'21", and a tangent of 211.12 feet:

THENCE, along said curve to the right for an arc distance of 401.82 feet (Chord Bearing North 27°42'45" West - 392.27 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 05°59'35" West, for a distance of 168.95 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1200.00 feet, a central angle of 00°23'38", and a tangent of 4.12 feet:

THENCE, along said curve to the left for an arc distance of 8.25 feet (Chord Bearing North 06°11'24" West - 8.25 feet), to the POINT OF BEGINNING and containing 4.033 acres of land.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PROSPER 55, 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 LAKEWOOD DRIVE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That PROSPER 55, L.P., does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated 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 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 plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 2015.

PROSPER 55, L.P.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 _____, 2015.

Notary Public, State of Texas

FINAL PLAT
OF
LAKEWOOD DRIVE
OUT OF THE
I.C. WILLIAMS SURVEY, ABSTRACT NO. 948
IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER
PROSPER 55, L.P.
5400 DALLAS PARKWAY
FRISCO, TEXAS 75034
972-618-3800
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

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

TOTAL ACRES **4.033**

OCTOBER 2015 SCALE: 1"=100'



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Final Plat of Falls of Prosper, Phase 1, for 60 single family residential lots and four (4) HOA/Open Space lots, on 35.7± acres, located on the north side of Prosper Trail, 1,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0070).

Description of Agenda Item:

The Final Plat shows 60 single family residential lots and four (4) HOA/Open Space lots. Access will be provided from Olympia Lane, Shasta Lane, and Castle Drive, via Prosper Trail. The Final Plat conforms to the Planned Development-70 (PD-70) development standards and the approved Preliminary Plat.

The tract owned by the Town of Prosper for the future elevated water storage tank is not included within the subject property. A Final Plat (D15-0078) and Site Plan (D15-0079) for the elevated water storage tank property has been submitted separately for approval.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

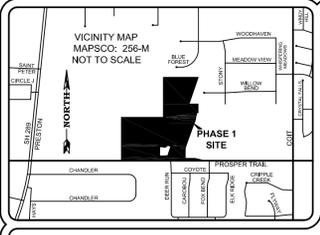
Attached Documents:

1. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Final Plat.
2. Town staff approval of civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all right-of-way dedication, turn lanes, street sections, hike and bike trails and easements and sidewalks.
4. Revising the plat to add the "Landscape Easement" note.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH BEARING	CHORD
C1	20'02'09"	1000.00	349.69	N08°48'24"E	347.91
C2	17°53'12"	800.00	249.75	S79°36'51"E	248.73
C3	20'06'26"	300.00	105.29	S80°53'24"E	104.75
C4	19°08'38"	325.00	108.59	S09°15'10"W	108.09
C5	20'21'12"	275.00	97.71	S08°59'02"W	97.20
C6	2'06'48"	300.00	11.07	S00°33'18"E	11.06
C7	2'06'48"	300.00	11.07	S00°33'18"E	11.06
C8	17°49'23"	300.00	93.32	S80°05'13"E	92.95

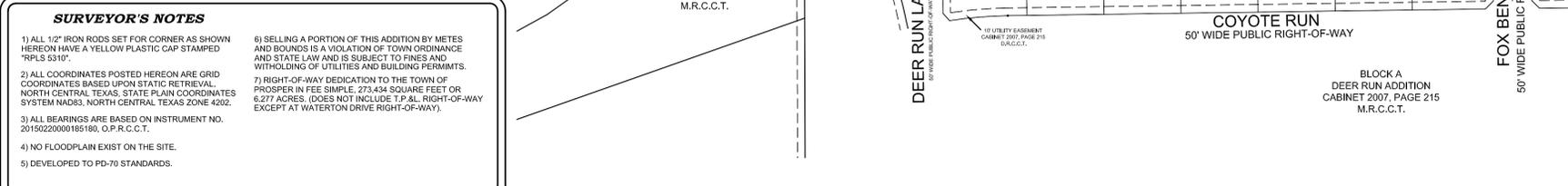
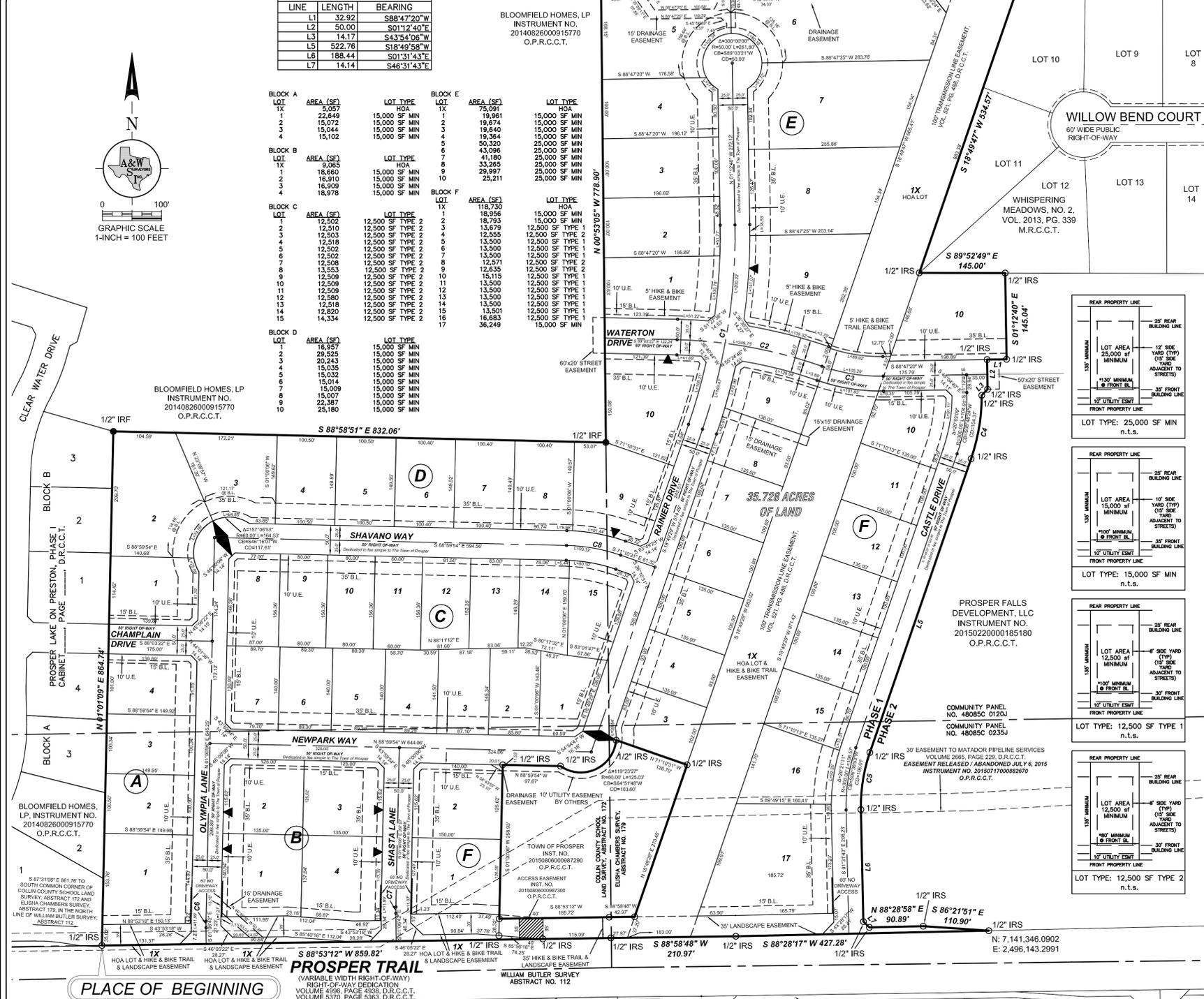
LINE TABLE		
LINE	LENGTH	BEARING
L1	32.92	S88°47'20"W
L2	50.00	S01°12'40"E
L3	14.17	S43°54'06"W
L4	522.76	S18°49'58"W
L5	188.44	S01°14'37"E
L6	14.14	S46°31'43"E

BLOCK A			
LOT	AREA (SF)	LOT TYPE	HOA
1X	5,057	15,000 SF MIN	1
2	22,649	15,000 SF MIN	2
3	15,072	15,000 SF MIN	3
4	15,044	15,000 SF MIN	4
5	15,102	15,000 SF MIN	5

BLOCK B			
LOT	AREA (SF)	LOT TYPE	HOA
1X	8,065	15,000 SF MIN	1
1	18,660	15,000 SF MIN	2
2	15,010	15,000 SF MIN	3
3	16,909	15,000 SF MIN	4
4	18,978	15,000 SF MIN	5

BLOCK C			
LOT	AREA (SF)	LOT TYPE	HOA
1X	12,500	12,500 SF TYPE 2	1
2	12,500	12,500 SF TYPE 2	2
3	12,510	12,500 SF TYPE 2	3
4	12,503	12,500 SF TYPE 2	4
5	12,518	12,500 SF TYPE 2	5
6	12,502	12,500 SF TYPE 2	6
7	12,502	12,500 SF TYPE 2	7
8	12,508	12,500 SF TYPE 2	8
9	12,508	12,500 SF TYPE 2	9
10	12,508	12,500 SF TYPE 2	10
11	12,509	12,500 SF TYPE 2	11
12	12,580	12,500 SF TYPE 2	12
13	12,518	12,500 SF TYPE 2	13
14	12,820	12,500 SF TYPE 2	14
15	14,334	12,500 SF TYPE 2	15

BLOCK D			
LOT	AREA (SF)	LOT TYPE	HOA
1	14,647	15,000 SF MIN	1
2	29,525	15,000 SF MIN	2
3	20,243	15,000 SF MIN	3
4	15,035	15,000 SF MIN	4
5	15,032	15,000 SF MIN	5
6	15,014	15,000 SF MIN	6
7	15,009	15,000 SF MIN	7
8	15,007	15,000 SF MIN	8
9	22,387	15,000 SF MIN	9
10	25,180	15,000 SF MIN	10



OWNER'S CERTIFICATE

WHEREAS Prosper Falls Development, LLC, a Texas Limited Partnership, is the sole owner of a tract of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 172 and the ELISHA CHAMBERS SURVEY, Abstract No. 179, Town of Prosper, Collin County, Texas, and being a part of a called 77,441.9 acre tract of land described as the Southern Tract of land described in deed to Prosper Falls Development, LLC, a Texas limited partnership, recorded in Instrument No. 20150220000185180, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of Prosper Trail, a variable width public right-of-way, at the Southeast corner of a called 80,560 acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument No. 20140826000915770, Official Public Records, Collin County, Texas;

THENCE North 01°10'09" East, a distance of 864.74' to a 1/2" iron rod found at an interior corner of said 80,560 acre tract;

THENCE South 88°58'51" East, a distance of 832.06' to a 1/2" iron rod found at the most Easterly, Southeast corner of said 80,560 acre tract of land;

THENCE North 00°53'05" West, along an Easterly line of said 80,560 acre tract, a distance of 778.90' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Highland Meadows, Phase Two, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 426, Map Records, Collin County, Texas;

THENCE North 88°47'20" East, along the South line of said Highland Meadows, Phase Two, a distance of 712.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of Whispering Meadows, No. 2, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 339, Map Records, Collin County, Texas;

Thence South 18°49'47" West, a distance of 534.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said Whispering Meadows, No. 2, same being a North line of said 77,441.9 acre tract of land;

Thence South 89°52'49" East, along said North line, a distance of 145.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE departing said North line, South 01°12'40" East, a distance of 145.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 88°47'20" West, a distance of 32.92' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 01°12'40" East, a distance of 50.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 43°54'06" West, a distance of 14.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right having a central angle of 19°08'38", a radius of 325.00' and a chord bearing and distance of South 09°15'10" West, 108.09';

THENCE Southerly, along said curve to the right, an arc distance of 108.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 18°49'58" West, a distance of 522.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left having a central angle of 20°21'12", a radius of 275.00' and a chord bearing and distance of South 08°59'02" West, 97.20';

THENCE Southerly, along said curve to the left, an arc distance of 97.71' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 01°13'14" East, a distance of 188.44' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 46°31'43" East, a distance of 14.14' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 88°28'58" East, a distance of 90.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 88°21'51" East, a distance of 110.90' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of said Prosper Trail;

THENCE South 88°28'17" West, along said North line, a distance of 427.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 88°58'48" West, along said North line, passing at a distance of 183.00' the West line of a 100' wide Transmission Line Easement, recorded in Volume 521, Page 488, Deed Records, Collin County, Texas, continuing a total distance of 210.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 88°53'12" West, along said North line, a distance of 859.82' to the PLACE OF BEGINNING and containing 1,556,301 square feet or 35.728 acres of land.

SAVE AND EXCEPT that portion of said Prosper Falls Development tract described in deed to the Town of Prosper, recorded in Instrument No. 20150806000987290, Official Public Records, Collin County, Texas.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Prosper Falls Development, LLC, a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **FALLS OF PROSPER PHASE 1**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon, Prosper Falls Development, LLC, a Texas limited partnership, 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.
- Key lot fencing restrictions exist on all Key Lots.

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

WITNESS, my hand, this _____ day of _____, 20____.

BY: _____

Authorized Signature Printed Name and Title

SURVEYOR'S CERTIFICATE

That I, John S. Turner, 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____.

Notary Public, State of Texas

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

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

LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
1/2" IRF 1/2" IRON ROD FOUND
1/2" IRS 1/2" IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "RPLS 5310"
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
LOT FRONTAGE
STREET NAME CHANGE

NOTES:

- LOT 1X BLOCK A, LOT 1X BLOCK B, LOT 1X BLOCK E, LOT 1X BLOCK F AND 2X BLOCK F SHALL BE OWNED AND MAINTAINED BY THE HOA.
- PUBLIC TRAILS SHALL BE OWNED AND MAINTAINED BY THE TOWN OF PROSPER.
- NO EASEMENTS ARE PERMITTED WITHIN THE LANDSCAPE EASEMENT WITHOUT TOWN OF PROSPER APPROVAL.
- ALL FENCING ADJACENT TO OPEN SPACE, HIGHLAND MEADOWS AND WHISPERING MEADOWS SHALL CONSIST OF ORNAMENTAL METAL.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Prosper Trails @ Coll ~
Owner: Prosper Falls Development, LLC
~ 1800 Valley View Lane, Ste. 300, Farmers Branch, TX 75234 ~
~ 214-455-1077 ~

Job No. 15-0805 | Drawn by: 543 | Date: 06-04-2015 | Revised:
"A professional company operating in your best interest"

FINAL PLAT
Phase 1
FOR
35.728 ACRES OF LAND
FALLS OF PROSPER PHASE 1
60 RESIDENTIAL LOTS &
4 OPEN SPACE LOTS DEVELOPED TO PD-70 STANDARDS
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
ELISHA CHAMBERS SURVEY, ABSTRACT NO. 179
TOWN OF PROSPER CASE NO. D15-0070



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail development (Prosper Crossing), on 28.4± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0072).

Description of Agenda Item:

The Preliminary Site Plan shows six retail/restaurant buildings and one big box retail building (Prosper Crossing). Access is provided from US 380 and Coit Road. The Preliminary Site Plan conforms to Planned Development-38 (PD-38) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Site Plan meets minimum development requirements.

Attached Documents:

1. 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 and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, turn lanes, driveways, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



**SOUTHERN 14,600-RIGHT
CHAMFER DRIVE-THRU**
STORE NUMBER: **10641**
NEC US HWY 380 & COIT ROAD
PROSPER, TEXAS
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: **82079**

CML ENGINEER
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 HILLCREST PLAZA DR., SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89 (972) 490-7090
Texas Surveyors Registration No. 100286-00 (972) 490-7098 FAX
COPYRIGHT © 2015, Winkelmann & Associates, Inc.

CONSULTANT:

DEVELOPER:
Orange Development LLC.
1200 Corporate Drive
Suite G-50
BIRMINGHAM, AL 35242
TEL: (205)408-3443
FAX: (205)408-1850

SEAL:

REVISIONS:

FILE NAME:

JOB NUMBER: 70936

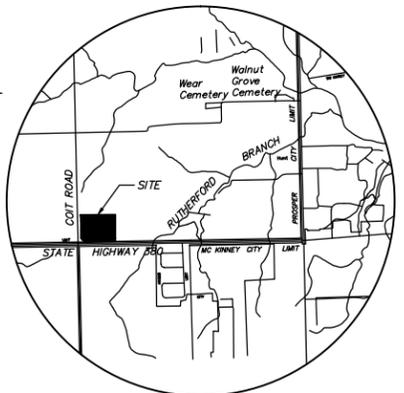
DATE: 10/06/15

TITLE: **PRELIMINARY SITE PLAN**

SHEET NUMBER:

SH. 1 OF 1

COMMENTS:
NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

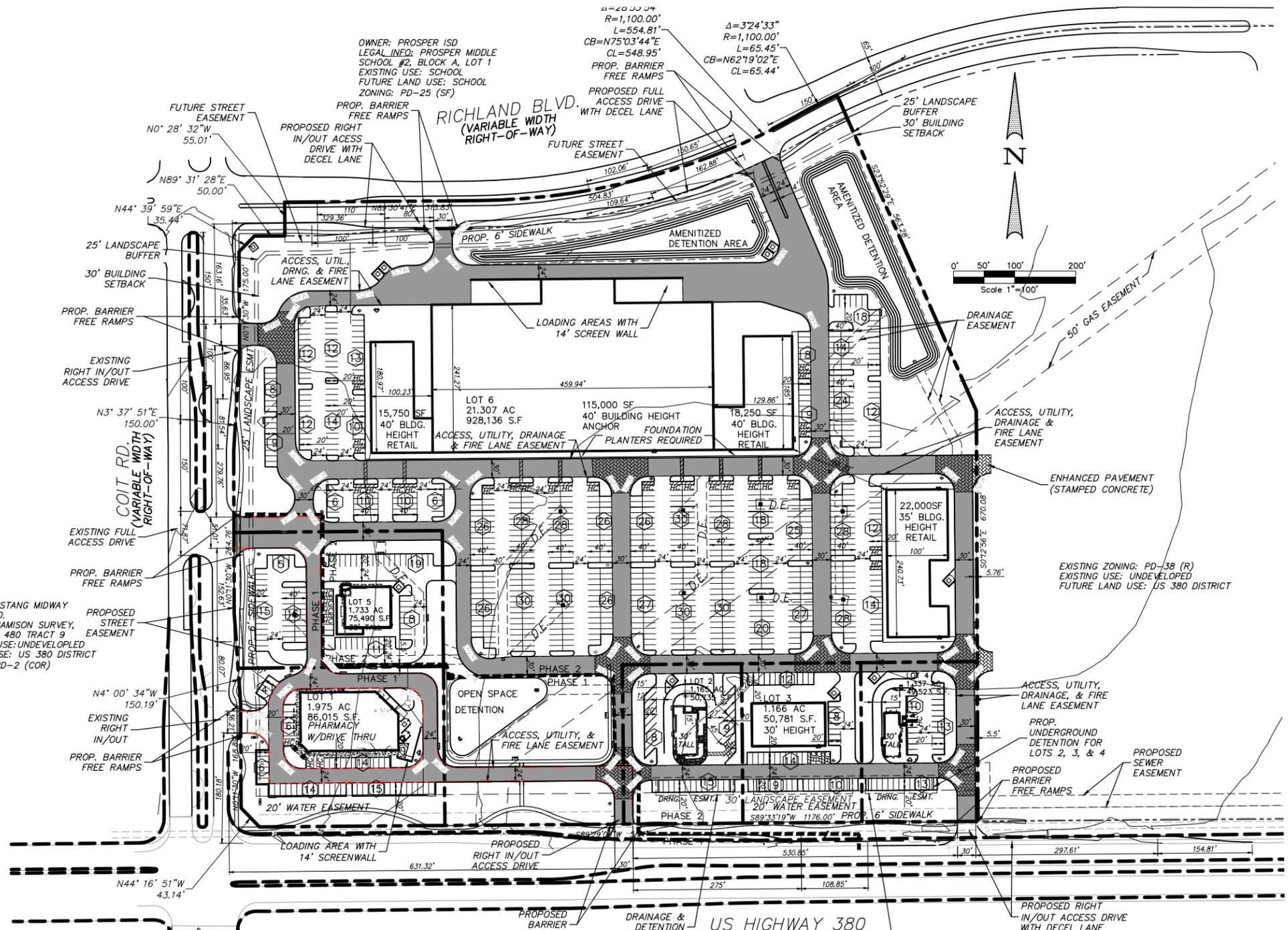
- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - WV Water Valve
 - TP Telephone Pedestal
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - IV Irrigation Valve
 - CO Clean Out
 - AC Air Conditioner
 - TV Cable Box
 - SB Signal Box
 - SP Signal Pole
 - SN Sign
 - IRF Iron Rod Found
 - IRS Iron Rod Set
 - SS Sanitary Sewer
 - SW Storm Sewer
 - Fire Hydrant
 - Fire Lane
 - Traffic Calming Pavers
 - HC Handicap Space
 - Grate Inlet
 - D.E. DRNG. ESMT. Drainage Easement

- NOTES:**
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
 - 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 CONFIRM TO AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL REQUIRED TREES THAT CONFLICT WITH THE EXISTING 50' GAS EASEMENT MUST BE LOCATED IN AN ALTERNATE LOCATION OUTSIDE OF THE 50' GAS EASEMENT ON THE SUBJECT PROPERTY AS DESIGNATED ON THIS EXHIBIT (*). ALL OTHER ISLANDS SHALL BE DESIGNED IN A MANNER TO MEET TOWN'S LANDSCAPING REQUIREMENTS.
 - ALL PARKING SHALL BE IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF PROSPER ZONING ORDINANCE.
 - A MINIMUM TEN (10') FOOT WIDE LANDSCAPE ISLAND SHALL BE CONSTRUCTED AROUND THE OUTER EDGE OF THE DRIVE THRU LANE FOR A MINIMUM DISTANCE TO EQUAL THE LENGTH OF STACKING REQUIRED FOR THE DRIVE THRU FACILITY.

OWNER: MUSTANG MIDWAY PLANO LTD.
LEGAL: H JAMISON SURVEY, ABSTRACT 480 TRACT 9
EXISTING USE: UNDEVELOPED
FUTURE USE: US 380 DISTRICT ZONING: PD-2 (COR)

OWNER: PROSPER ISD
LEGAL INFO: PROSPER MIDDLE SCHOOL #2, BLOCK A, LOT 1
EXISTING USE: SCHOOL
FUTURE LAND USE: SCHOOL
ZONING: PD-25 (SF)

OWNER: BLUE STAR COIT 32 LLC
LEGAL INFO: WILLIAM MCCARTY SURVEY, ABSTRACT 575, TRACT 1
EXISTING USE: VACANT
FUTURE LAND USE: TBD (CITY OF MCKINNEY)
ZONING: UNKNOWN (CITY OF MCKINNEY)



**PRELIMINARY SITE PLAN
PROSPER CROSSING
BLOCK A, LOTS 1-6**
28.430 ACRES (1,240,574 S.F.)

OUT OF THE
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
TOWN CASE NO. D15-0072

DEVELOPER: ORANGE DEVELOPMENT, INC.
1200 CORPORATE DRIVE, SUITE G-50
BIRMINGHAM, ALABAMA 35242
(205) 408-3443

OWNER: INDEPENDENCE PARTNERS, LTD
1401 BURNHAM DR.
PLANO, TEXAS 75093
(214) 789-6898

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES INC.
6750 HILLCREST PLAZA DR., # 325
DALLAS, TEXAS 75230
(972) 490-7090

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480141-0260G, dated January 19th, 1996, this property is within Flood Zone X. Zone X - Areas determined to be outside the 500-year floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE DATA						
Lot	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Zoning	PD-38	PD-38	PD-38	PD-38	PD-38	PD-38
Proposed Use	Retail/Pharmacy	Fast Food	Retail	Coffee Shop	Restaurant	Retail/Grocery
Lot Area (AC.)	1.975	1.165	1.166	1.337	1.733	21.307
Lot Area (S.F.)	86,015	50,735	50,781	49,523	75,490	928,136
Building Area (S.F.)	14,600	2,910	13,250	1,850	5,215	171,000
Max Building Height (Feet/Stories)	45	45	45	45	45	45
Lot Coverage	16.97%	5.74%	26.09%	3.74%	6.91%	18.42%
Floor Area Ratio	0.170	0.057	0.261	0.037	0.069	0.184
Total Parking Required (1per 250 SF)	59	30	53	8	53	684
Total Parking Provided	59	32	53	36	74	788
Handicap Parking Required	3	2	3	1	3	28
Handicap Parking Provided	3	2	3	2	5	30
Interior Landscaping Required (S.F.)	885	480	795	540	1,110	11,820
Interior Landscaping Provided (S.F.)	1,023	17,044	20,934	14,910	11,107	267,138
Usable Open Space Required (7%)(S.F.)	6,021	3,551	3,555	3,467	5,284	64,970
Usable Open Space Provided (S.F.)	8,425	4,000	4,000	4,500	6,000	75,000
Square Foot of Impervious Surface	84,992	33,691	29,847	34,613	64,383	660,998



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Site Plan for a retail building and an amenity center lot for Prosper Crossing (CVS Pharmacy), on 2.0± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0073).

Description of Agenda Item:

The Site Plan shows a 14,600 square foot building for retail/pharmacy with drive-through use. The amenity center lot has been provided in accordance with PD-38. Access is provided from US 380 and Coit Road. The Site Plan conforms to the Preliminary Site Plan and the Planned Development-38 (PD-38) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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

SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.

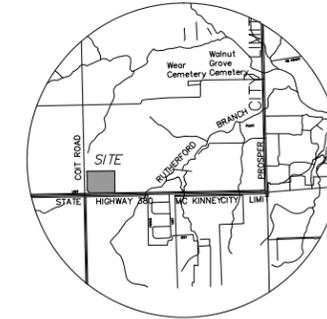
- 9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- 11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 14) SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
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- 16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

LAND USE TABULATION

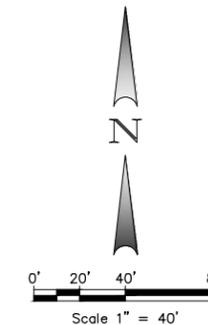
LOT	1
CURRENT ZONING	PD-38
USE	RETAIL/PHARMACY W/DRIVE-THRU
LOT ACREAGE (AC.)	1.975
LOT AREA(SF)	86,015
BLDG. SIZE(SF)	14,600
BLDG. HEIGHT	28'
LOT COVERAGE	17.0%
F.A.R.	0.170
PARK REQ. (1 space per 250 s.f.)	59
PARK PROV.	59
H.C. REQ.	3
H.C. PROV.	4
LANDSCAPE REQ. (15 S.F./PARKING SPACE)	885 S.F.
LANDSCAPE PROV.	27,531
SQFT IMPERVIOUS	58,484
OPEN SPACE REQ. (S.F.)	6,021
OPEN SPACE PROV. (S.F.)	8,436

ABBREVIATION LEGEND

ABBR.	DEFINITION
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
XCS	"X" CUT IN CONCRETE SET
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
GL	GROUND LIGHT
LP	LIGHT POLE
BH	BORE HOLE
TELE	TELEPHONE
PF	PIN FLAG



VICINITY MAP
NOT TO SCALE



SITE PLAN LEGEND

	EXISTING TRAFFIC SIGNAL
	PAD MOUNTED TRANSFORMER
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	LANDSCAPED AREA
	SIDEWALK
	FIRELANE

BENCHMARKS

- BM #1
SQUARE CUT IN CONCRETE CURB ON THE WEST SIDE OF THE NORTHBOUND LANE OF COIT ROAD, APPROXIMATELY 105' ± NORTH OF THE MEDIAN NOSE, NORTH OF US HIGHWAY 380.
Elevation = 759.26
- BM #2
RAILROAD SPIKE IN POWER POLE APPROXIMATELY 30' ± NORTH OF THE NORTH CURB LINE OF US HIGHWAY 380 AND 340' EAST OF COIT ROAD
Elevation = 752.30

- NOTE:**
- 1.) NO 100 YEAR FLOODPLAIN EXISTS ON THE SITE.
 - 2.) ALL DIMENSIONS ARE TO FACE OF CURB
 - 3.) THIS SITE PLAN MEETS THE INTENT OF THE ZONING LAYOUT BY UTILIZING AN INDIVIDUAL PAD SITE WITH A RETAIL USE, PROVIDES SCREENING ALONG BOTH ROW'S, MEETS THE LANDSCAPE, SETBACK, AREA AND YARD REGULATIONS SET FORTH IN THE PD.
 - 4.) NO TREES EXIST ON SITE.



OWNER (LOT 1):
CVS/PHARMACY, INC.
ONE CVS DRIVE
WOONSOCKET, RI 02895

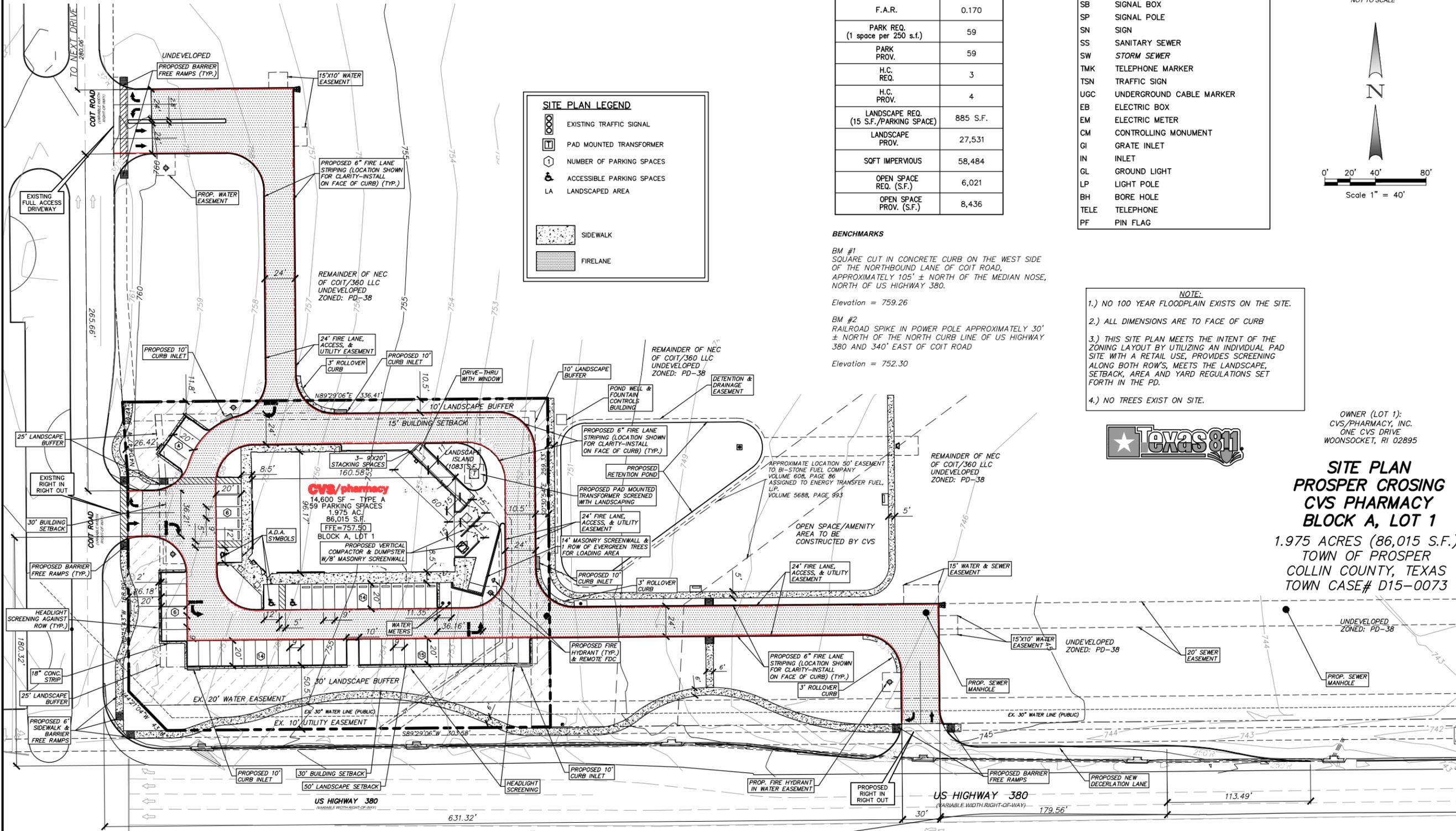
**SITE PLAN
PROSPER CROSSING
CVS PHARMACY
BLOCK A, LOT 1**
1.975 ACRES (86,015 S.F.)
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
TOWN CASE# D15-0073

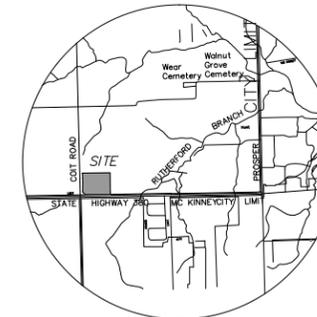
SEAL:

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL T. DOGGETT, P.E. #98628. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

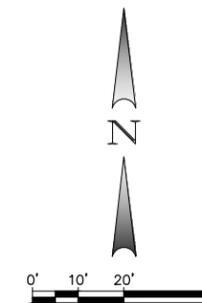
REVISIONS:

FILE NAME:	70936-SITE.dwg
JOB NUMBER:	70936
DATE:	10/28/15
TITLE:	SITE PLAN
SHEET NUMBER:	C-3.1
COMMENTS:	NOT FOR CONSTRUCTION

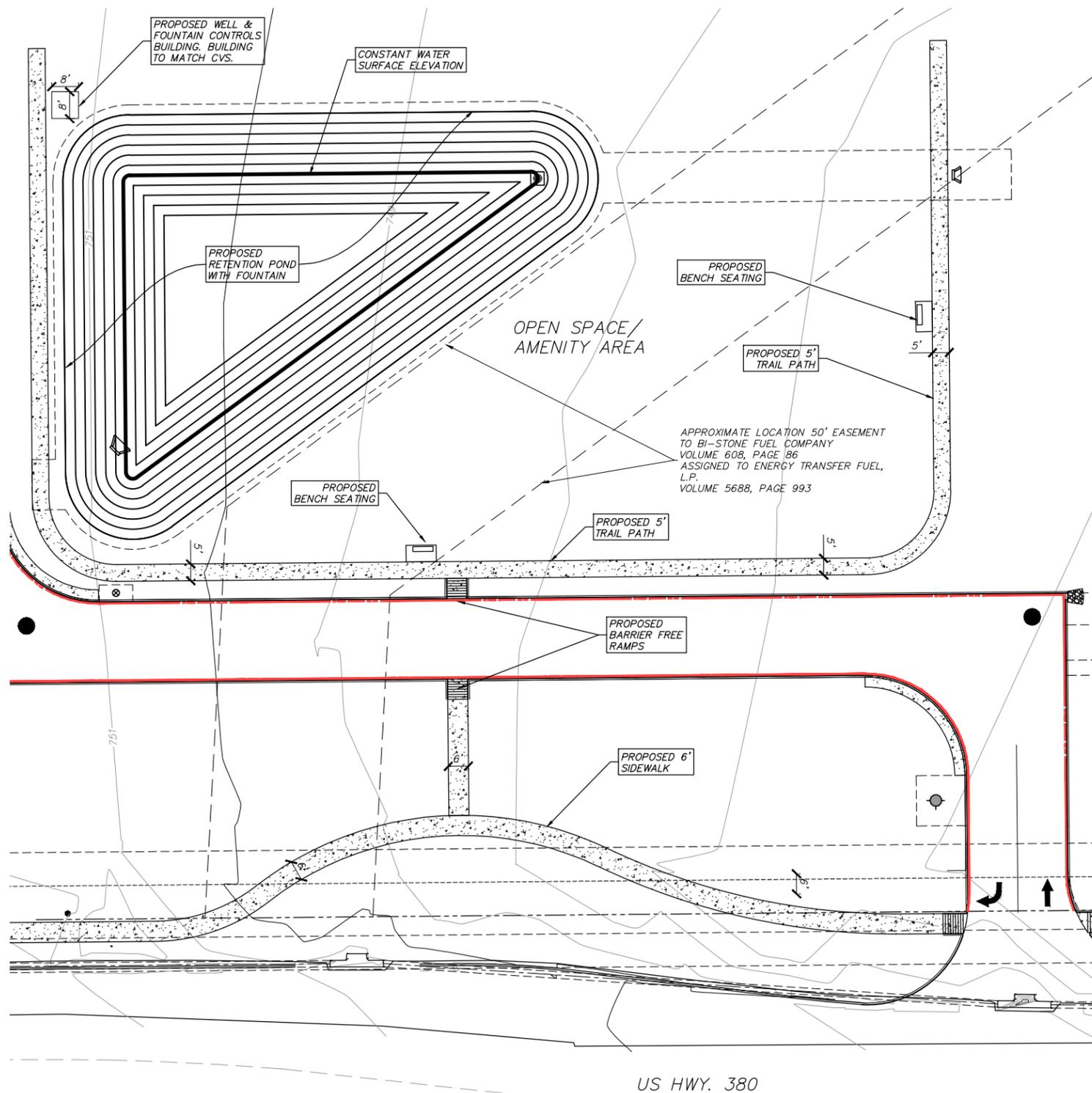




VICINITY MAP
NOT TO SCALE



Scale 1" = 20'



- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - 11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
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RAILROAD SPIKE IN POWER POLE APPROXIMATELY 30' ± NORTH OF THE NORTH CURB LINE OF US HIGHWAY 380 AND 340' EAST OF COIT ROAD

Elevation = 752.30

OWNER (LOT 1):
CVS/PHARMACY, INC.
ONE CVS DRIVE
WOONSOCKET, RI 02895

SITE PLAN
PROSPER CROSSING
CVS PHARMACY
BLOCK A, LOT 1
1.975 ACRES (86,015 S.F.)
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
TOWN CASE# D15-0073



SOUTHERN 14,600-RIGHT
CHAMFER DRIVE-THRU
STORE NUMBER: 10641
NEC US HWY 380 & COIT ROAD
PROSPER, TEXAS
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 82079

CIVIL ENGINEER:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS # SURVEYORS
8750 HILLCREST PLAZA DR., SUITE 325 (972) 480-7080
DALLAS, TEXAS 75230 (972) 480-7080 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100286-00
COPYRIGHT © 2014, Winkelmann & Associates, Inc.

CONSULTANT:

DEVELOPER:

Orange Development Inc.
1200 Corporate Drive
Suite G-50
BIRMINGHAM, AL 35242
TEL: (205)408-3443
FAX: (205)408-1850

SEAL:
Michael T. Doggett
STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL T. DOGGETT, P.E. #98628. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
10-28-15

REVISIONS:

FILE NAME: 70936-SITE.dwg

JOB NUMBER: 70936

DATE: 10/28/15

TITLE: SITE PLAN (2)

SHEET NUMBER: C-3.2

COMMENTS: NOT FOR CONSTRUCTION



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 211 single family residential lots and five (5) HOA/Open Space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).

Description of Agenda Item:

The Preliminary Plat shows 211 single family residential lots and five (5) HOA/Open Space lots. Access will be provided from future Prairie Drive and future Legacy Drive. The Preliminary Plat conforms to the Planned Development-65 (PD-65) development standards.

The subject property was filed as Block B, Lot 1 on the Conveyance Plat for Prosper Center (D14-0045). Following approval of this Preliminary Plat a Final Plat will be required for development of the subdivision.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Plat meets minimum development requirements.

Attached Documents:

1. Preliminary Plat

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Preliminary Plat.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff approval of all right-of-way dedication, turn lanes, street sections, hike and bike trails and easements and sidewalks.

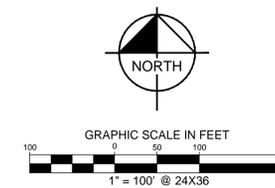
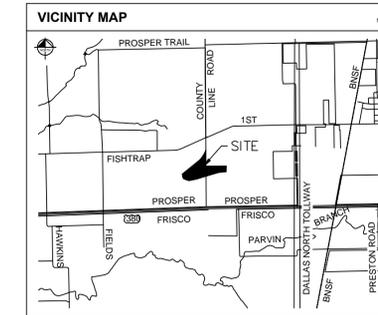
MATCHLINE A (THIS SHEET)

L. NETHERLY SURVEY
ABSTRACT No. 962

CALLER 100.849 ACRES
BLUE STAR ALLEN LAND, LP
PARCEL I
INST. NO. 2011063000676920
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 147

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 147



LINE TYPE LEGEND

Table with 2 columns: Line Type (e.g., Boundary Line, Easement Line) and Description.

LEGEND

Table with 3 columns: Symbol, Description (e.g., Box or Pedestal, Manhole, Marker Sign), and Abbreviation.

NOTES:

- 1. According to Community Panel No. 4812C0430Q, dated April 18, 2011, Denton County, Texas, and Community Panel No. 48085C0230J, dated June 2, 2009, Collin County, Texas, of the National Flood Insurance Program Map, Flood Insurance Rate Map, Federal Emergency Management Agency, Federal Insurance Administration, this property is within non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. If this site is not 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.
2. See Sheet No. 2 for Line and Curve Table and Typical Lot Details.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
4. All Open Space Lots (Block A - Lot 10X, Block C - Lot 14X, Block F - Lot 1X, Block H - Lot 23X, and Block K - Lot 10X) shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
5. Fencing on all lots adjacent to open space lots shall be ornamental metal.
6. Key lot fencing restrictions exist on this plat.
7. 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.
8. Single-family district PD-65 standards apply to this subdivision.
9. The thoroughfares alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
10. Total area of right-of-way dedication by this plat is 19,581 acres (852,961 square feet) and shall be dedicated in fee simple to the Town of Prosper.
11. Designation of staggered front yard building setback lines to be determined at time of Final Platting.
12. Alignment of hike and bike trail to be determined at time of final design.

Lots: 211 (100% PD-65)
Acreage: 68.329
Density: 3.1 D.U./AC
Avg. Lot Size: 0.201 acres (8,749 sq.ft.)

Table with 3 columns: Lot Type, Number of Lots, % of overall. Rows include Type A (55), Type B (65), and Type C (70).

PRELIMINARY PLAT
PROSPER CENTER NE QUADRANT
PHASES 1 AND 2

PD-65 ZONING

68.329 ACRES

211 RESIDENTIAL LOTS

BLOCK A - LOTS 1-9; BLOCK B - LOTS 1-22;
BLOCK C - LOTS 1-13, 15-29; BLOCK D - LOTS 1-22;
BLOCK E - LOTS 1-32; BLOCK G - LOTS 1-12;
BLOCK H - LOTS 1-22; BLOCK I - LOTS 1-11;
BLOCK J - LOTS 1-29; BLOCK K - LOTS 1-8, 11-25

5 OPEN SPACE (HOA) LOTS

BLOCK A - LOT 10X; BLOCK C - LOT 14X;
BLOCK F - LOT 1X; BLOCK H - LOT 23X; BLOCK K - LOT 10X

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS

TOWN OF PROSPER CASE # D15-0074

Kimley»Horn

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

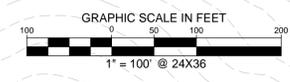
Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

DEVELOPER:
Marriage Homes of Texas LLC
8840 Cypress Waters Blvd
Suite 100
Dallas, Texas 75019
Ph: 972.580.6300

OWNER:
Prosper Partners, LP
10950 Research Road
Frisco, Texas 75034
Ph: 214.387.3993
Contact: Clint Richardson

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Bryan Moody, P.E.

DWG NAME: F:\CIPR_SURVEY\96179110-PROSPER CENTER LOT 1-BLOCK K SURVEY\DWG\PROSPER CENTER NE PRELIM PLAT.DWG PLOTTED BY: KIMLEY, CHRIS 10/26/2015 8:07 AM AMLIST SAVED 10/26/2015 5:38 PM

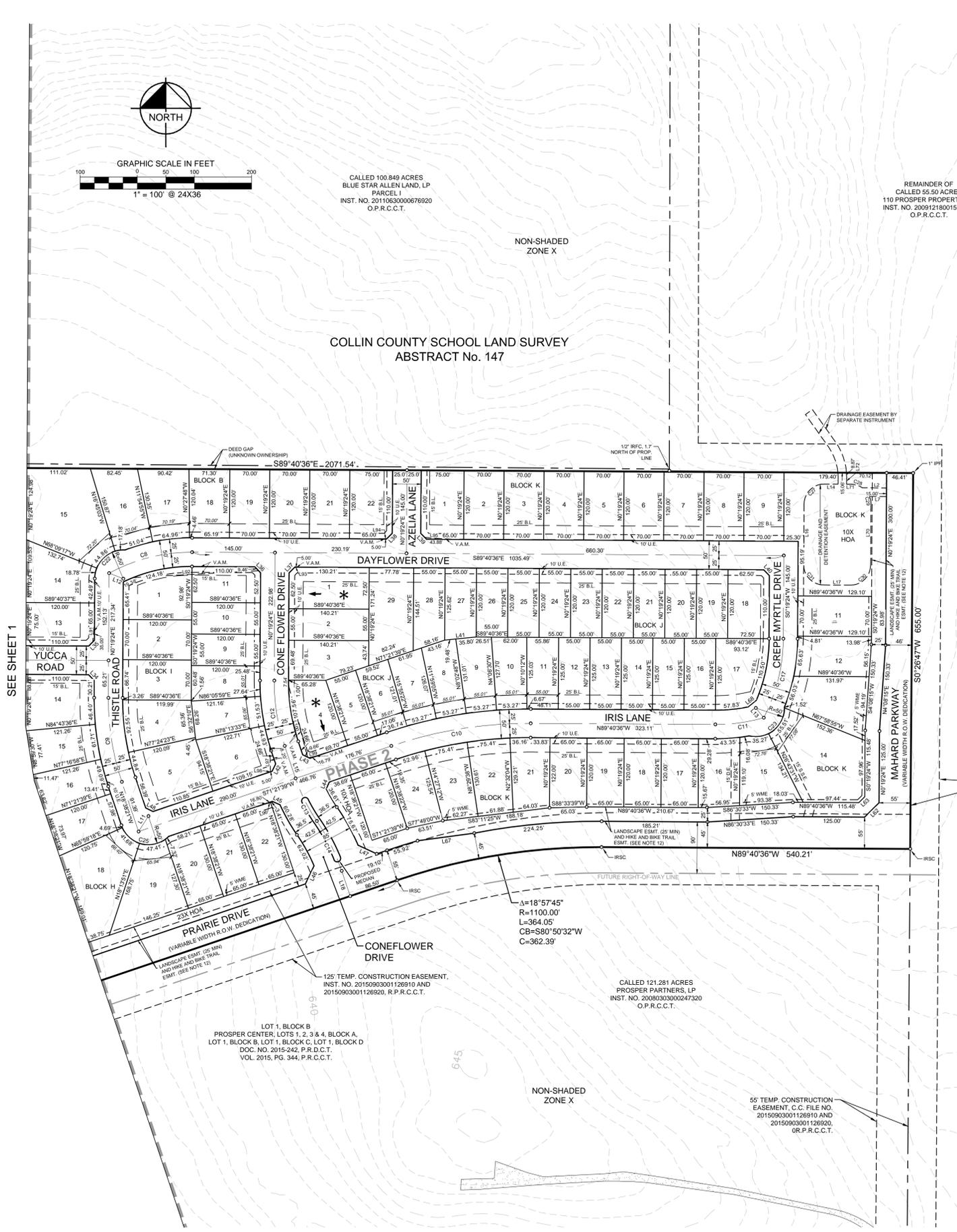


CALLED 100.849 ACRES
BLUE STAR ALLEN LAND, LP
PARCEL I
INST. NO. 20110630000678920
O.P.R.C.C.T.

REMAINDER OF
CALLED 55.50 ACRES
110 PROSPER PROPERTY, LP
INST. NO. 20091218001516510
O.P.R.C.C.T.

NON-SHADED
ZONE X

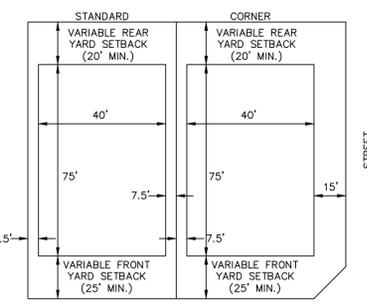
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT No. 147



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°27'35"	350.00	186.07	S64°37'33"E	183.89
C2	28°47'00"	300.00	150.71	N85°45'09"E	149.13
C3	19°46'37"	300.00	103.55	N81°14'58"E	103.04
C4	56°36'39"	815.00	805.26	N80°20'01"W	772.90
C5	18°57'45"	350.00	115.83	N09°09'28"W	115.31
C6	15°05'25"	300.00	79.01	N07°13'19"W	78.78
C7	40°16'50"	300.00	210.91	S69°32'11"E	206.59
C8	28°54'12"	300.00	151.34	N75°52'18"E	149.74
C9	18°57'45"	450.00	148.93	N09°09'28"W	148.25
C10	18°57'45"	750.00	248.22	S80°50'32"W	247.09
C11	16°22'39"	300.00	85.75	S82°08'04"W	85.46
C12	18°57'45"	350.00	115.83	N09°09'28"W	115.31
C13	15°56'33"	300.00	83.47	N26°36'37"W	83.21
C14	15°56'33"	350.00	97.39	N26°36'37"W	97.07
C15	2°22'53"	1048.00	43.56	S50°35'12"E	43.55
C16	24°01'51"	1460.00	612.35	N28°35'19"E	607.87

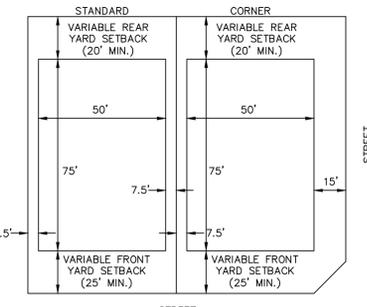
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	27°21'00"	300.00	143.20	S13°59'54"W	141.85
C18	102°19'05"	50.00	89.29	N47°54'33"W	77.89
C19	46°37'34"	50.00	40.69	N79°06'00"E	39.58
C20	41°14'55"	50.00	36.39	N28°38'57"E	35.59
C21	55°26'10"	50.00	48.38	N33°42'17"W	46.51
C22	51°24'13"	50.00	44.86	S47°32'50"W	43.37
C23	63°36'50"	50.00	55.51	N31°28'05"E	52.71
C24	47°45'25"	50.00	41.68	N25°23'39"E	40.48
C25	54°18'39"	50.00	47.41	N81°04'02"E	45.65
C26	68°57'27"	50.00	60.18	S24°02'46"W	56.61
C27	90°00'38"	35.00	54.98	S45°19'43"W	49.50
C28	34°27'45"	35.00	21.05	N72°26'05"W	20.74
C29	23°19'02"	35.00	14.24	N11°20'07"W	14.15
C30	90°00'00"	35.00	54.98	N45°19'24"E	49.50
C31	90°00'00"	35.00	54.98	S44°40'36"E	49.50

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S49°23'46"E	32.23	L35	N45°19'24"E	14.14	L69	N18°38'21"W	48.90
L2	N89°40'36"W	42.19	L36	S44°40'36"E	14.14	L70	N00°19'24"E	105.86
L3	N10°58'57"E	23.01	L37	N45°19'24"E	14.14	L71	S89°39'58"E	7.76
L4	N51°04'39"W	25.59	L38	N45°19'24"E	14.14	L72	N00°20'02"E	11.13
L5	N52°01'41"W	8.98	L39	S44°40'36"E	14.14	L73	S69°23'31"E	56.56
L6	N84°09'56"E	14.14	L40	S44°40'36"E	14.14	L74	S00°36'14"W	64.02
L7	S89°40'36"E	29.86	L41	N84°29'32"E	55.29	L75	S89°54'35"E	7.72
L8	N69°58'45"W	32.02	L42	S26°21'39"W	14.14	L76	N74°01'55"E	230.45
L9	S30°50'28"W	29.02	L43	N63°38'21"W	14.14	L77	N66°52'36"E	21.70
L10	S49°23'46"E	25.00	L44	S23°01'08"W	13.29	L78	N11°24'48"W	136.07
L11	N32°42'04"E	32.02	L45	N66°09'01"W	14.75	L79	N75°26'48"E	37.79
L12	N68°34'22"W	26.80	L46	N25°19'43"E	34.71	L80	S25°45'51"E	5.76
L13	S39°11'28"E	21.89	L47	S65°10'29"E	36.29	L81	N64°14'09"E	5.76
L14	N89°39'58"W	24.34	L48	N63°38'21"W	14.14	L82	N44°41'22"E	37.79
L15	N18°38'21"W	59.66	L49	S43°04'57"W	14.73	L83	N33°28'44"E	5.76
L16	S00°19'24"W	105.87	L50	S49°28'31"E	14.04	L84	N44°41'23"E	37.79
L17	S89°40'36"E	47.10	L51	S26°21'39"W	14.14	L85	N33°28'44"E	5.76
L18	N18°38'21"W	46.46	L52	S63°38'21"E	35.36	L86	N44°41'23"E	37.79
L19	N06°31'02"W	13.61	L53	N26°21'39"E	35.36	L87	S33°28'44"W	5.76
L20	N85°34'29"E	14.15	L54	S26°21'39"W	14.14	L88	N83°11'54"E	5.76
L21	N04°25'48"W	14.13	L55	N63°38'21"W	14.14	L89	N03°49'10"E	49.27
L22	N85°36'14"E	14.14	L56	S26°21'39"W	14.14	L90	S01°51'34"E	194.29
L23	N04°23'46"W	14.14	L57	N63°38'21"W	14.14	L91	N04°24'32"E	37.79
L24	N79°01'03"W	17.39	L58	S85°36'14"W	35.36	L92	N86°54'53"E	219.36
L25	S35°50'32"W	16.28	L59	S04°23'46"E	35.36	L93	N83°11'54"E	5.76
L26	S44°40'36"E	14.14	L60	N04°23'46"W	14.14	L94	S83°11'54"W	5.76
L27	N85°36'14"E	14.14	L61	N85°36'14"E	14.14	L95	S86°02'58"E	46.94
L28	S04°23'46"E	14.14	L62	N45°19'24"E	35.36	L96	N75°25'07"E	18.26
L29	S82°51'04"W	14.87	L63	S45°19'24"W	14.64	L97	N01°45'37"W	44.51
L30	N45°19'24"E	14.14	L64	S63°38'21"E	14.14	L98	S64°14'09"W	2.18
L31	S49°48'54"E	15.60	L65	N26°21'39"E	14.14	L99	S76°52'32"E	18.67
L32	S44°40'36"E	14.14	L66	N76°33'19"E	110.45	L100	N14°55'22"W	130.21
L33	S45°19'24"W	14.14	L67	N82°20'34"E	100.16			
L34	N44°40'36"W	14.14	L68	N50°49'34"E	17.91			



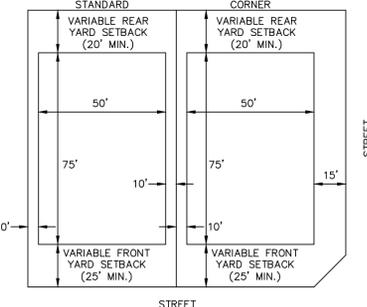
NOTE:
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type A)
NTS



NOTE:
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type B)
NTS



NOTE:
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type C)
NTS

PRELIMINARY PLAT PROSPER CENTER NE QUADRANT PHASES 1 AND 2

PD-65 ZONING
68.329 ACRES

211 RESIDENTIAL LOTS
BLOCK A - LOTS 1-9; BLOCK B - LOTS 1-22;
BLOCK C - LOTS 1-13, 15-29; BLOCK D - LOTS 1-22;
BLOCK E - LOTS 1-32; BLOCK G - LOTS 1-12;
BLOCK H - LOTS 1-22; BLOCK I - LOTS 1-11;
BLOCK J - LOTS 1-29; BLOCK K - LOTS 1-8, 11-25

5 OPEN SPACE (HOA) LOTS
BLOCK A - LOT 10X; BLOCK C - LOT 14X;
BLOCK F - LOT 1X; BLOCK H - LOT 23X; BLOCK K - LOT 10X

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS
TOWN OF PROSPER CASE # D15-0074

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" = 100'	CRN	KHA	10/26/2015	061179110	2 OF 3

DEVELOPER:
Heritage Homes of Texas LLC
8840 Cypress Waters Blvd
Suite 100
Dallas, Texas 75019
Ph: 972.580.6300

OWNER:
Prosper Partners, LP
10950 Research Road
Frisco, Texas 75034
Ph: 214.387.3993
Contact: Clint Richardson

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Bryan Moody, P.E.

DWG NAME: P:\P\151_SURVEY\15110151_P\PROSPER CENTER NE PRELIM PLAT.DWG PLOTTED BY: KHAH, CHRIS 10/26/2015 3:34 PM LAST SAVED: 10/26/2015 3:30 PM

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, PROSPER PARTNERS, LP, is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas and the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being all of Lot 1, Block B, Prosper Center, according to the Conveyance Plat thereof recorded in Document No. 2015-242, Plat Records of Denton County, Texas, also recorded in Volume 2015, Pg. 344, Plat Records of Collin County, Texas, the same being a portion of a called 356.537 acre tract of land described in the deed to Prosper Partners, LP, recorded in Instrument No. 2008-22064, Official Records of Denton County, Texas, and a portion of a called 121.281 acre tract of land described in the deed to Prosper Partners, LP, recorded in Instrument No. 200803000247320, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the western-most southwest corner of said Lot 1, Block B, common to the southeast corner of Lot 1, Block A, said Prosper Center, and on the northerly right-of-way line of Prairie Drive, a variable width public right-of-way according to said Conveyance Plat of Prosper Center;

THENCE North 40°36'14" East, along the common line between said Lot 1, Block B and Lot 1, Block A, a distance of 1316.48 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 40°30'49", a radius of 1400.00 feet, a chord bearing and distance of North 20°20'50" East, 969.44 feet;

THENCE in a northeasterly direction, continuing along the common line between said Lot 1, Block B and Lot 1, Block A, and with said curve to the left, an arc distance of 989.94 feet to a point for northerly corner of said Lot 1, Block B, being on the easterly line of said 356.537 acre tract, and at the end of said curve;

THENCE South 0°05'25" West, along the easterly line of said Lot 1, Block B, and along the easterly line of said 356.537 acre tract, a distance of 1173.72 feet to a point for the northwest corner of aforesaid 121.281 acre tract;

THENCE South 89°40'36" East, along the northerly line of said Lot 1, Block B, and along the northerly line of said 121.281 acre tract, a distance of 2071.54 feet to a one-inch iron pipe found for the northeast corner of said 121.281 acre tract, common to a re-entrant corner on the westerly line of called 55.50 acre tract of land described in the deed to 110 Prosper Property, LP, recorded in Instrument No. 20091218001516510, said Official Public Records;

THENCE South 0°26'47" West, along the easterly line of said Lot 1, Block B, and along the easterly line of said 121.281 acre tract, a distance of 655.00 feet to a point for the southeast corner of said Lot 1, Block B;

THENCE departing the westerly line of said 55.50 acre tract, and crossing said 121.281 acre tract, and crossing said 356.537 acre tract, along the southerly line of said Lot 1, Block B, the following ten (10) courses:

- 1. North 89°40'36" West, a distance of 540.21 feet to a point at the beginning of a tangent curve to the left having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of South 80°50'32" West, 362.39 feet;
2. In a southwesterly direction, with said curve to the left, an arc distance of 364.05 feet to a point for corner;
3. South 71°21'39" West, a distance of 1293.71 feet to a point at the beginning of a tangent curve to the right having a central angle of 59°14'35", a radius of 1100.00 feet, a chord bearing and distance of North 79°01'03" West, 1087.39 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 1137.38 feet to a point for corner;
5. North 49°23'46" West, a distance of 73.76 feet to a point for corner;
6. North 40°36'14" East, a distance of 55.00 feet to a point for corner;
7. North 49°23'46" West, a distance of 7.75 feet to a point for corner;
8. North 4°23'46" West, a distance of 35.36 feet to a point for corner;
9. North 40°36'14" East, a distance of 22.72 feet to a point for corner;
10. North 49°22'13" West, a distance of 70.00 feet to the POINT OF BEGINNING, and containing 68.329 acres (2,976.394 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER PARTNERS, LP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER CENTER NE QUADRANT, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. PROSPER PARTNERS, LP 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 taking 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: PROSPER PARTNERS, LP

By: Prosper Partners GP, LLC
Its General Partner

By: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20_____.

Notary Public In And For The State Of Texas

Printed Name

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

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.

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.

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.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael 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.

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Michael Marx, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 20_____.

Notary Public in and for The State of Texas

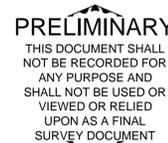
Printed Name

CERTIFICATE OF APPROVAL

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

Engineering Department

Town Secretary



PRELIMINARY PLAT
PROSPER CENTER NE QUADRANT
PHASES 1 AND 2

PD-65 ZONING

68.329 ACRES

211 RESIDENTIAL LOTS
BLOCK A - LOTS 1-9; BLOCK B - LOTS 1-22;
BLOCK C - LOTS 1-13, 15-29; BLOCK D - LOTS 1-22;
BLOCK E - LOTS 1-32; BLOCK G - LOTS 1-12;
BLOCK H - LOTS 1-22; BLOCK I - LOTS 1-11;
BLOCK J - LOTS 1-29; BLOCK K - LOTS 1-9, 11-25

5 OPEN SPACE (HOA) LOTS
BLOCK A - LOT 10X; BLOCK C - LOT 14X;
BLOCK F - LOT 1X; BLOCK H - LOT 23X; BLOCK K - LOT 10X

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS
TOWN OF PROSPER CASE # D15-0074

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK A LOT 1 through BLOCK A LOT 10X HOA.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK C LOT 1 through BLOCK C LOT 11X HOA.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK D LOT 1 through BLOCK D LOT 22.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK E LOT 1 through BLOCK E LOT 32.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK F LOT 1X HOA.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK G LOT 1 through BLOCK G LOT 12.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK I LOT 1 through BLOCK I LOT 11.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK H LOT 1 through BLOCK H LOT 22X HOA.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK J LOT 1 through BLOCK J LOT 29.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK K LOT 1 through BLOCK K LOT 25.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK B LOT 1 through BLOCK B LOT 22.

Kimley Horn logo and contact information including address (5750 Genesis Court, Suite 200, Frisco, Texas 75034), phone numbers, and email addresses for both Engineer and Developer.

DWG NAME: P:\P\151_SURVEY\1511015-PROSPER CENTER NE PRELIM PLAT.DWG PLOTTED BY: NQHAI, CHRIS 10/27/2015 11:55 AM LAST SAVED: 10/27/2015 8:03 AM



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and one (1) HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Gee Road and Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0076).

Description of Agenda Item:

The Preliminary Plat shows 54 single family residential lots one (1) HOA/Open Space lot. Access will be provided from Gee Road and Fishtrap Road. The Preliminary Plat conforms to Planned Development-40 (PD-40) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Plat meets minimum development requirements.

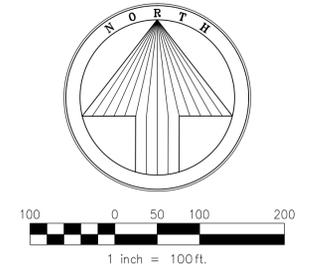
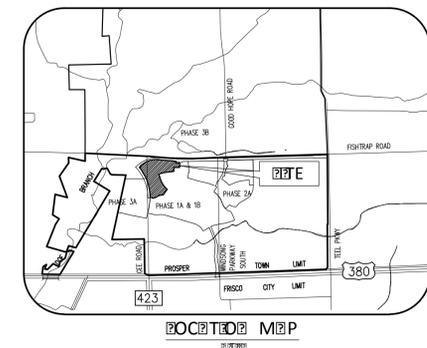
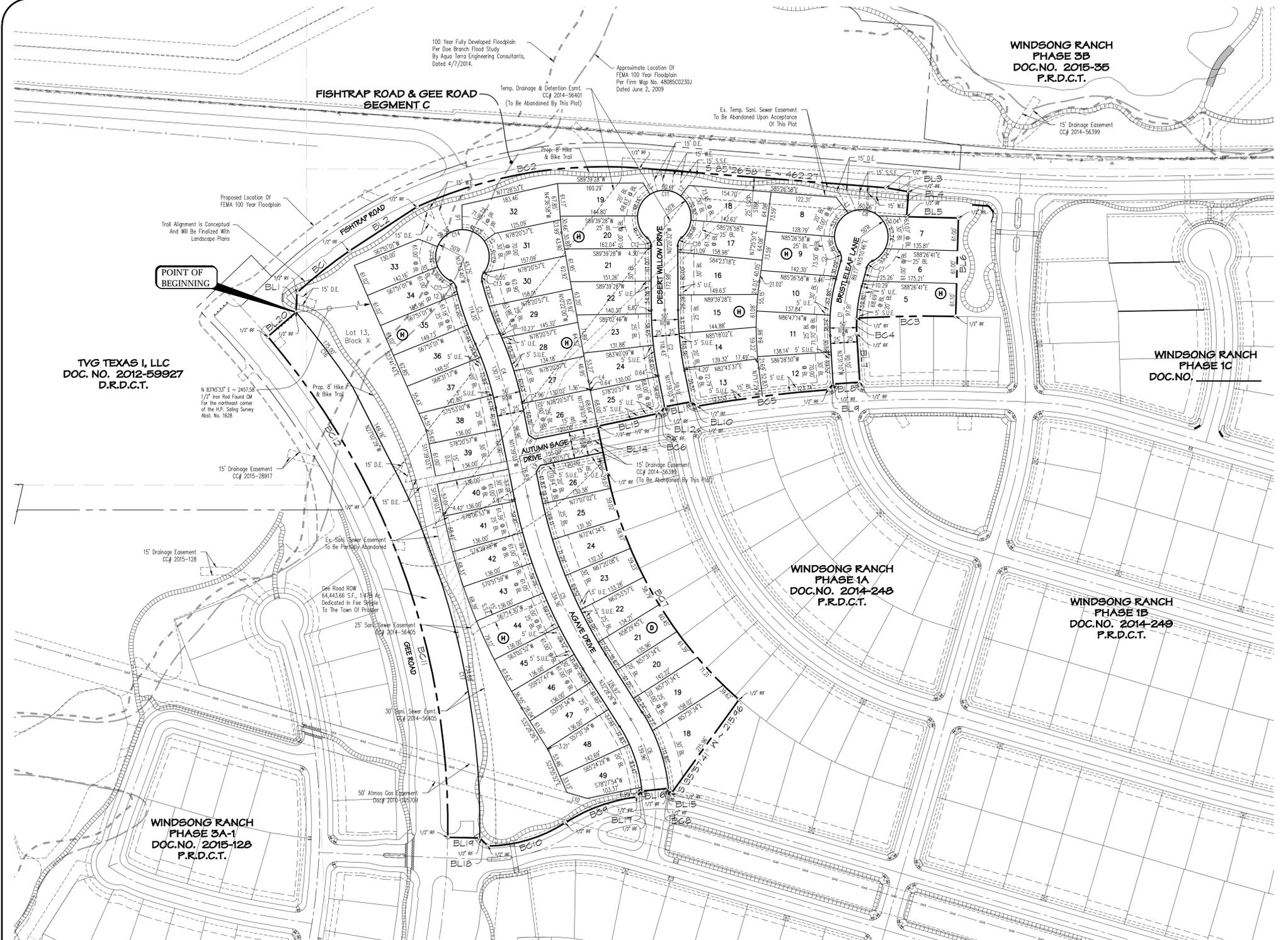
Attached Documents:

1. Preliminary Plat

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Plat subject to:

1. Additions and/or alterations to the easements on the Preliminary Plat by Town staff.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, median openings, sidewalks, and hike and bike trails.
4. Town staff approval of wall maintenance easements.



- NOTES:**
- 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.
 - All corners are 1/2" inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - All development will comply with Town of Prosper PD-40 Requirements.
 - All open space areas, Lot 13, Block X, to be owned and maintained by the H.O.A. Section 9.3.F.
 - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
 - No flood plain exists on site.
 - All fences adjacent to open space shall be ornamental metal.
 - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
 - This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.
 - Lot 13, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
 - Thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

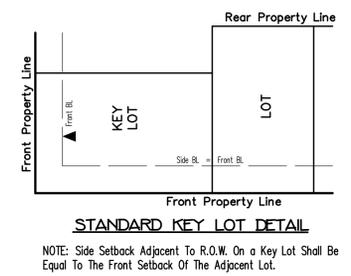
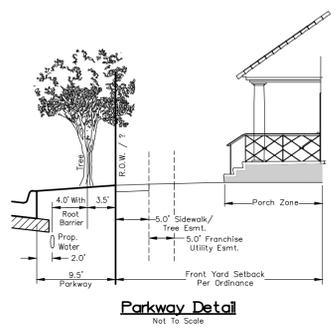
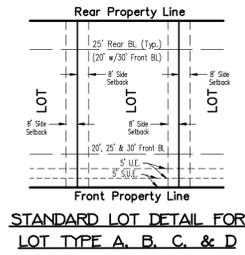
Legend

○ 1/2" IR	Iron Rod Set	U.E.	Utility Easement
○ 1/2" RR	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.O.A.	H.O.A. Easement
R.O.W.	Right Of Way	▲	Street Name Change
D.E.	Drainage Easement	▶	Denotes Lot Frontage To Street
S.S.E.	Sanitary Sewer Easement	▨	No Drive Access Or Parking
W.E.	Water Easement	⊠	10'x10' Transformer Easement
H.O.A.	Home Owners Association		
S.U.E.	Sidewalk & Utility Easement (See Note 9)		

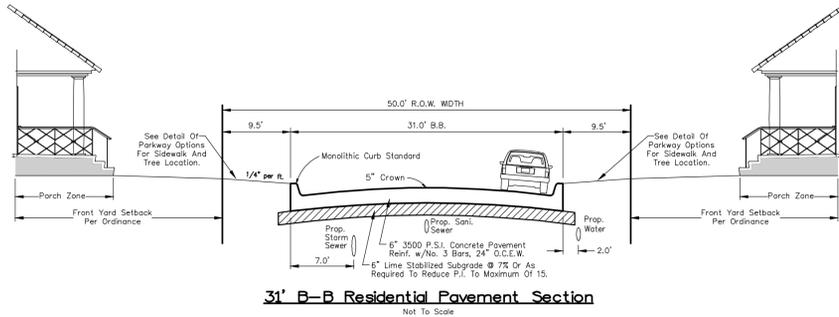
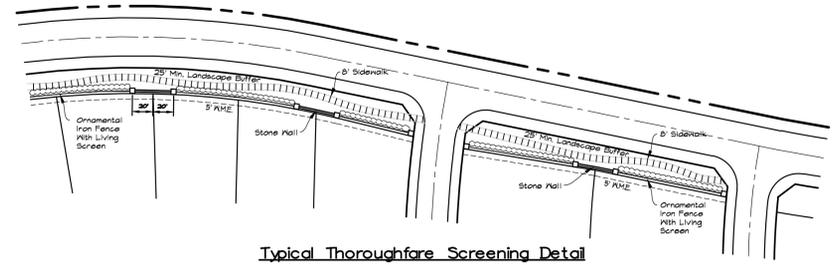
54 LOTS DEVELOPED TO PD-40 STANDARDS
 18.878 ACRES (2.86 UNITS/ACRE)
 AVERAGE LOT SIZE = 9,355.39 SF

Lot Summary Phase 1D

Lot Type	Count
Type A (Min. 8,000 SF)	35
Type B (Min. 9,000 SF)	17
Type C (Min. 10,500 SF)	1
Type D (Min. 12,500 SF)	1
Total	54



- Sidewalk alignment as shown is conceptual. Final alignment shall comply with Town of Prosper design requirements.
- Thoroughfare screening shall include trees every 30' per Town of Prosper design requirements.



D15-0076
 PRELIMINARY PLAT
WINDSONG RANCH
PHASE 1D
 18.878 Acres Out Of The
 H.P. Saling Survey ~ Abstract No. 1628
 M.E.P. & P.R.R. Survey ~ Abstract No. 1476
 A.B. Jamison Survey ~ Abstract No. 672
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS

NOTARY PUBLIC §
COMMISSION EXPIRES TO §

CERTIFICATE

BEING a tract of land situated in the H.P. Saling Survey, Abstract No. 1628, the M.E.P. & P.R.R. Survey, Abstract No. 1476, and the A.B. Jamison Survey, Abstract No. 672, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south corner of the southeast corner clip at the intersection of Gee Road (60' right-of way) and Fishtrap Road (45' right-of-way);

THENCE, N 02°37'27" E, a distance of 36.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 08°28'32", a radius of 845.00 feet, a chord of N 51°25'50" E - 124.89 feet, an arc length of 125.00 feet;

THENCE, N 56°58'19" E, a distance of 151.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 28°42'41", a radius of 855.00 feet, a chord of N 80°11'41" E - 423.98 feet, an arc length of 248.45 feet;

THENCE, S 85°26'58" E, a distance of 462.27 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 80°15'18" E, a distance of 42.87 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 04°33'02" W, a distance of 46.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 88°26'41" E, a distance of 97.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 01°33'18" W, a distance of 183.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 03°54'45", a radius of 2717.00 feet, a chord of S 89°03'26" W - 185.49 feet, an arc length of 185.53 feet;

THENCE around a non-tangent curve to the left having a central angle of 06°14'21", a radius of 275.00 feet, a chord of S 00°23'59" E - 29.95 feet, an arc length of 29.95 feet;

THENCE, S 03°31'10" E, a distance of 90.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 86°28'50" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 41°08'25" W, a distance of 14.23 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 05°36'39", a radius of 2525.00 feet, a chord of S 82°52'52" W - 247.17 feet, an arc length of 247.27 feet;

THENCE, N 55°50'40" W, a distance of 14.34 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 79°16'53" W, a distance of 50.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 33°28'29" W, a distance of 14.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 00°08'17", a radius of 2525.00 feet, a chord of S 78°25'05" W - 6.08 feet, an arc length of 6.08 feet;

THENCE, S 78°20'57" W, a distance of 113.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 11°39'03" E, a distance of 89.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 37°16'44", a radius of 765.00 feet, a chord of S 30°17'25" E - 489.01 feet, an arc length of 497.74 feet;

THENCE, S 35°57'41" W, a distance of 215.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 44°52'41" W, a distance of 7.57 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 00°44'26", a radius of 325.00 feet, a chord of N 05°22'25" W - 4.20 feet, an arc length of 4.20 feet;

THENCE, S 84°15'22" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 39°32'04" W, a distance of 14.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 25°24'39", a radius of 325.00 feet, a chord of S 70°11'02" W - 142.96 feet, an arc length of 144.14 feet;

THENCE around a compound curve to the right having a central angle of 31°51'19", a radius of 275.00 feet, a chord of S 73°24'22" W - 150.93 feet, an arc length of 152.89 feet;

THENCE, N 44°22'06" W, a distance of 21.31 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°06'36" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 26°56'41", a radius of 1400.00 feet, a chord of N 12°34'57" W - 652.33 feet, an arc length of 658.38 feet;

THENCE around a compound curve to the left having a central angle of 14°33'16", a radius of 1400.00 feet, a chord of N 33°19'55" W - 354.68 feet, an arc length of 355.63 feet;

THENCE, N 49°23'27" E, a distance of 70.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

to the POINT OF BEGINNING with the subject tract containing 822,342 square feet or 18.878 acres of land.

CERTIFICATE

That I, Darren K. Brown, of Splars Engineering, Inc., 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 City of _____, Texas.

Dated this the ____ day of _____, 2015.

DARREN K. BROWN, R.P.L.S. NO. 5252



NOTARY PUBLIC §
COMMISSION EXPIRES TO §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 _____, 2015.

Notary Public, State of Texas

ORDER TO BE RECORDED

That We, THE TOWN OF PROSPER, do hereby adopt this plat designating the hereinabove described property as PUBLIC STREETS, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at Denton County, Texas, this ____ day of _____, 2015.

TVG TEXAS I, LLC,
A Texas Limited Liability Company

By: BP-Terra Verde Investor, LLC,
A Delaware Limited Liability Company
Its Sole Manager

By: Terra Verde BP Manager, LLC
A Delaware Limited Liability Company,
Its Managing Member

By: _____
D. Craig Martin, Manager

NOTARY PUBLIC §
COMMISSION EXPIRES TO §

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

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

Notary Public, State of Texas

Boundary Line Table with columns: Line #, Length, Direction. Rows BL1 to BL20.

Boundary Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows BC1 to BC12.

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1 to C6.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C7 to C17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage, Lot Type. Rows 18 to 26.

Open Space Area Table with columns: Lot #, Block #, Acres. Row 13.

Lot Line Table with columns: Line #, Length, Direction. Rows L1 to L10.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage, Lot Type. Rows 5 to 49.

Lot Summary (Phase) table with columns: 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 2E, 3A-1, 3A-2, 3B, 4A, Total. Rows Type A, Type B, Type C, Type D, Townhomes, Total.

D15-0076 PRELIMINARY PLAT WINDSONG RANCH PHASE 1D 18.878 Acres Out Of The H.P. Saling Survey ~ Abstract No. 1628 M.E.P & P.R.R. Survey ~ Abstract No. 1476 A.B. Jamison Survey ~ Abstract No. 672 TOWN OF PROSPER DENTON COUNTY, TEXAS

ORDER PREPARED BY: Splars Engineering, Inc. 1001 S. ... PREPARED BY: Splars Engineering, Inc. 1001 S. ...

Printed by: mrvictor Print Date: 10/26/2015 10:22 AM

4:28:58 PM

10/27/2015

Drawn: G. 2015-10-26 10:58 WindSong Phase 1D PRELIMINARY D15-108-per-bob-ave Saved By: Revictor Size: 10/27/2015



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Consider and act upon a Preliminary Plat for Montclair, for 26 single family residential lots and nine (9) Open Space lots, on 30.2± acres, located on the east side of Preston Road, 1,800 feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D15-0077).

Description of Agenda Item:

The Preliminary Plat shows 26 single family residential lots and nine (9) Open Space lots. Access will be provided from Preston Road. The Preliminary Plat conforms to Single Family-15 (SF-15) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Plat meets minimum development requirements.

Attached Documents:

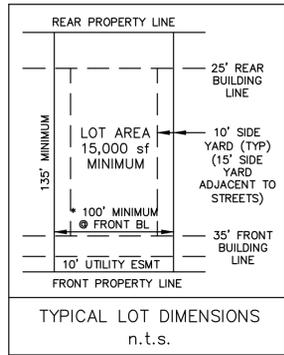
1. Preliminary Plat

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Preliminary Plat.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
4. Town staff approval of an off-site street easement for Emerald Trace Drive.
5. Town staff approval of all wall maintenance easements at the time of Final Plat.
6. Revising the plat to add a note stating, "Any water well located on Lot 7X restricts placement and development of future structures. Any future development will require the installation of a Reduced Pressure Zone (RPZ) device, as required by the Town Well Water Ordinance."
7. Revising the side yard at corner of Block A, Lot 12 to be 40' to match the front yard setback of Lot 11, due to the key lot restriction.

8. Revising the plat to rename the “HOA Utility and Access Easement” to a “Private Utility Easement,” and providing a definition for the easement.



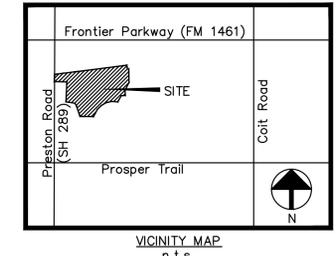
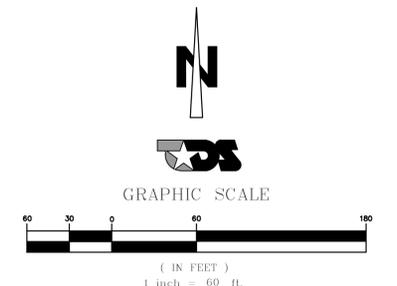
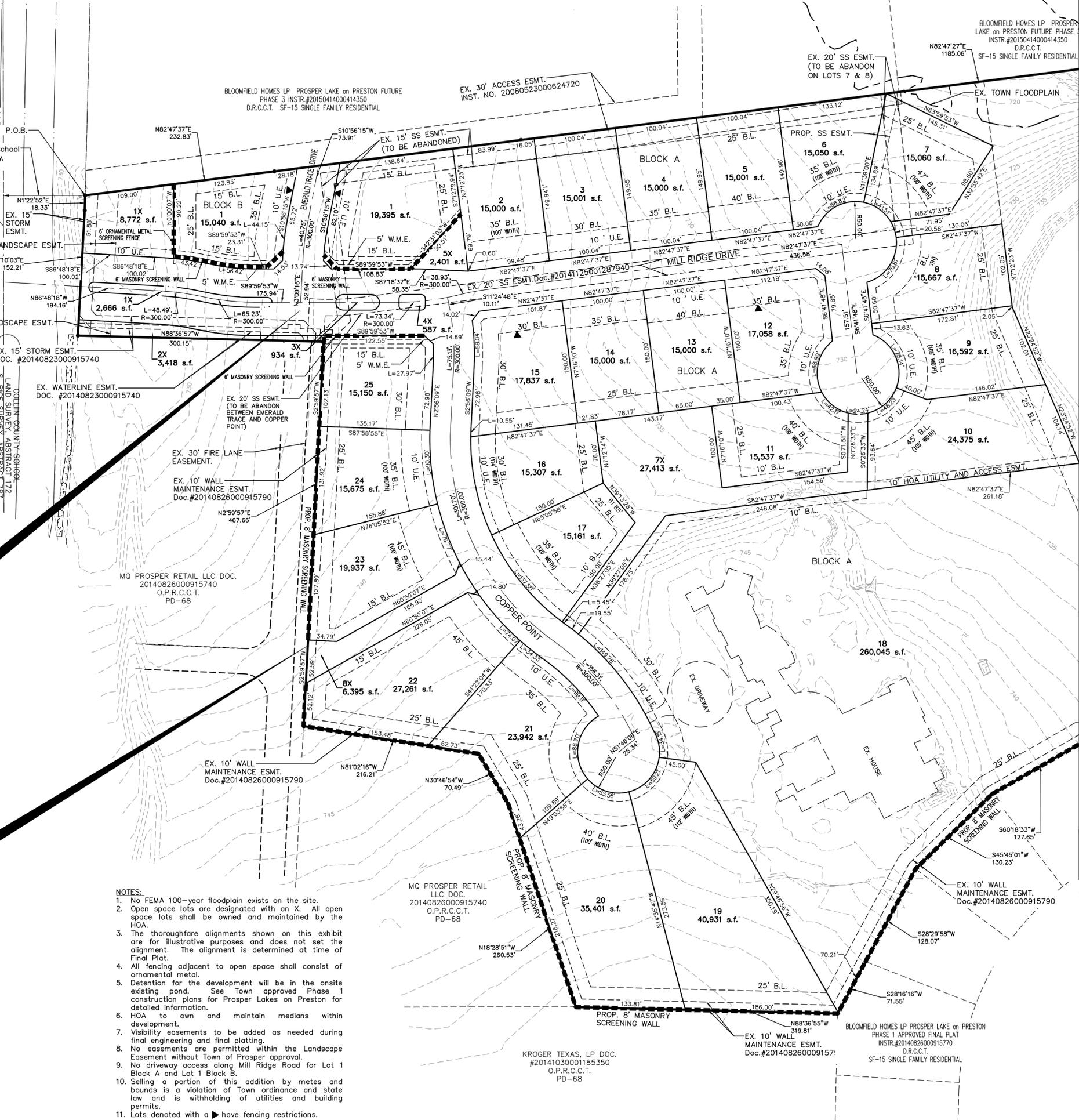
GANAPATHY LTD. Vol. 5894, Pg. 1749 D.R.C.C.T. SF-12.5 Undeveloped

±100'- S89°55'37"W, School Land No. 13 Survey, Abstract No. 172

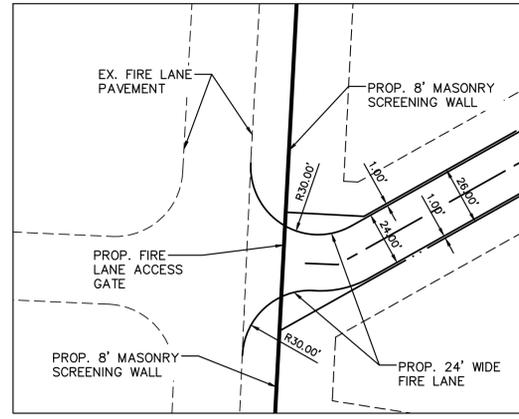
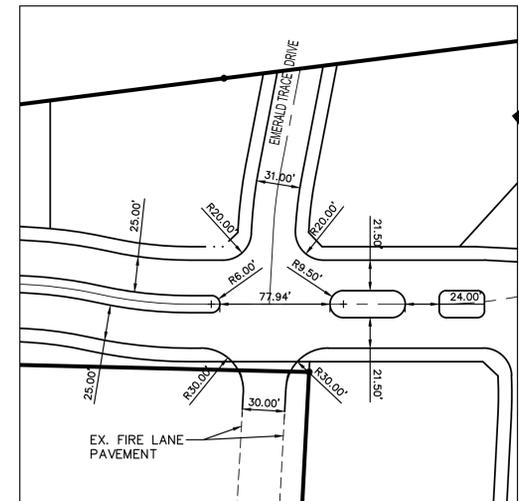
GUHAN LLC Vol. 5877, Pg. 3341 D.R.C.C.T. SF PD-31 Future Farmers Mill 1A Undeveloped

SH 288 (PRESTON ROAD) (120' R.O.W.)

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT 172



- LEGEND**
- ▶ DENOTES KEY LOT AND/OR HOUSE ORIENTATION
 - SCREENING WALL
 - X DENOTES HOA LOT



- NOTES:**
1. No FEMA 100-year floodplain exists on the site.
 2. Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
 3. The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
 4. All fencing adjacent to open space shall consist of ornamental metal.
 5. Detention for the development will be in the onsite existing pond. See Town approved Phase 1 construction plans for Prosper Lakes on Preston for detailed information.
 6. HOA to own and maintain medians within development.
 7. Visibility easements to be added as needed during final engineering and final platting.
 8. No easements are permitted within the Landscape Easement without Town of Prosper approval.
 9. No driveway access along Mill Ridge Road for Lot 1 Block A and Lot 1 Block B.
 10. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is withholding of utilities and building permits.
 11. Lots denoted with a ▶ have fencing restrictions.

OWNERS
 CADG PROSPER 28, LLC
 1800 Valley View, Suite 300
 Farmers Branch, Texas 75234

BLOOMFIELD HOMES, L.P.
 1050 E. Highway 114, Suite 210
 Southlake, Texas 76092

surveyor:

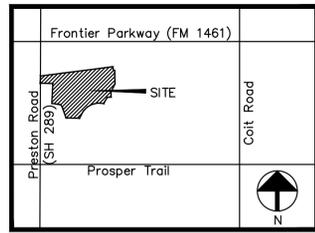
A & W SURVEYORS, INC.
 P.O. BOX 870029, MESQUITE, TX.
 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

TEXAS DEVELOPMENT SERVICES
 906 W. McDERMOTT DRIVE
 SUITE 196-296 ALLEN, TX 75013
 469-853-6538 TX FRM NO. 12790
 TDS PROJECT NO. 15004

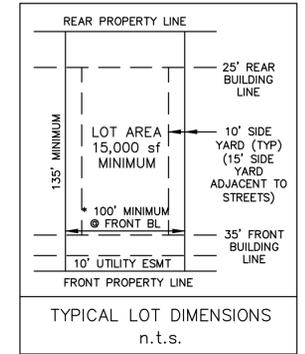
TOWN OF PROSPER CASE NO. D15-0077

PRELIMINARY PLAT
THE MONTCLAIR
 26 RESIDENTIAL LOTS
 9 OPEN SPACE LOTS
 DEVELOPED TO SF15 STANDARDS
 30.21 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 ABSTRACT 172
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 OCTOBER 2015 PP-01

CAD FILE: C:\ITDS-Projects\Dropbox\15004-CA-PSV\DWG\Planning\15004 PRELIMINARY PLAT.dwg PLOT DATE/TIME: 10/27/2015 - 8:32am

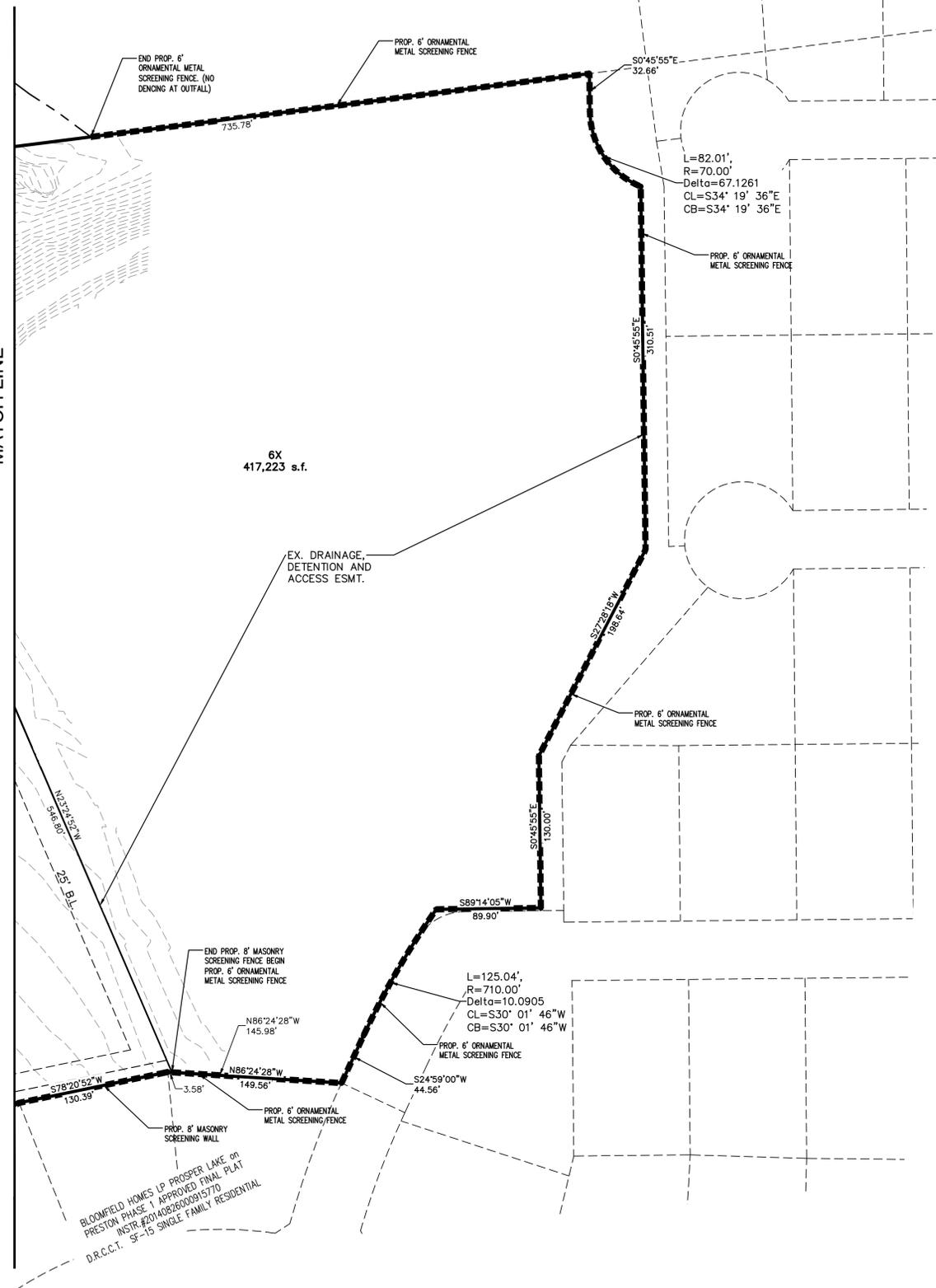


VICINITY MAP
n.t.s.



TYPICAL LOT DIMENSIONS
n.t.s.

MATCH LINE



LEGEND

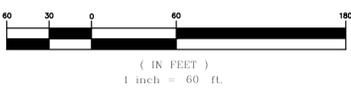
- ▶ DENOTES KEY LOT AND/OR HOUSE ORIENTATION
- SCREENING WALL
- X DENOTES HOA LOT

NOTES:

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10. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is withholding of utilities and building permits.
11. Lots denoted with a ▶ have fencing restrictions.



GRAPHIC SCALE



OWNERS
CADG PROSPER 28, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

BLOOMFIELD HOMES, L.P.
1050 E. Highway 114, Suite 210
Southlake, Texas 76092

surveyor:



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



TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRM NO. 12790
TDS PROJECT NO. 15004

PRELIMINARY PLAT
THE MONTCLAIR
26 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
DEVELOPED TO SF15 STANDARDS
30.21 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT 172
TOWN of PROSPER
COLLIN COUNTY, TEXAS
OCTOBER 2015 PP-02

CAD FILE: C:\TDS-Projects\Dropbox\TDS\15004-CAD-FS\DWG\Planning\15004_PRELIMINARY_PLAT.dwg PLOT DATE/TIME: 10/26/2015 - 3:57pm

OWNER'S CERTIFICATE

Legal Description 30.21 Acre Tract
Being a 29.542 acre tract of land situated in the Collin County School Land No. 13 Survey, Abstract No. 172, in the Town of Prosper, Collin County, Texas, and being a portion of an 80,560 acre tract of land conveyed to Bloomfield Homes, LP, recorded in county Clerk's Instrument No. 2014082.6000915770, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found with red plastic cap stamped "W.A.L." found in the east right-of-way of State Highway 289 (variable width right-of-way) in the south line of a 27.960 acre tract of land conveyed to CADG Prosper 28, LLC, recorded in County Clerk's Instrument No. 20131213001642780, Official Public Records, Collin County, Texas, said rod being the northwest corner of said 80.560 acre tract;
THENCE North 82 degrees 47 minutes 37 seconds East, departing said right-of-way and along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 232.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
THENCE North 82 degrees 47 minutes 39 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 303.43 feet;
THENCE North 82 degrees 47 minutes 37 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 1185.06 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described tract;
THENCE departing said common line; and over and across said Bloomfield Homes, LP, tract the following calls and distances:
South 00 degrees 45 minutes 55 seconds East, a distance of 32.66 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 70.00 feet and an arc length of 82.01 feet (chord bears South 34 degrees 19 minutes 36 seconds East 77.40 feet) to a 5/8 inch iron rod with yellow plastic cap stranded "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 310.51 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 27 degrees 28 minutes 18 seconds West, a distance of 198.64 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 89 degrees 14 minutes 05 seconds West, a distance of 89.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 710.00 feet and an arc length of 125.04 feet (chord bears South 30 degrees 01 minutes 46 seconds West 124.87 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 24 degrees 59 minutes 04 seconds West a distance of 44.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
North 86 degrees 24 minutes 28 seconds West a distance of 149.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 78 degrees 20 minutes 52 seconds West, a distance of 130.39 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for a corner;
South 60 degrees 18 minutes 33 seconds West., a distance of 127.65-feet to & 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for carrier;
South 45 degrees 45 minutes 01 seconds West., a distance of 130.23 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 28 degrees 29 minutes 58 seconds West, a distance of 128.07 feet to a 5/8 inch iron rod with yellow plastic tap stamped "WESTWOOD PS" set for corner;
South 28 degrees 16 minutes 16 seconds West; a distance of 71.55 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for the northeast corner of the 13.957 acre tract of land conveyed to Kroger Texas LP., by deed recorded in county Clerk's Instrument No. 20141030001185850 Official Public Records, Collin County, Texas;
THENCE North 88 degrees 36 minutes 57 seconds west along the common south line of said Bloomfield Homes, LP-; tract and the north line of said Kroger Texas LP, tract, a distance of 319.81 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL." found in the east line of the 28.829 acre tract (remainder) of land conveyed to. MQ Prosper Retail LLC by deed of

record in County Clerk's instrument No. 200140826000915740 Official Public Records, Collin County, Texas, for the most southerly southwest corner of the herein described tract;
THENCE along the common west line of said Bloomfield Homes, LP, tract and the east line of said MQ Prosper Retail LLC tract the following calls and distances:
North 18 degrees 28 minutes 51 seconds West; a distance of 260.53 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 30 degrees 46 minutes 54 seconds West, a distance of 70.49 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 81 degrees 02 minutes 16 seconds West, a distance of 216'21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 02 degrees 59 minutes 57 seconds East, a distance of 467.66 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 88 degrees 36 minutes 57 seconds West, a distance of 300.15 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner and being in the east right-of-way-line of aforementioned State Highway 289;
THENCE North 03 degrees 10 minutes 03 seconds East, departing said common line and along said east right-of-way line of State Highway 289 a distance of 152.21 feet to a TxDOT monument with brass top found for corner;
THENCE North 01 degree 22 minutes 52 seconds East, continuing along said east right-of-way line a distance of 18.33 feet to the POINT OF BEGINNING and containing 1,316,077 square feet or 30.21 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG Prosper 28, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property AVIANTE VILLAGE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets thereon. The (Owner Name) does herein certify the following:
1. The streets and alleys are dedicated for street purposes.

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

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

Notary Public, State of Texas

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

WITNESS, my hand, this the _____ day of _____, 20 _____

BY:

NOTES:

- 1. No FEMA 100-year floodplain exists on the site.
2. Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
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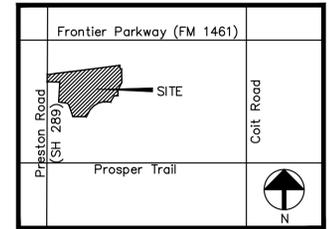
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas



VICINITY MAP n.t.s.

OWNERS
CADG PROSPER 28, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

BLOOMFIELD HOMES, L.P.
1050 E. Highway 114, Suite 210
Southlake, Texas 76092

surveyor:

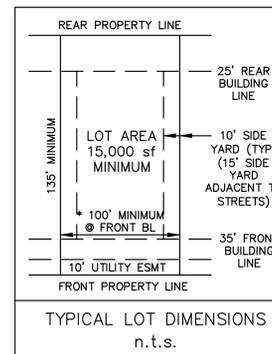


A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX.
75187 PHONE: (972) 681-4975 FAX:
(972) 681-4954
WWW.AWSURVEY.COM



TEXAS DEVELOPMENT SERVICES
306 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRM NO. 12790
TDS PROJECT NO. 15004

Table with 2 columns: LOT and AREA. Lists lots from BLOCK A 1 to BLOCK B 1 X with their respective areas in square feet.



TYPICAL LOT DIMENSIONS n.t.s.

PRELIMINARY PLAT
THE MONTCLAIR
26 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
DEVELOPED TO SF15 STANDARDS
30.21 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT 172
TOWN of PROSPER
COLLIN COUNTY, TEXAS
OCTOBER 2015 PP-03



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a Replat of Prosper Plaza, Block A, Lots 5R and 6R, and consider and act upon a Revised Conveyance Plat of Prosper Plaza, Block A, Lot 4, on 32.1± acres, located on the west side of Custer Road, 200± feet north of US 380. The property is zoned Commercial (C), Planned Development-25 (PD-25) and Planned Development-73 (PD-73). (D15-0075).

Additional Information:

Per state law, a Public Hearing is required for a Replat.

Description of Agenda Item:

The purpose of this plat is to amend property lines and add and abandon easements to allow for property transaction and commercial development on Lots 5R and 6R. Access will be provided from Custer Road and US 380. The Replat/Revised Conveyance Plat conforms to the Commercial and Planned Development standards.

Budget Impact:

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

Legal Obligations and Review:

The Replat/Revised Conveyance Plat meets minimum development requirements.

Attached Documents:

1. Replat/Revised Conveyance Plat

Town Staff Recommendation:

Town staff recommends approval of the Replat/Revised Conveyance Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Replat/Revised Conveyance Plat.
2. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, street sections, easements and sidewalks.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Rosebriar Prosper Plaza, L.P., a Texas limited partnership and Lowe's Home Centers, LLC are the owners of a tract of land situated in the Town of Prosper, Collin County, Texas out of the Jeremiah Horn Survey, Abstract No. 411 and being all of Lots 4, 5 & 6, Block A, Prosper Plaza, Lots 1-7, Block A, an addition to the Town of Prosper according to the plat thereof recorded in Volume 2009, Page 140, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with red plastic cap stamped "RPLS 5199" set at the northeast end of a right-of-way corner clip at the intersection of the north right-of-way line of U.S. Highway 380 (variable width R.O.W.) and the west right-of-way line of Custer Road (F.M. 2478, a variable width R.O.W.) being the most easterly southeast corner of Lot 1, Block A, Prosper Plaza, Lot 1, Block A, as recorded in Volume 2013, Page 462, Map Records, Collin County, Texas;

THENCE, along the east line of said Lot 1 and the west right-of-way line of Custer Road, North 00 degrees 50 minutes 00 seconds East, a distance of 240.81 feet to a 5/8" iron rod with red plastic cap stamped "RPLS 5199" set at the northeast corner of said Lot 1, being the southeast corner of said Lot 6, the POINT OF BEGINNING;

THENCE, departing the west right-of-way line of Custer Road, along the south line of said Lot 6, the south line of said Lot 5, the north line of said Lot 1, the north line of Lot 7, Block A, Prosper Plaza, Lot 7, Block A, as recorded in Volume 2015, Page 199, Map Records, Collin County, Texas, and the south line of Lot 2, Block A, Prosper Plaza Lots 1-4 & 7, Block A as recorded in Volume 2009, Page 140, Map Records, Collin County, Texas, South 89 degrees 10 minutes 04 seconds West, a distance of 497.30 feet to an "X" in concrete set for the northwest corner of said Lot 2 and being in the east line of said Lot 4;

THENCE, along the west line of said Lot 2 and the east line of said Lot 4, South 00 degrees 49 minutes 56 seconds East, a distance of 258.14 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set for the southeast corner of said Lot 4, the southwest corner of said Lot 2 and being in the north right-of-way line of U.S. Highway 380;

THENCE, along the south line of said Lot 4 and the north right-of-way line of U.S. Highway 380, South 89 degrees 10 minutes 04 seconds West, a distance of 100.00 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set for the most westerly southeast corner of said Lot 4, being the southeast corner of Lot 3, Block A, Prosper Plaza Block A, Lots 3, 9 & 10 as recorded in Volume 2011, Page 49, Map Records, Collin County, Texas;

THENCE, departing the north right-of-way line of U.S. Highway 380, along the east line of said Lot 3 and a westerly line of said Lot 4, North 00 degrees 49 minutes 56 seconds West, a distance of 258.14 feet to an "X" in concrete set for the northeast corner of said Lot 3 and an interior corner of said Lot 4;

THENCE, along a southerly line of said Lot 4 and the north line of said Lots 3, 9 & 10, South 89 degrees 10 minutes 04 seconds West, a distance of 731.72 feet to an "X" in concrete set for the northwest corner of said Lot 10, being an interior corner of said Lot 4;

THENCE, along the west line of said Lot 10 and a easterly line of said Lot 4, South 00 degrees 49 minutes 56 seconds East, a distance of 257.19 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set for the southwest corner of said Lot 10, an interior corner of said Lot 4, and being in the north right-of-way line of U.S. Highway 380;

THENCE, along the most westerly south line of said Lot 4 and the north right-of-way line of U.S. Highway 380, as follows:

South 89 degrees 18 minutes 42 seconds West, a distance of 68.74 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

North 69 degrees 03 minutes 20 seconds West, a distance of 60.54 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

South 74 degrees 12 minutes 42 seconds West, a distance of 45.03 feet to the southwest corner of said Lot 4, being the southeast corner of the remainder of a 104.483 acre tract of land described in deed to 104 Prosper, LP as recorded in Volume 5316, Page 5314, Deed Records, Collin County, Texas, said point being in the approximate centerline of a drainage channel;

THENCE, along the east line of said 104 Prosper, LP tract, the west line of said Lot 4 and the approximate centerline of said drainage channel as follows:

North 11 degrees 22 minutes 46 seconds West, a distance of 458.07 feet;

North 26 degrees 49 minutes 38 seconds East, a distance of 359.64 feet;

North 07 degrees 39 minutes 59 seconds East, a distance of 376.71 feet to the northwest corner of said Lot 4 and the southwest corner of a 12.344 acre tract of land described in deed to the Town of Prosper as recorded in Volume 6022, Page 4349, Deed Records, Collin County, Texas;

THENCE, departing the approximate centerline of said drainage channel, along the north line of said Lots 4, 5 & 6, the east line of said 12.344 acre tract and the south line of a called 7.5649 acre remainder tract owned by FF 14th Fairway, LP as recorded in Volume 4189, Page 1138, Deed Records, Collin County, Texas, North 89 degrees 10 minutes 00 seconds East, a distance of 1,373.69 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set for the northeast corner of said Lot 5, being in the west right-of-way line of said Custer Road;

THENCE, along the west right-of-way line of Custer Road, and the east line of said Lots 4 & 5 as follows:

South 00 degrees 50 minutes 00 seconds East, a distance of 589.96 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

South 02 degrees 36 minutes 01 seconds West, a distance of 250.45 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

South 00 degrees 50 minutes 00 seconds East, a distance of 55.33 feet to the POINT OF BEGINNING and containing 1,396,803 square feet or 32.0662 acres of land more or less.

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROSEBRAIR PROSPER PLAZA, LP and LOWE'S HOME CENTERS, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER PLAZA, BLOCK A, LOTS 4, 5R & 6R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. ROSEBRAIR PROSPER PLAZA, LP and LOWE'S HOME CENTERS, LLC do 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.

10. 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.

11. 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 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.

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

WITNESS, my hand, this the ___ day of ___, 2015.

BY: ROSEBRAIR PROSPER PLAZA, LP

WILLIAM R. HANKS, CEO

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 WILLIAM R. HANKS, known to me to be the person and office 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 ___, 2015.

Notary Public, State of Texas

WITNESS, my hand, this the ___ day of ___, 2015.

BY: LOWE'S HOME CENTERS, LLC.

BY: GARY WYATT, Sr. Vice President, Real Estate, Engineering & Construction

STATE OF NORTH CAROLINA §
COUNTY OF WILKES §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared GARY WYATT, known to me to be the person and office 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 ___, 2015.

Notary Public, State of North Carolina

CURVE TABLE

Table with columns: NUMBER, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 53 rows of curve data.

LINE TABLE

Table with columns: NUMBER, DIRECTION, DISTANCE. Contains 63 rows of line data.

LINE TABLE

Table with columns: NUMBER, DIRECTION, DISTANCE. Contains 127 rows of line data.

GENERAL NOTES

Notice: Selling a portion of the 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.

N.T.M.W.D. NOTE

The 20' water line easement has been dedicated to the North Texas Municipal Water District for their exclusive use. Any utilities to be located in the easement or crossing the easement requires written approval from North Texas Municipal Water District.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

RELEASED 10/27/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Douglas S. Loomis, 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 ___, 2015.

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

REPLAT
PROSPER PLAZA
LOTS 5R AND 6R, BLOCK A
REVISED CONVEYANCE PLAT
PROSPER PLAZA
LOT 4, BLOCK A
32.0662 ACRES OF LAND

out of
JEREMIAH HORN SURVEY, ABSTRACT No. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 03/10/2015
Date of Drawing: 10/26/2015
Job Number: 074817
Drawn By: W.J.J.
File: Replats Lots 4-5-6.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – November 3, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for an amendment to Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O) and Specific Use Permit-8 (SUP-8). (S15-0006).

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	Office and Specific Use Permit-8	Undeveloped Land	US 380 District
North	Planned Development-2-Multifamily and Office	Multifamily Residential (Estates of Prosper) and Undeveloped Land	US 380 District
East	Office	Undeveloped Land	US 380 District
South	Planned Development-2-Corridor District	Undeveloped Land	US 380 District
West	Planned Development-2-Multifamily	Multifamily Residential (Estates of Prosper)	US 380 District

Requested Zoning – The purpose of this request is to allow the applicant to replace the 8-foot tall masonry wall along the northern half of the western property line and the 8-foot tall masonry wall along the northeast property line, with an 8-foot tall wrought iron fence and landscaping. An amendment to the SUP is required to make this change.

Exhibit B shows the location of the replaced masonry fence.

Exhibit C shows the revised landscaping which includes one (1) large, three-inch or four-inch caliper evergreen tree, planted on 25-foot centers. This provides for an increase of two (2) large trees from what was previously approved with SUP-8. Providing the landscaping as shown continues to allow for usable play area for the day care.

This amendment allows for open fencing adjacent to the Town's hike and bike trail, as identified in the Parks, Recreation, and Open Space Master Plan. The Planning & Zoning Commission approved an ornamental metal fence in lieu of a masonry wall for the northern adjacent property in conjunction with approval of the Whispering Gables Addition Preliminary Site Plan (D15-0051).

Future Land Use Plan – The Future Land Use Plan recommends US 380 District uses for the property. The US 380 District recommends a variety of different uses, with the more intense uses being located along US 380 and residential uses to the north being buffered by less intense uses, such as office. This request conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has direct access to Richland Boulevard, an existing four-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

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

Access – Access to the property is provided from Richland Boulevard. Adequate access is provided to the property.

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

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

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

Legal Obligations and Review:

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:

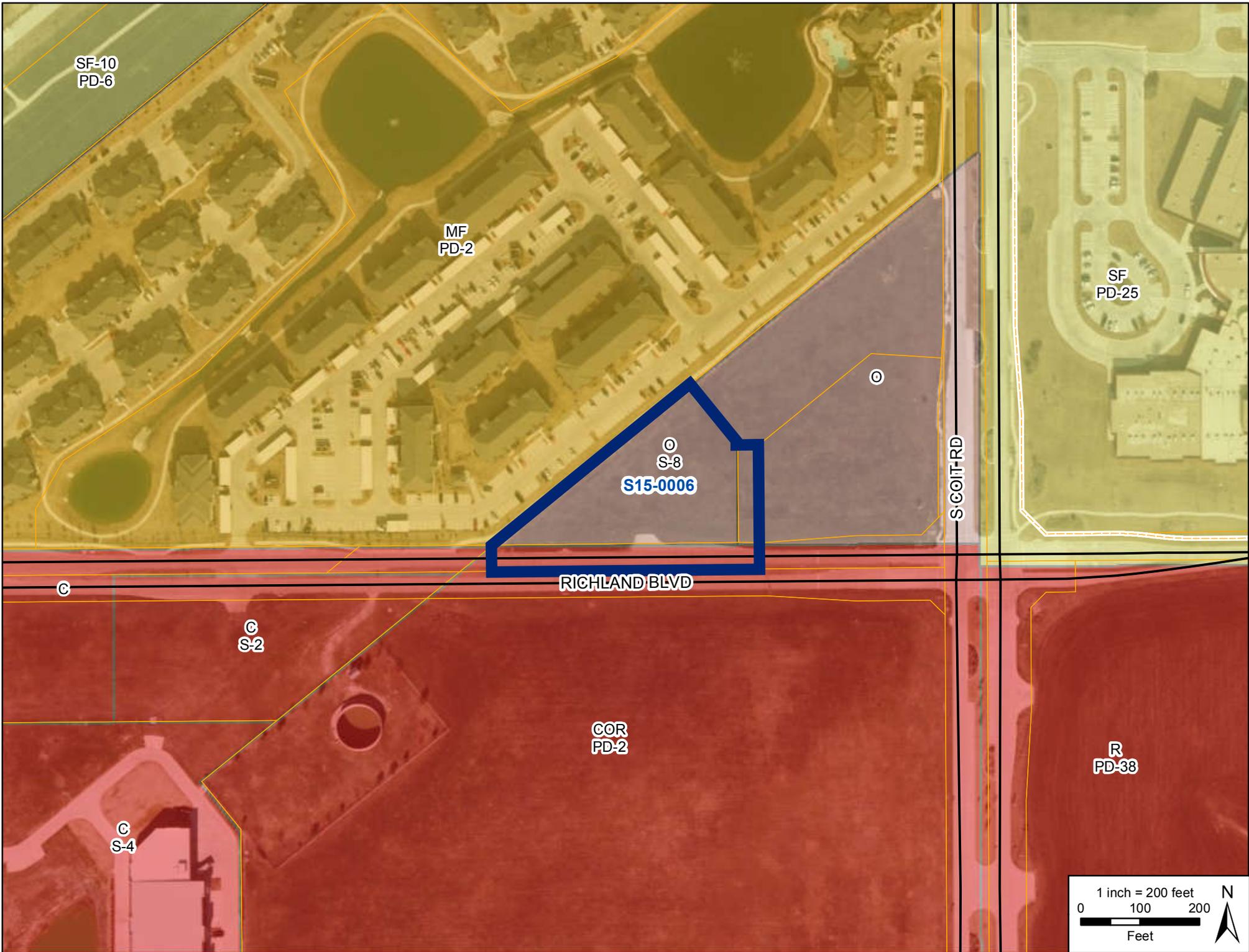
1. Zoning map of surrounding area
2. Existing SUP-8
3. Proposed SUP Exhibits B and C

Town Staff Recommendation:

Town staff recommends approval of the request to amend SUP-8.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on December 8, 2015.



SF-10
PD-6

MF
PD-2

SF
PD-25

○
S-8
S15-0006

SCOTT RD

RICHLAND BLVD

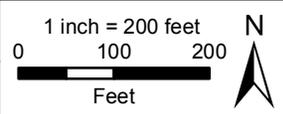
○

○
S-2

COR
PD-2

R
PD-38

○
S-4



Current SUP

SUP-8

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 15-40

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE AND SPECIFIC USE PERMIT ORDINANCE 14-36; AMENDING SPECIFIC USE PERMIT-8 (SUP-8) TO ALLOW FOR A CHILD DAY CARE CENTER, LOCATED ON A TRACT OF LAND CONSISTING OF 2.04 ACRES, MORE OR LESS, SITUATED IN THE H. JAMISON SURVEY, ABSTRACT NO. 480, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance and Specific Use Permit Ordinance No. 14-36 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Rogy's Learning Place ("Applicant") to amend Specific Use Permit-8 (SUP-8) to allow for a Child Day Care Center on a tract of land zoned Office (O), consisting of 2.04 acres of land, more or less, situated in the H. Jamison Survey, Abstract No. 480, in the Town of Prosper, Collin County, Texas, and being particularly being described in Exhibit "A," attached hereto and incorporated herein for all purposes; and

WHEREAS, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, public hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Specific Use Permit Granted. The Town's Zoning Ordinance and Specific Use Permit Ordinance No. 14-36 is amended as follows: Specific Use Permit-8 (SUP-8) is amended to allow the operation of a Child Day Care Center, on a tract of land zoned Office (O), consisting of 2.04 acres of land, more or less, situated in H. Jamison Survey, Abstract No. 480, in the Town

of Prosper, Collin County, Texas, and being particularly being described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The property shall continue to be used in a manner consistent with the conditions expressly stated in the site plan attached hereto as Exhibit "B," landscape plan attached hereto as Exhibit "C," and façade plan attached hereto as Exhibit "D," which is incorporated herein for all purposes as if set forth verbatim.

Except as amended by this Ordinance, the development of the Property within this Specific Use Permit (SUP) shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

Two (2) original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is

expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 14th DAY OF JULY, 2015.



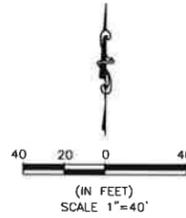
Ray Smith, Mayor

ATTEST:


Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney



LINE LEGEND:

- EXISTING PROPERTY LINE
- - - PROPERTY LINE & SUP ZONING LINE
- - - EASEMENT LINE
- 743 EXIST. CONTOUR LINE

MOORELAND DEVELOPMENT COMPANY, INC.
TO
MF VII PROSPER 41, LP.
29.783 ACRES
DOC. NO. 20070214000206720
ZONING: PD-2
CURRENT USE: MULTI-FAMILY
FUTURE LAND USE: US 380 DISTRICT

MF IV VALLENCIO, LP
TO
MF VII PROSPER 41, LP.
12.687 ACRES
DOC. NO. 20060828001229900
ZONING: PD-2
CURRENT USE: MULTI-FAMILY
FUTURE LAND USE: US 380 DISTRICT

LOT 2R, BLOCK "A"
THE ESTATES AND MANSIONS OF PROSPER
(VOLUMN 2009, PG. 450 M.R.C.C.T.)
WESTERN RIM INVESTORS 2007-3, L.P.
20.952 ACRES
DOC. NO. 20071024001455480
ZONING: PD-2
CURRENT USE: MULTI-FAMILY
FUTURE LAND USE: US 380 DISTRICT

LOT 3, BLOCK "A"
WHISPERING GABLES ADDITION
THE H. JAMISON SURVEY ABSTRACT NO. 480
VOL. 2006, PG. 839
(68,522 SQ. FT. OR 1.57 ACRES)
EXISTING ZONING: OFFICE + SUP
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US 380 DISTRICT

LOT 2, BLOCK "A"
WHISPERING GABLES ADDITION
THE H. JAMISON SURVEY ABSTRACT NO. 480
VOL. 2006, PG. 839
(84,237 SQ. FT. OR 1.934 ACRES)
ZONING: OFFICE
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US 380 DISTRICT

LOT 1, BLOCK "A"
WHISPERING GABLES ADDITION
THE H. JAMISON SURVEY ABSTRACT NO. 480
VOL. 2006, PG. 839
(80,051 SQ. FT. OR 1.837 ACRES)
ZONING: OFFICE
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US 380 DISTRICT

LOT 2, BLOCK A
PROSPER COMMONS
VOL. 2006, PG. 839 M.R.C.C.T.
ZONING: PD-2
CURRENT USE: MULTI-FAMILY
FUTURE LAND USE: US 380 DISTRICT

REMAINDER OF
MUSTANG - MIDWAY PLANO, LTD.
DOC. NO. 96-0038753 D.R.C.C.T.
ZONING: PD-2
CURRENT USE: MULTI-FAMILY
FUTURE LAND USE: US 380 DISTRICT

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

LEGEND
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY

ASA SURVEYOR ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9551 FAX (972) 248-9581

APPLICANT
DAWN ROGY-MEYER
ROGY'S LEARNING PLACE
1618 W. LUTHY DR.,
PEORIA, IL 61615
(309) 427-9090 EXT. 1
(309) 369-9886 CELL

OWNER
MICHAEL CRISE
176 RIDGE ROAD, SUITE 800
MCKINNEY, TX 75070-5109
(214) 728-0468

EXHIBIT 'A'
METES & BOUNDS DESCRIPTION
For ROGY'S LEARNING PLACE at PROSPER

BEING a 1.60 acres tract of land located in H. Jamison Survey, Abstract No. 480, in the Town of Prosper, Collin County, Texas, and also being platted as Lot 3, Block A of Whispering Gables Addition, an addition to the Town of Prosper, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod found Southwest corner of Lot 3, Block A, said point also being located on the north right-of-way of Richland Boulevard, approximate 801.2 feet from the intersect of the west right-of-way line of Coit Road and the north right-of-way line of Richland Boulevard;

THENCE N 48° 57' 41" E for a distance of 431.29 feet to a 1/2" iron rod found for a corner, said the point also being northern corner of Lot 3, Block A;

THENCE S 40° 02' 44" E for a distance of 123.71 feet to a 1/2" iron rod found for a corner;

THENCE S 01° 25' 15" E for a distance of 7.29 feet to a 1/2" iron rod found for a corner;

THENCE N 88° 34' 45" E for a distance of 37.00 feet to a 1/2" iron rod found for a corner;

THENCE S 01° 25' 15" E for a distance of 210.24 feet to a point in the centerline of Richland Boulevard (a 90' ROW) for a corner;

THENCE S 88° 34' 45" W for a distance of 451.20 feet, along the centerline of Richland Boulevard, to a point for a corner

THENCE N 01° 25' 15" W for a distance of 45.00 feet to **POINT OF BEGINNING** and containing 88,826 SF or 2.04 acres tract of land with more or less.

Pansak Sribhen, RPLS
Registered Land Surveyor # 3576

Date: 06/10/2015

FOR REVIEW ONLY

S15-0005

EXHIBIT "A"

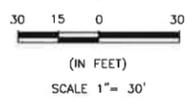
FOR
ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A" 1.57 ACRES
H. JAMISON SURVEY, ABSTRACT NO. 480

TOWN OF PROSPER
COLLIN COUNTY, TEXAS
JUNE 10, 2015

Y:\2015\15137\RP\CURRENTSHEET SET\SUP SET_REVISED_15-06-10\EXHIBIT A.dwg



LOCATION MAP
NTS

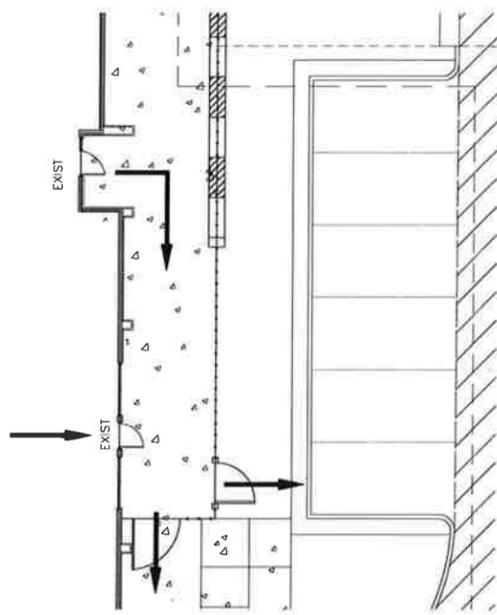
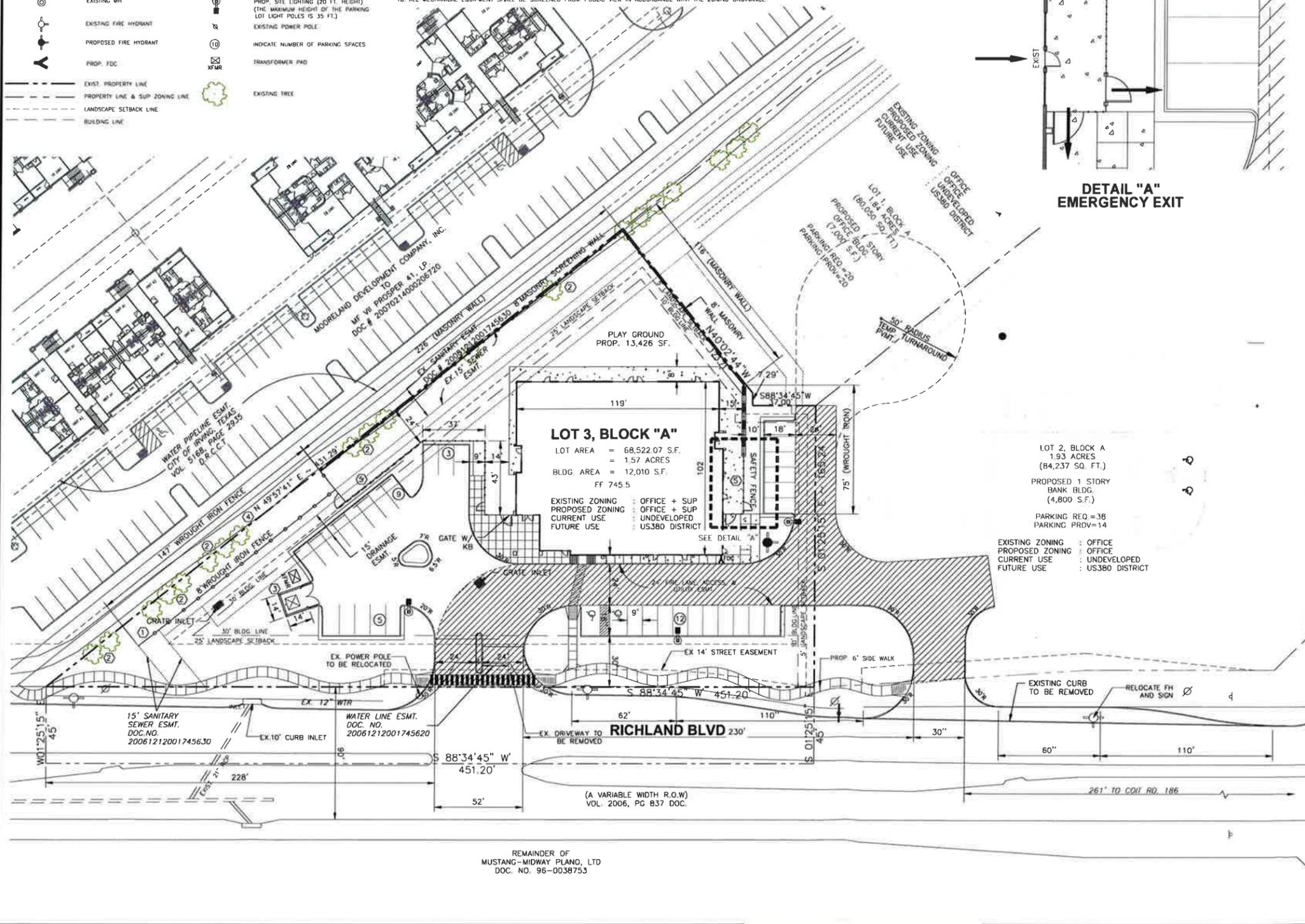


LEGENDS:

- ⊙ EXISTING MH
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROP. FDC
- EXIST. PROPERTY LINE
- PROPERTY LINE & SUP. ZONING LINE
- LANDSCAPE SETBACK LINE
- BUILDING LINE
- ⊕ PROP. SITE LIGHTING (20 FT. HEIGHT) (THE MAXIMUM HEIGHT OF THE PARKING LOT LIGHT POLES IS 35 FT.)
- ⊕ EXISTING POWER POLE
- ⊕ INDICATE NUMBER OF PARKING SPACES
- ⊕ TRANSFORMER PAD
- ⊕ EXISTING TREE

SITE PLAN GENERAL NOTES:

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDE WALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NE ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.



**DETAIL "A"
EMERGENCY EXIT**

NOTE:

1. 8" - 0" WROUGHT IRON FENCE W/ LIVE SCREENING (SEE LANDSCAPING PLAN)
2. REMOVE EXIST. TREES FROM SOUTH OF THE SIDEWALK AND PLANT THEM ON THE NORTH SIDE OF THE SIDEWALK, ALONG THE PROPERTY LINE. PLANTING WITHIN THE CITY OF IRVING WATER PIPE EASEMENT SHALL REQUIRE APPROVAL BY THE CITY OF IRVING.
3. THE DUMPSTER ENCLOSURE WILL BE 8' IN HEIGHT AND WILL MATCH THE BUILDING MATERIALS.
4. 8" MASONRY WALL (CONSTRUCTED TO MATCH THE MAIN BUILDING)
5. 6" WROUGHT IRON CHILDREN SAFETY FENCE

SITE DATA SUMMARY TABLE	
DESCRIPTION	LOT 3
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	OFFICE DISTRICT
LAND USE (FROM ZONING ORDINANCE)	DAY CARE
LOT AREA (SQUARE FEET & ACRES)	68,522.07 S.F. (1.57 ACRES)
BUILDING FOOTPRINT AREA (SQUARE FEET)	12,010 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	12,010 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	20 FEET
LOT ELEVATION	17.53 B.
FLOOR AREA RATIO	17.53 B.
PARKING	
PARKING RATIO (STUDENTS) (FROM ZONING ORDINANCE)	10P/70 STUDENTS
PARKING RATIO (TEACHERS) (FROM ZONING ORDINANCE)	15P/TEACHER
REQUIRED PARKING (# SPACES) FOR 120 STUDENTS	12 SP.
REQUIRED PARKING (# SPACES) FOR 10 TEACHERS	10 SP.
TOTAL REQUIRED PARKING	22 SP.
PROVIDED PARKING (# SPACES)	35 SP.
ACCESSIBLE PARKING REQUIRED (# SPACES)	2 SP.
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 SP.
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	0 SP.
OPEN SPACE	
OPEN SPACE REQUIRED (SQ. FT.) (PER SQUARE FEET)	4,397 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)	11,505 S.F.
PLAY GROUND AREA	
PLAYGROUND AREA (SQ. FT. PER STUDENT) FOR 100 STUDENTS	12,350 S.F.
PLAYGROUND AREA PROVIDED	13,425 S.F.

NOTE:

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 480850235 J. DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FEMA NOTE:

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

FOR REVIEW ONLY

EXHIBIT "B"

S15-0005

SITE PLAN

FOR
**ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A" 1.57 ACRES
H. JAMISON SURVEY, ABSTRACT NO. 480**

**TOWN OF PROSPER
COLLIN COUNTY, TEXAS
JUNE 10, 2015**

SITE PLAN
FOR
**ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A"
THE H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

ROGY'S LEARNING PLACE
1619 W. LUTHY DR. PEORIA, IL 61615
(309) 427-5090 EXT. 1
(309) 369-3958 CELL

ASA ENGINEERING
1700 BAYVIEW ROAD, SUITE 210
DALLAS, TEXAS 75252
(972) 388-8111 FAX (972) 388-8881
13416 E. FRANKLIN BOULEVARD, NO. 10440

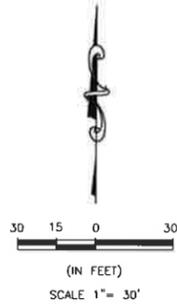
SCALE: AS SHOWN
DESIGNED BY: PSA
DRAWN BY: PSA
CHECKED BY: PSA
PROJECT NO. 21517.RLP

**SHEET
C-1**
JUNE 10, 2015

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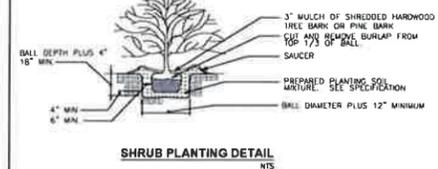


LOCATION MAP
NTS



LEGEND:

	LIVE OAK (4")		EXISTING MH
	CADDO MAPLE (3")		EXISTING FIRE HYDRANT
	CRAPE MYRTLE (3")		PROPOSED FIRE HYDRANT
	TEXAS REDBUD (3")		PROP. FDC
	INDIAN HAWTHORN (PINK LADY) 5 GAL		PROP. SITE LIGHTING (20 FT. HEIGHT) (THE MAXIMUM HEIGHT OF THE PARKING LOT LIGHT POLES IS 35 FT.)
	NRS HOLLY (45 GAL.)		EXISTING POWER POLE
	BURMUDA GRASS		TRANSFORMER PAD
	EXISTING TREE		



TREE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
17	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER 12-14" HT. 7-8 SP FULL MATCHING
16	CADDO MAPLE	ACER SACCHARUM	3" CALIPER 10-12" HT. 4-5 SP FULL MATCHING
2	CRAPE MYRTLE (RED)	LAGERSTROEMIA INDICA	6-8" HT., 4-5" SP, MULTI TRUNK, FULL MATCHING
2	TEXAS REDBUD	CECROPS CANADENSIS TEXANA	6-8" HT., 4-5" SP, FULLMATCHING

SHRUBS & GROUND COVER LAWN

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
21	NRS HOLLY	NELLIE R. STEVENS' HOLLY	45 GAL. 8" HT. FULL POT, WELL ROOTED. 4" O.C.
224	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	5 GAL. FULL POT, WELL ROOTED.
25,320SF	BURMUDAGRASS	HEMERAULISCHRODON DACTYLON	HYDRAMULCHHEAD

LANDSCAPE REQUIREMENTS

RICHLAND BLVD FRONTAGE
 REQUIRED 13 - 4" CAL SHADE TREES
 PROVIDED 13 - 4" CAL SHADE TREES
 SHRUBS REQUIRED 165 - 5 GAL (15 PER 30' F)
 PROVIDED 165 - 5 GAL

PARKING LOT TREE
 REQUIRED 2 - 3" CAL SHADE TREES
 PROVIDED 2 - 3" CAL SHADE TREES

LANDSCAPE BUFFER TREES PROVIDED ALONG THE NE PROP LINE @ 30' O.C.
 REQUIRED 14 - 3" CAL TREES
 PROVIDED 14 - 3" CAL TREES

SMALL TREES AND SHRUBS PROVIDED ALONG THE EAST PROP LINE
 PARAMETER LANDSCAPE SMALL TREE REQUIRED 0
 PROVIDED 0
 SHRUBS REQUIRED 0 - 5 GAL
 PROVIDED 0 - 5 GAL

PLAY AREA IS SECURED WITH 8' HT MASONRY FENCE WALL

PLANTING NOTES

1. USE 1/4" STEEL EDGING (PAINTED GREEN)
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS
 ROTOTILL BED MIX TO DEPTH OF 12" MINIMUM
3. ALL THE LAWN AREAS TO BE HYDRAMULCHED BURMUDA GRASS
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATION
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATED SYSTEM WITH RAIN, FREEZE & WIND SENSOR THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIALS USED
6. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTING THE REQUIRED LANDSCAPING MUST BE MAINTAIN IN A HEALTHY GROWING CONDITION AT ALL TIMES
7. PARKWAY SHALL HAVE A MINIMUM OF SIX(6) INCHES OF TOPSOIL
8. NO TREE MAY BE PLANTED UNDERNEATH POWERLINE

NOTES

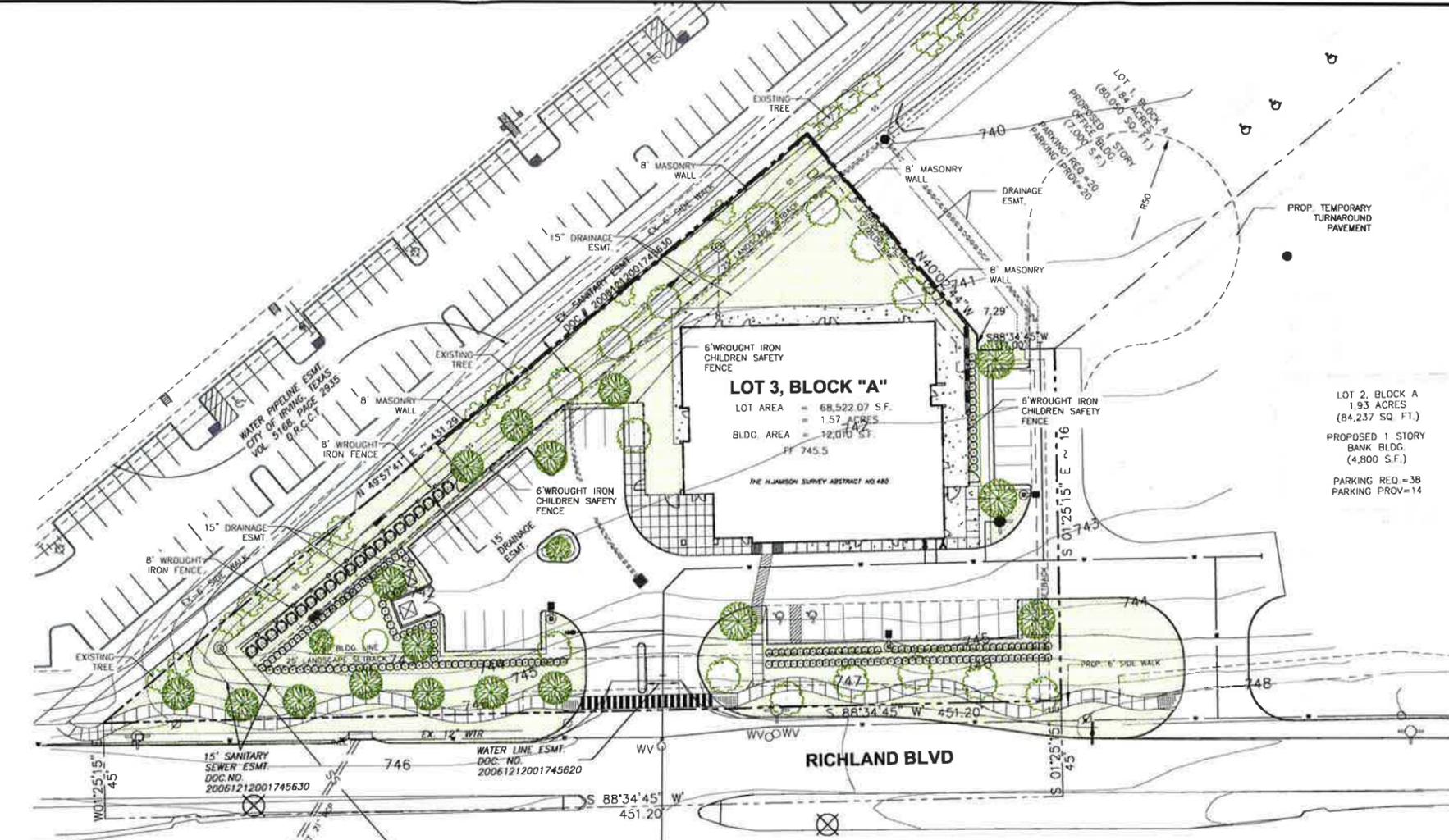
A FENCE PERMIT WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE TOWN

LANDSCAPE AREA

TOTAL LOT AREA	68,522.07 SF (1.57 ACRES)
BLDG AREA	12,010 SF
TOTAL OPEN AREA	10,251 SF
TOTAL NUMBER OF PARKING SPACES	
REQUIRED	22 SP
ACCESSIBLE REQUIRED	2 SP
ACCESSIBLE PROVIDED	2 SP
PROVIDED	36 SP

OWNER

MICHAEL CRISE
 175 RIDGE ROAD, SUITE 600
 MCKINNEY, TX 75070-5108
 (214) 720-0468



LOT 2, BLOCK A
 1.93 ACRES
 (84,237 SQ FT.)
 PROPOSED 1 STORY
 BANK BLDG.
 (4,800 S.F.)
 PARKING REQ = 38
 PARKING PROV = 14

FOR REVIEW ONLY

S15-0005
EXHIBIT "C"
LANDSCAPE PLAN
 FOR
ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A" 1.57 ACRES
H.JAMISON SURVEY, ABSTRACT NO.480

TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 JUNE 10, 2015

LANDSCAPE PLAN
 FOR
 ROGY'S LEARNING PLACE
 WHISPERING GABLES ADDITION
 LOT 3, BLOCK "A"
 THE H. JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

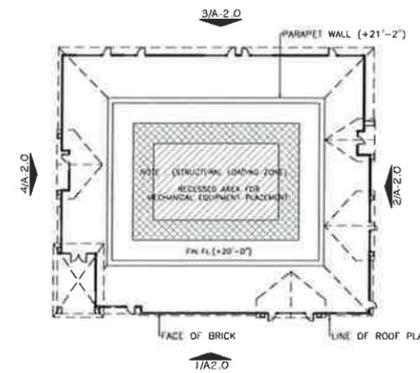
ROGY'S LEARNING PLACE
 1619 W. LUTHY DR. PEORIA, IL 61615
 (309) 427-5090 EXT. 1
 (309) 369-3958 CELL

ASA ENGINEERING
 1719 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75228
 T.O.P.E. FIRM LICENSE NO. 14974
 T.E.P.L.L. FIRM REGISTERED NO. 08490

SCALE: AS SHOWN

DESIGNED BY:	PSA
DRAWN BY:	PSA
CHECKED BY:	PSA
PROJECT NO.	21517.RLP

SHEET
LP-1
 JUNE 10, 2015



- MATERIALS LEGEND:**
- ROOF:** LAMINATED ASPHALT SHINGLE BY CERTAINTED SELECTED 40 'RUSTIC SLATE COLOR'
 - MR#01:** STONE VENEER BY VENEER STONE "SELECTED PACIFIC LEDGESTONE MILLSAP COLOR"
 - MR#02:** BRICK VENEER STANDARD SIZE BY ACME BRICK "THIN BRICK HARVARD O COLOR"
 - MR#03(1):** E.I.F.S. COLOR MATCH TO SHERWIN-WILLIAMS PANTONE '5W 6371 - VANILLIN'
 - MR#03(2):** E.I.F.S. COLOR MATCH TO SHERWIN-WILLIAMS PANTONE '5W 7035 - AESTHETIC WHITE'

MATERIALS CALCULATIONS TABLE:

DESCRIPTION	SOUTH (FRONT SIDE)		NORTH (REAR SIDE)		WEST (LEFT SIDE)		EAST (RIGHT SIDE)	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	1,924 S.F.	-	1,900 S.F.	-	1,800 S.F.	-	1,683 S.F.	-
AREA OF WINDOWS & DOORS	204 S.F.	-	236 S.F.	-	43 S.F.	-	113 S.F.	-
NET AREA (EXCLUSIVE OF W/D)	1,720 S.F.	100%	1,264 S.F.	100%	1,757 S.F.	100%	1,570 S.F.	100%
DESCRIPTION	AREA (S.F.)	% OF NET AREA	AREA (S.F.)	% OF NET AREA	AREA (S.F.)	% OF NET AREA	AREA (S.F.)	% OF NET AREA
MR#01 - STONE VENEER	900 S.F.	47%	524 S.F.	42%	737 S.F.	42%	800 S.F.	51%
MR#02 - BRICK VENEER	760 S.F.	45%	690 S.F.	55%	837 S.F.	48%	718 S.F.	46%
MR#03 E.I.F.S.	152 S.F.	8%	50 S.F.	3%	183 S.F.	10%	46 S.F.	3%
DOOR	7 S.F.	-	118 S.F.	-	24 S.F.	-	69 S.F.	-
GLAZING	133 S.F.	-	118 S.F.	-	19 S.F.	-	44 S.F.	-

- FACADE PLAN 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.

FACADE PLAN
FOR
ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A"
THE H. JAMISON SURVEY, ABSTRACT NO.480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ROGY'S LEARNING PLACE
1619 W. LUTHY DR. PEORIA, IL 61615
(309) 427-5080 EXT. 1
(309) 369-9958 CELL

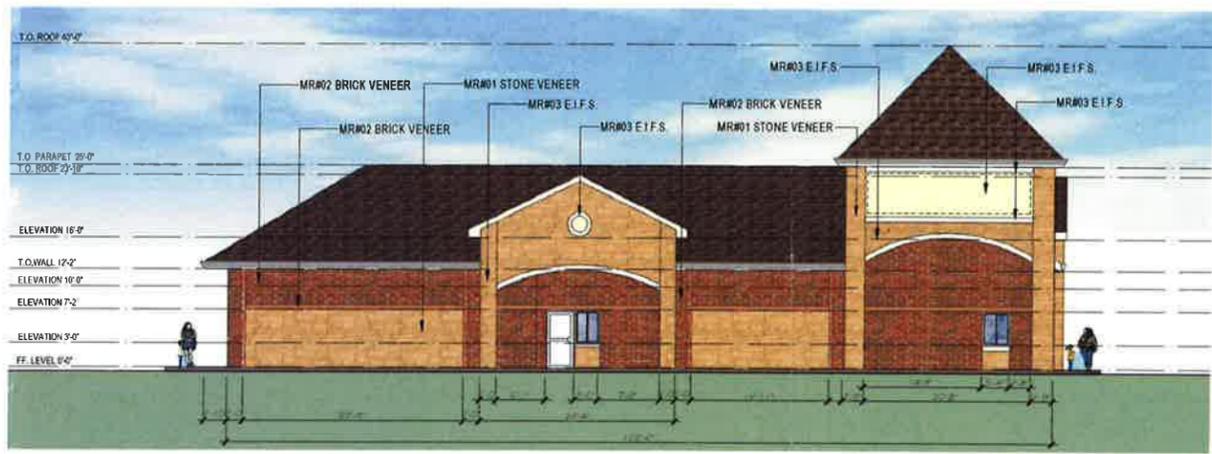
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
T.B.P.E. FIRM LICENSED NO. 64841
T.B.P.E. FIRM REGISTERED NO. 08451

SCALE: AS SHOWN
DESIGNED BY: PSA
DRAWN BY: PSA
CHECKED BY: PSA
PROJECT NO. 21517 RLP

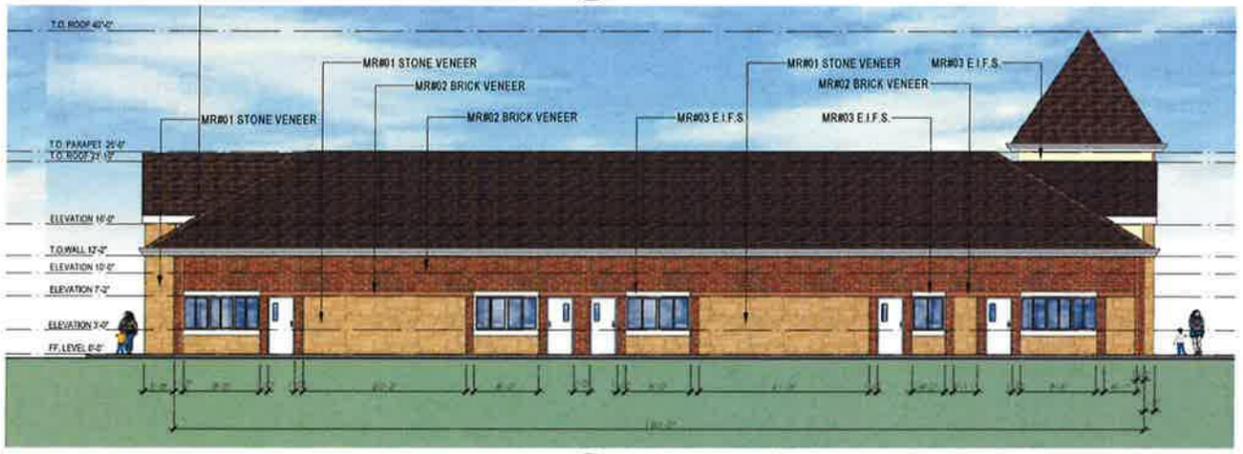
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A-1
JUNE 29, 2015



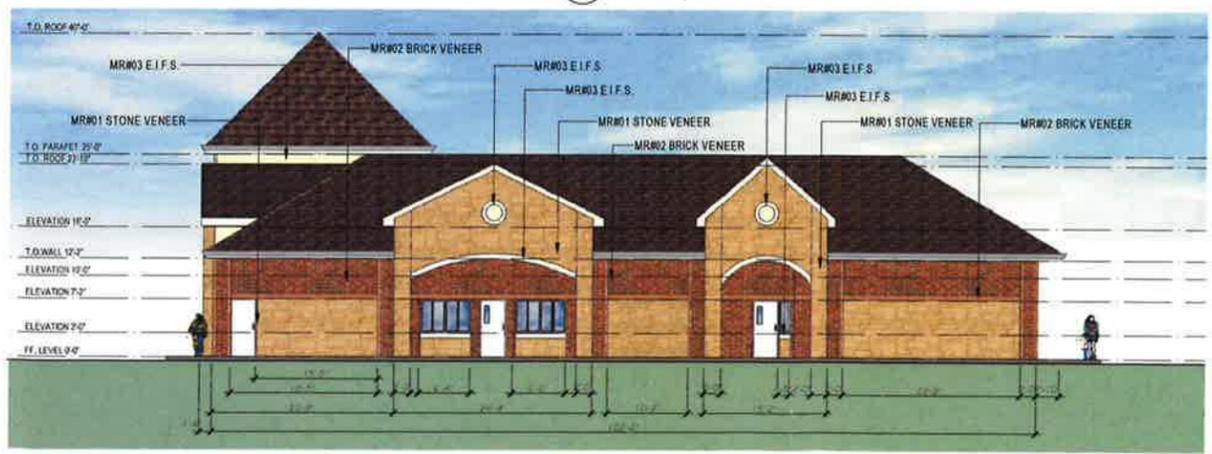
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

- LINE LEGEND:**
- ELEVATION GAUG
 - WALL MOUNTED SIGNAGE AREA
- LEGEND:**
- T.O. = TOP OF
 - F.F. = FINISHED FLOOR
 - M.S. = MATERIAL

ASA SURVEYOR ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9851 FAX (972) 248-9881

APPLICANT
DAWN ROGY-MEYER
ROGY'S LEARNING PLACE
1619 W. LUTHY DR.,
PEORIA, IL 61615
(309) 427-5080 EXT. 1
(309) 369-9958 CELL

OWNER
MICHAEL CRISTE
175 RIDGE ROAD, SUITE 600
MCKINNEY, TX 75070-5108
(214) 728-0488

FOR REVIEW ONLY
FACADE PLAN
FOR
ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A" 1.57 ACRES
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
JUNE 29, 2015

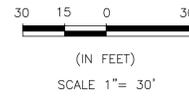
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LOCATION MAP
NTS.

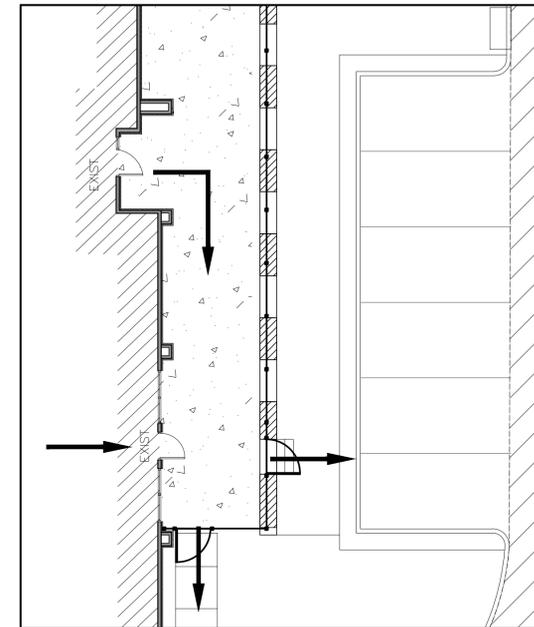
LEGENDS:

- EXISTING MH
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROP. FDC
- EXIST. PROPERTY LINE
- PROPERTY LINE & SUP. ZONING LINE
- LANDSCAPE SETBACK LINE
- BUILDING LINE
- PROP. SITE LIGHTING (20 FT. HEIGHT)
(THE MAXIMUM HEIGHT OF THE PARKING LOT LIGHT POLES IS 35 FT.)
- EXISTING POWER POLE
- INDICATE NUMBER OF PARKING SPACES
- TRANSFORMER PAD
- EXISTING TREE



SITE PLAN GENERAL NOTES:

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SITE WALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMP AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NE ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.



**DETAIL "A"
EMERGENCY EXIT**

NOTE:

- ① 8'-0" WROUGHT IRON FENCE W/ MASONRY PILLAR W/LIVE SCREENING
- ② RELOCATE EXIST TREES ALONG THE WEST SIDE OF THE PROPERTY TO LANDSCAPE AREA ALONG RICH LAND BLVD. SEE LANDSCAPING FOR MORE DETAIL.
- ③ THE DUMPSTER ENCLOSURE WILL BE 8' IN HEIGHT AND WILL MATCH THE BUILDING MATERIALS.
- ④ 6' WROUGHT IRON CHILDREN SAFETY FENCE

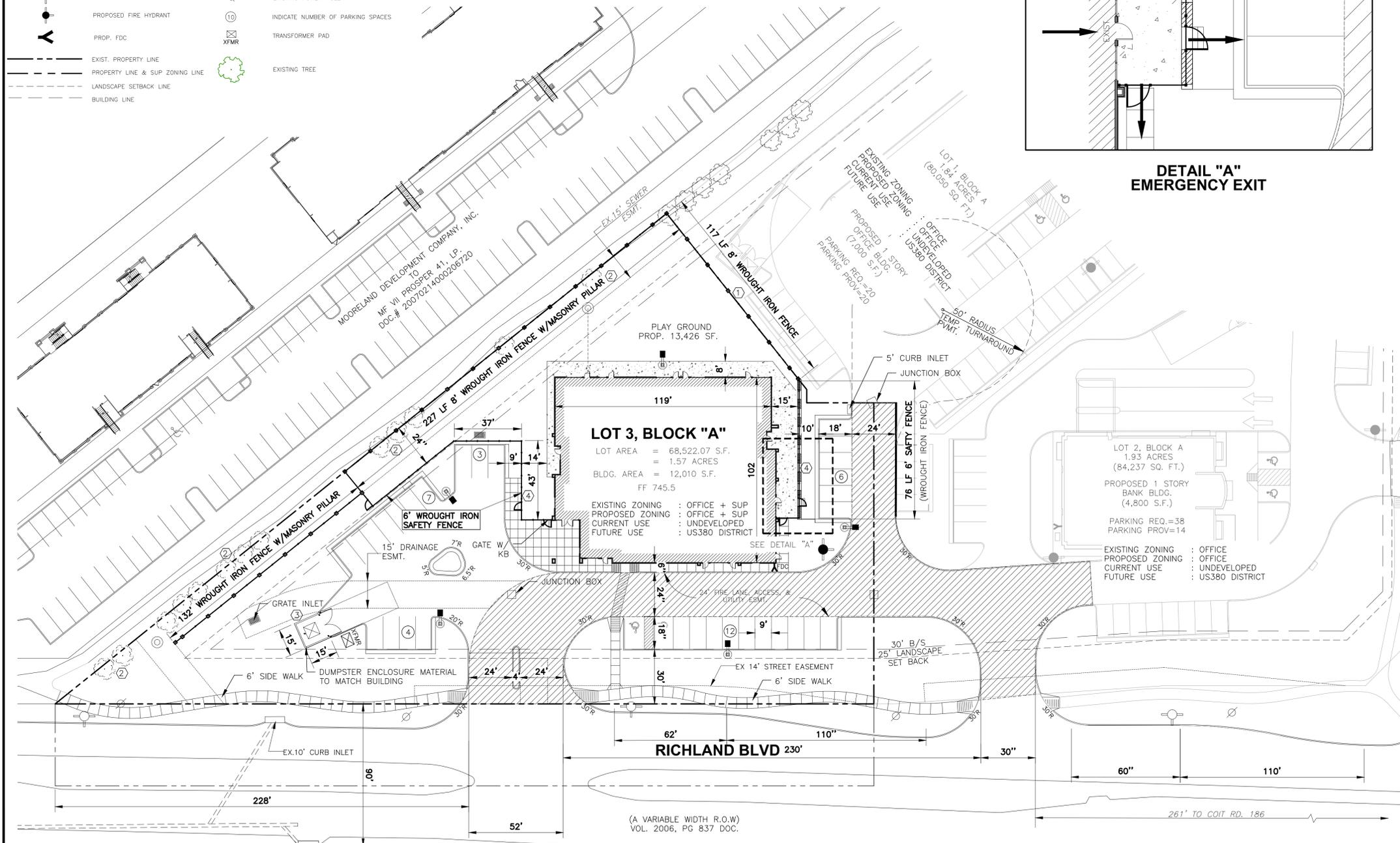
SITE DATA SUMMARY TABLE	
DESCRIPTION	LOT 3
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	OFFICE DISTRICT
LAND USE (FROM ZONING ORDINANCE)	DAY CARE
LOT AREA (SQUARE FEET & ACRES)	68,522.07 S.F. (1.57 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)	12,010 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	12,010 S.F.
BUILDING HEIGHT (# STORES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	29 FEET
LOT COVERAGE	17.53 %
FLOOR AREA RATIO	17.53 %
PARKING	
PARKING RATIO (STUDENTS) (FROM ZONING ORDINANCE)	15P/10 STUDENTS
PARKING RATIO (TEACHERS) (FROM ZONING ORDINANCE)	15P/TEACHER
REQUIRED PARKING (# SPACES) FOR 120 STUDENTS	12 SP
REQUIRED PARKING (# SPACES) FOR 10 TEACHERS	10 SP
TOTAL REQUIRED PARKING	22 SP
PROVIDED PARKING (# SPACES)	32 SP
ACCESSIBLE PARKING REQUIRED (# SPACES)	2 SP
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 SP
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	0 SP
OPEN SPACE	
OPEN SPACE REQUIRED (# 7%) (SQUARE FEET)	4,797 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)	11,505 S.F.
PLAY GROUND AREA	
PLAYGROUND AREA (65 S.F. PER STUDENT) FOR 190 STUDENTS	12,350 S.F.
PLAYGROUND AREA PROVIDED	13,426 S.F.

NOTE:

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0235 J. DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

FEMA NOTE:

"NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE."



FOR REVIEW ONLY

EXHIBIT "B"

S15-0006

SITE PLAN

FOR
**ROGY'S LEARNING PLACE
 WHISPERING GABLES ADDITION
 LOT 3, BLOCK "A" 1.57 ACRES
 H.JAMISON SURVEY, ABSTRACT NO.480**

TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

SEPT 2, 2015

SITE PLAN

FOR
 ROGY'S LEARNING PLACE
 WHISPERING GABLES ADDITION
 LOT 3, BLOCK "A"
 THE H. JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ROGY'S LEARNING PLACE
 1619 W. LUTHY DR. PEORIA, IL 61615
 (309) 427-5090 EXT. 1
 (309) 369-3958 CELL

ASA ENGINEERING
 1780 DAVENPORT ROAD, SUITE 215
 FORT WORTH, TEXAS 76114
 (817) 240-9651 FAX (817) 240-9681
 T.E.P.E. FIRM LICENSED NO. F-4974
 T.E.P.L.S. FIRM REGISTERED NO. 00043

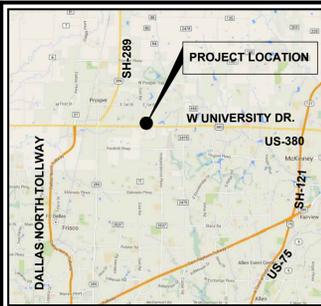
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PROJECT NO.:	21517.RLP

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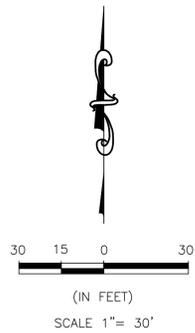
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SEPT 2, 2015

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LOCATION MAP
NTS.



LANDSCAPE NOTES:

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

LANDSCAPE REQUIREMENTS

- RICHLAND BLVD FRONTAGE PROP. LINE @ 30' O.C.
 REQUIRED-15 = 7 LIVE OAK - 3" CAL SHADE TREES
 = 8 CADDO MAPLE - 3" CAL SHADE TREES
 PROVIDED = 15 - SHADE TREES
 SHRUBS REQUIRED = 225 - 5 GAL
 PROVIDED = 225 - 5 GAL
 PROVIDED 7 - 3" CAL-SMALL TREES (TREE MITIGATED TO BE PLANTED)
- PARKING LOT TREE
 REQUIRED-9 = 2 CADDO MAPLE - 3" CAL SHADE TREES
 = 7 LIVE OAK - 3" CAL SHADE TREES
 PROVIDED = 9 SHADE TREES
- LANDSCAPE BUFFER TREES PROVIDED ALONG THE NW PROP LINE @ 30' O.C.
 REQUIRED 11-SHADE TREES
 PROVIDED-11 = 3-3" CAL BALD CYPRESS
 = 2-3" CAL SOUTHERN MAGNOLIA
 = 3-3" CAL LIVE OAK
 = 3-3" CAL CADDO MAPLE
 PROVIDED SCREENING SHRUB 21 - 45 GAL-SKYROCKET JUNIPER
 8 - 45 GAL-VIBURNUM
 21 - 45 GAL-NRS HOLLY
 PROVIDED 3 - 3" CAL-SMALL TREES (TREE MITIGATED TO BE PLANTED)
- LANDSCAPE BUFFER TREES PROVIDED ALONG THE NE PROP LINE @ 30' O.C.
 REQUIRED 3 - 3" CAL SHADE TREES
 PROVIDED 3 - 3" CAL SHADE TREES
 PROVIDED 9 SCREENING SHRUBS
 = 6-45 GAL VIBURNUM
 = 3-45 GAL SKYROCKET JUNIPER
- LANDSCAPE BUFFER TREES & SHRUBS PROVIDED ALONG THE NE PROP.
 SHRUBS REQUIRED 14 - 5 GAL
 PROVIDED 14 - 5 GAL
- LANDSCAPE DUMPSTER AREA
 PROVIDED 2- 3" CAL SMALL TREES TEXAS REDBUD
 PROVIDED 4- 3" CAL SMALL TREES (TREE MITIGATED TO BE PLANTED)
 PROVIDED 13- 5 GAL SHRUB
- PLAY AREA IS SECURED WITH 8' HT MASONRY FENCE WALL

PLANTING NOTES

- USE 3/4"x4" STEEL EDGING (PAINTED GREEN)
- USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS ROTOTILL BED MIX TO DEPTH OF 12" MINIMUM
- ALL THE LAWN AREAS TO BE HYDROMULCHED BURMUDA GRASS
- TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATION
- THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATED SYSTEM WITH RAIN, FREEZE & WIND SENSOR THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTING THE REQUIRED LANDSCAPING MUST BE MAINTAIN IN A HEALTHY GROWING CONDITION AT ALL TIMES
- PARKWAY SHALL HAVE A MINIMUM OF SIX(6) INCHES OF TOPSOIL
- NO TREE MAY BE PLANTED UNDERNEATH POWERLINE

NOTES

A FENCE PERMIT WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE TOWN

TREE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
17	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER 12-14' HT.7-8"SP.FULL, MATCHING.
16	CADDO MAPLE	ACER SACCHARUM	3" CALIPER 10-12' HT.4-5"SP.FULL, MATCHING.
14	CRAPE MYRTLE (NEW TREE LOCATION)	LAGERSTROEMIA INDICA	6-8' HT., 4-5" SP., MULTI TRUNK, FULL MATCHING
3	TEXAS REDBUD	CERCOIS CANADENSIS TEXANA	6-8' HT., 4-5" SP., FULLMATCHING
1	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CALIPER 12-14' HT.7-8"SP.FULL, MATCHING.
3	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER 12-14' HT.7-8"SP.FULL, MATCHING.

SHRUBS

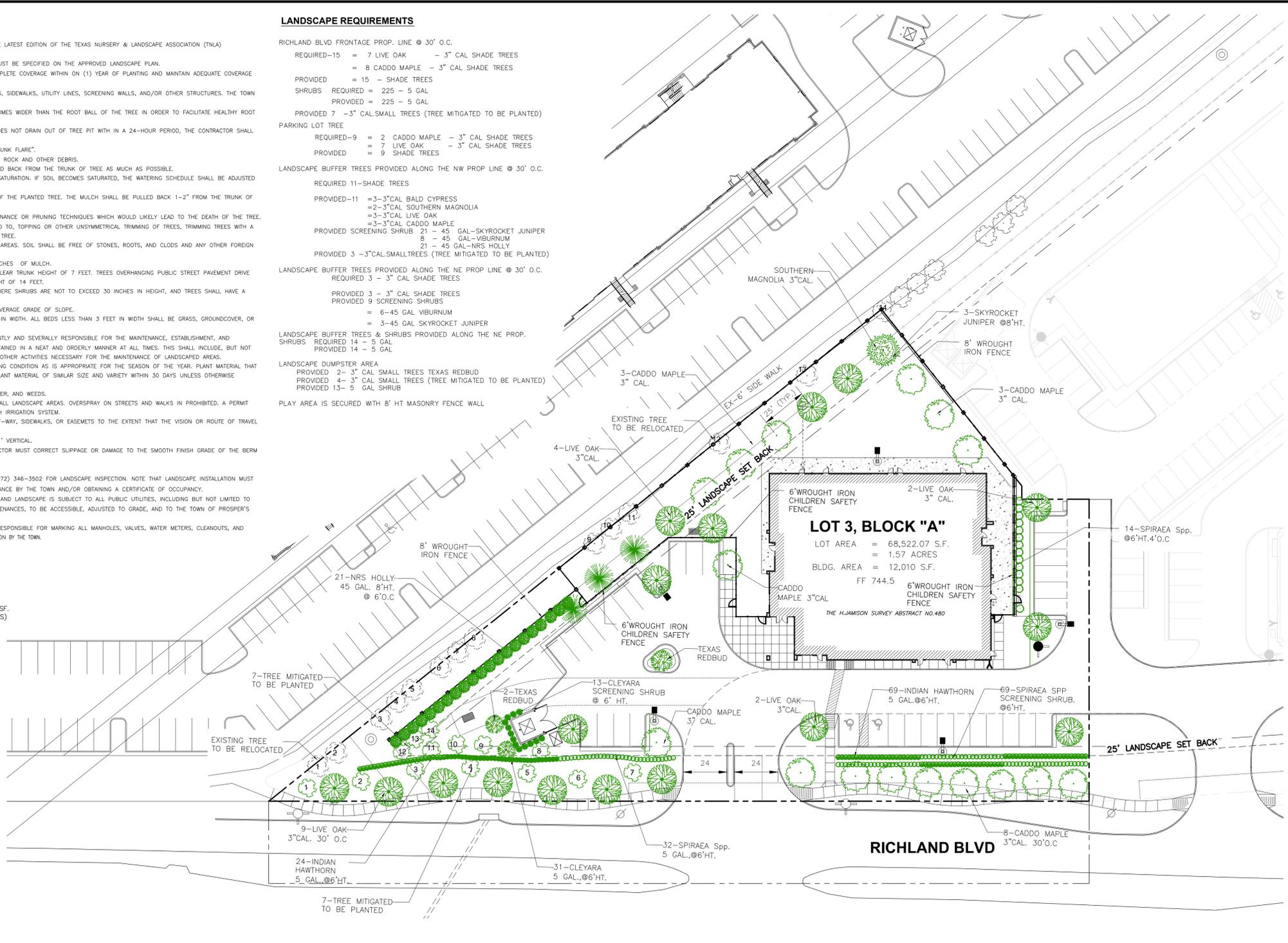
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
21	NRS HOLLY	NELLIE R. STEVENS' HOLLY	45 GAL. 8' HT., FULL POT, WELL ROOTED. 6' O.C.
93	INDIAN HAWTHORN	RHAPHOLEPIS INDICA	5 GAL. FULL POT, WELL ROOTED.
101	SPIREA (ANTHONY WATERER)	SPIRES SPP.	5 GAL. FULL POT, WELL ROOTED.
44	CLEYARA	CLEYERA JAPONICA	5 GAL. FULL POT, WELL ROOTED.

GROUND COVER LAWNS

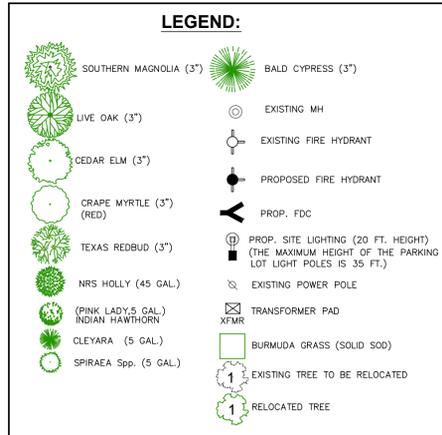
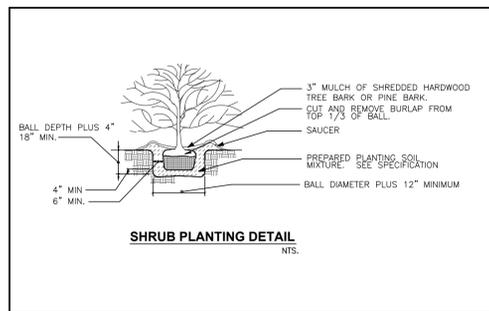
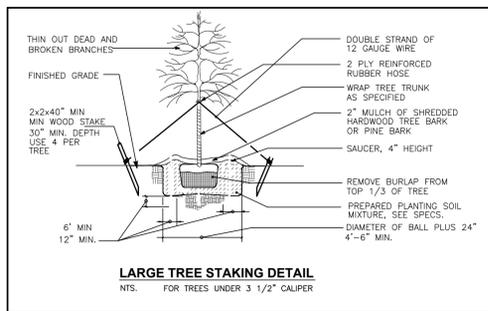
QTY	COMMON NAME	SCIENTIFIC NAME
33,750 SF.	BURMUDA GRASS	CYNODON DACTYLON (L.) PERS.

LANDSCAPE AREA

TOTAL LOT AREA	68,522.07 SF. (1.57 ACRES)
BLDG AREA	12,010 SF.
TOTAL OPEN AREA	5,646 SF.
TOTAL NUMBER OF PARKING SPACES REQUIRED	22 SP.
ACCESSIBLE REQUIRED	2 SP.
ACCESSIBLE PROVIDED	2 SP.
PROVIDED	34 SP.



NOTE: IF MITIGATED TREES DO NOT SURVIVE, THEY WILL BE RE-PLANTED WITH LIKE SIZE AND LIKE SPECIES OF PLANT MATERIAL.



FOR REVIEW ONLY

S15-0006
EXHIBIT "C"
LANDSCAPE PLAN
 FOR
ROGY'S LEARNING PLACE
WHISPERING GABLES ADDITION
LOT 3, BLOCK "A" 1.57 ACRES
H.JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 SEPT 02, 2015

LANDSCAPE PLAN
 FOR
ROGY'S LEARNING PLACE
 WHISPERING GABLES ADDITION
 LOT 3, BLOCK "A"
 THE H. JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ROGY'S LEARNING PLACE
 1619 W. LUTHY DR. PEORIA, IL 61615
 (309) 427-5090 EXT. 1
 (309) 369-3958 CELL

ASAE ENGINEERING
 1784 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75222
 (214) 343-8801
 OFFICE: 1000 BRILLIANT BLVD, SUITE 6074
 FORT WORTH, TEXAS 76104
 TIRELLA'S FIRM REGISTERED NO. 09043

ASAE ENGINEERING
 1784 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75222
 (214) 343-8801
 OFFICE: 1000 BRILLIANT BLVD, SUITE 6074
 FORT WORTH, TEXAS 76104
 TIRELLA'S FIRM REGISTERED NO. 09043

SCALE: AS SHOWN
 DESIGNED BY: PSA
 DRAWN BY: PSA
 CHECKED BY: PSA
 PROJECT NO. 21517.RLP

SHEET
LP-1
 SEPT 2, 2015