

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 15-34

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; REZONING A TRACT OF LAND CONSISTING OF 1.991 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED RETAIL (R) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-DOWNTOWN RETAIL (PD-DTR); 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 No. 05-20 and Ordinance No. 04-99 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Prosper Montessori Academy ("Applicant") to rezone 1.991 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas; and

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

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning 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

Amendments to Zoning Ordinance No. 05-20 and Ordinance No. 04-99. Zoning Ordinance No. 05-20 is amended as follows: The zoning designation of the below-described property containing 1.991 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Downtown Retail (PD-DTR). The property as a whole and the boundaries for

each zoning classification are more particularly described in Exhibits "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit " B"; 2) the planned development standards, attached hereto as Exhibit " C"; 3) the conceptual development plans, attached hereto as Exhibit " D"; 4) the development schedule, attached hereto as Exhibit "E"; 5) the conceptual elevations, attached hereto as Exhibit "F"; and 6) the conceptual landscape plans, attached hereto as Exhibit "G", which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three 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.

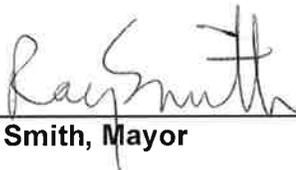
SECTION 7

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 26TH DAY OF MAY, 2015.



Ray Smith, Mayor

ATTEST:

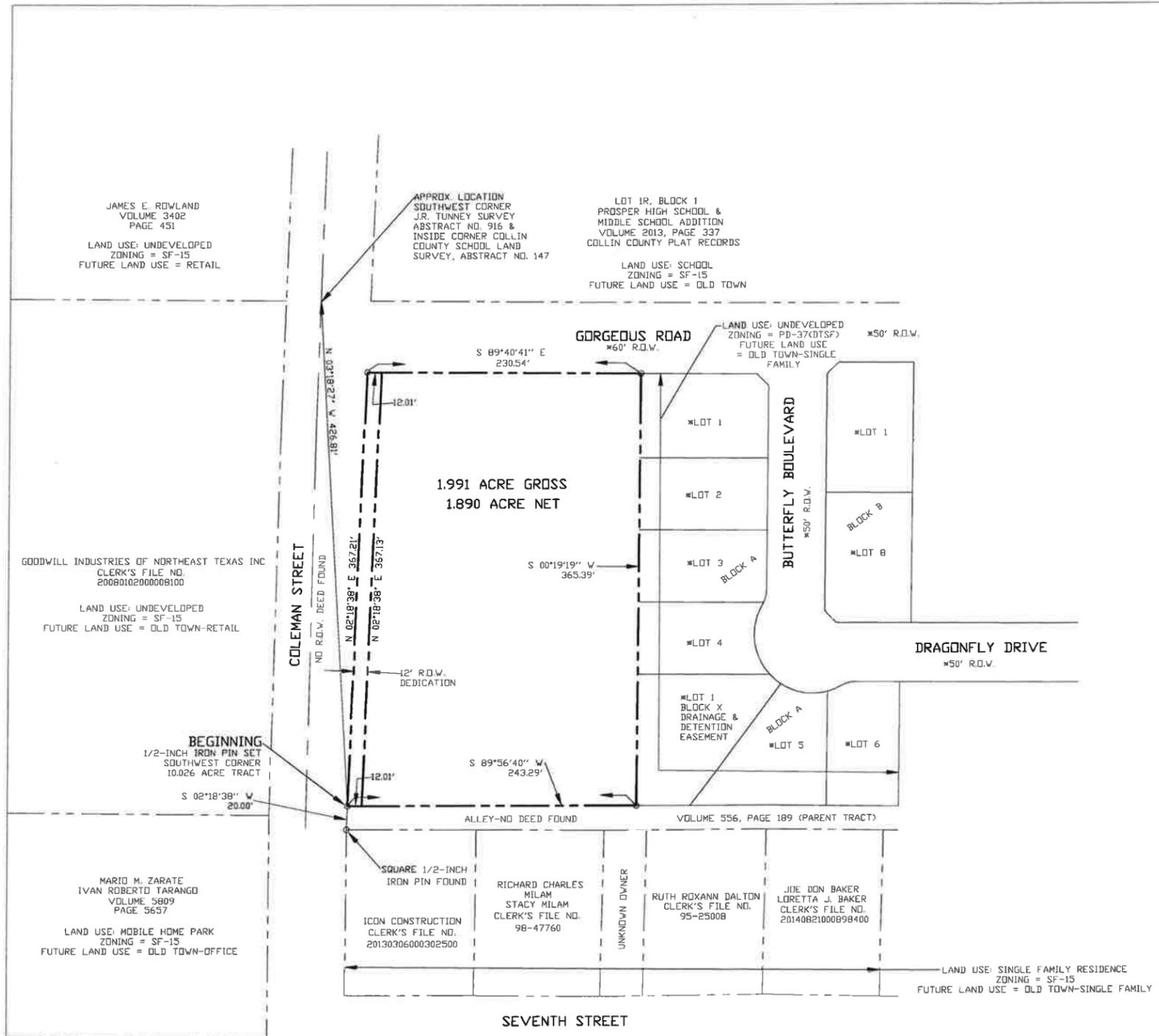


Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney



DESCRIPTION 1.991 ACRE
 SITUATED in the Town of Prosper, Collin County, Texas, in the Collin County School Land Survey, Abstract No. 147, being a survey of part of the 10.026 acre tract of land described in a deed from Ray Webster, et al to Dan Tolleson, Jr. and Milburn Dan Childs, dated August 29, 2005, recorded in volume 6000, page 2871 of the Collin County deed records, being described by metes and bounds as follows:
 BEGINNING at an 1/2-inch iron pin set at the southwest corner of said 10.026 acre tract, in the apparent east right-of-way line State Highway No. 289(Business Route); same being in the north line of an alley; a square 1/2-inch iron pin found at the northwest corner of the 0.35 acre tract recorded in clerk's file no 96-23315 bears South 2 18' 38" West, 20.0 feet;
 THENCE North 02°18'38" East, with the west line of said 10.026 acre tract and with the apparent east right-of-way line of said State Highway No. 289(Business Route), 367.21 feet to an 1/2-inch iron pin set;
 THENCE South 89°40'41" East, 230.54 feet to an 1/2-inch iron pin set;
 THENCE South 00°19'19" West, 365.39 feet to an 1/2-inch iron pin set in the south line of said 10.026 acre tract, in the north line of said alley;
 THENCE South 89°56'40" West, with the south line of said 10.026 acre tract and the north line of said alley, 243.29 feet to the PLACE OF BEGINNING and containing 1.991 acre.
 Easement to Denton County Electric Cooperative, Inc. in volume 468, page 90 mentions one power pole and service line, but there is no overhead power line located on the 1.991 acre tract shown hereon. The 1.991 acre tract shown hereon is a part of the parent tract mentioned in said easement to Denton County Electric Cooperative, Inc.
 Easement to Lone Star Gas Company in volume 627, page 530 is blanket and applies to the 1.991 acre tract shown hereon.
 Office work completed April 10, 2015

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

JAMES E. ROWLAND
 VOLUME 3402
 PAGE 451
 LAND USE: UNDEVELOPED
 ZONING = SF-15
 FUTURE LAND USE = RETAIL

APPROX. LOCATION
 SOUTHWEST CORNER
 J.R. TUNNEY SURVEY
 ABSTRACT NO. 916 &
 INSIDE CORNER COLLIN
 COUNTY SCHOOL LAND
 SURVEY, ABSTRACT NO. 147

LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL &
 MIDDLE SCHOOL ADDITION
 VOLUME 2013, PAGE 337
 COLLIN COUNTY PLAT RECORDS
 LAND USE: SCHOOL
 ZONING = SF-15
 FUTURE LAND USE = OLD TOWN

GOODWILL INDUSTRIES OF NORTHEAST TEXAS INC
 CLERK'S FILE NO.
 20080102000008100
 LAND USE: UNDEVELOPED
 ZONING = SF-15
 FUTURE LAND USE = OLD TOWN-RETAIL

MARIO M. ZARATE
 IVAN ROBERTO TARANGO
 VOLUME 5809
 PAGE 5657
 LAND USE: MOBILE HOME PARK
 ZONING = SF-15
 FUTURE LAND USE = OLD TOWN-OFFICE

ICON CONSTRUCTION
 CLERK'S FILE NO.
 20130306000302500

RICHARD CHARLES
 MILAM
 STACY MILAM
 CLERK'S FILE NO.
 98-47760

UNKNOWN OWNER

RUTH ROXANN DALTON
 CLERK'S FILE NO.
 95-25008

JOE DON BAKER
 LORETTA J. BAKER
 CLERK'S FILE NO.
 20140821000998400

LAND USE: SINGLE FAMILY RESIDENCE
 ZONING = SF-15
 FUTURE LAND USE = OLD TOWN-SINGLE FAMILY

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

ACCORDING TO FEMA MAP NO. 48095C0235 J, DATED 6-2-2009 THE 1.991 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

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

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

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

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

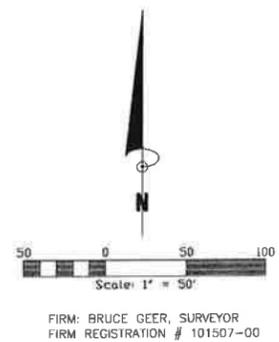


EXHIBIT 'A'

Z15-0004

1.991 ACRE TRACT AT SOUTHEAST CORNER OF BUSINESS 289(COLEMAN STREET) & GORGEOUS ROAD PROSPER, TEXAS 75078
 BEING PART OF THE 10.026 ACRE TRACT DESCRIBED IN A DEED FROM RAY WEBSTER, ET AL TO DAN TOLLESON, JR. AND MILBURN DAN CHILDS, DATED AUGUST 29, 2005 AND RECORDED IN VOLUME 6000, PAGE 2871 OF THE COLLIN COUNTY DEED RECORDS

EXHIBIT B

PROSPER MONTESSORI ACADEMY

STATEMENT OF INTENT AND PURPOSE

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

-Exhibit C-

Planned Development Standards

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

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

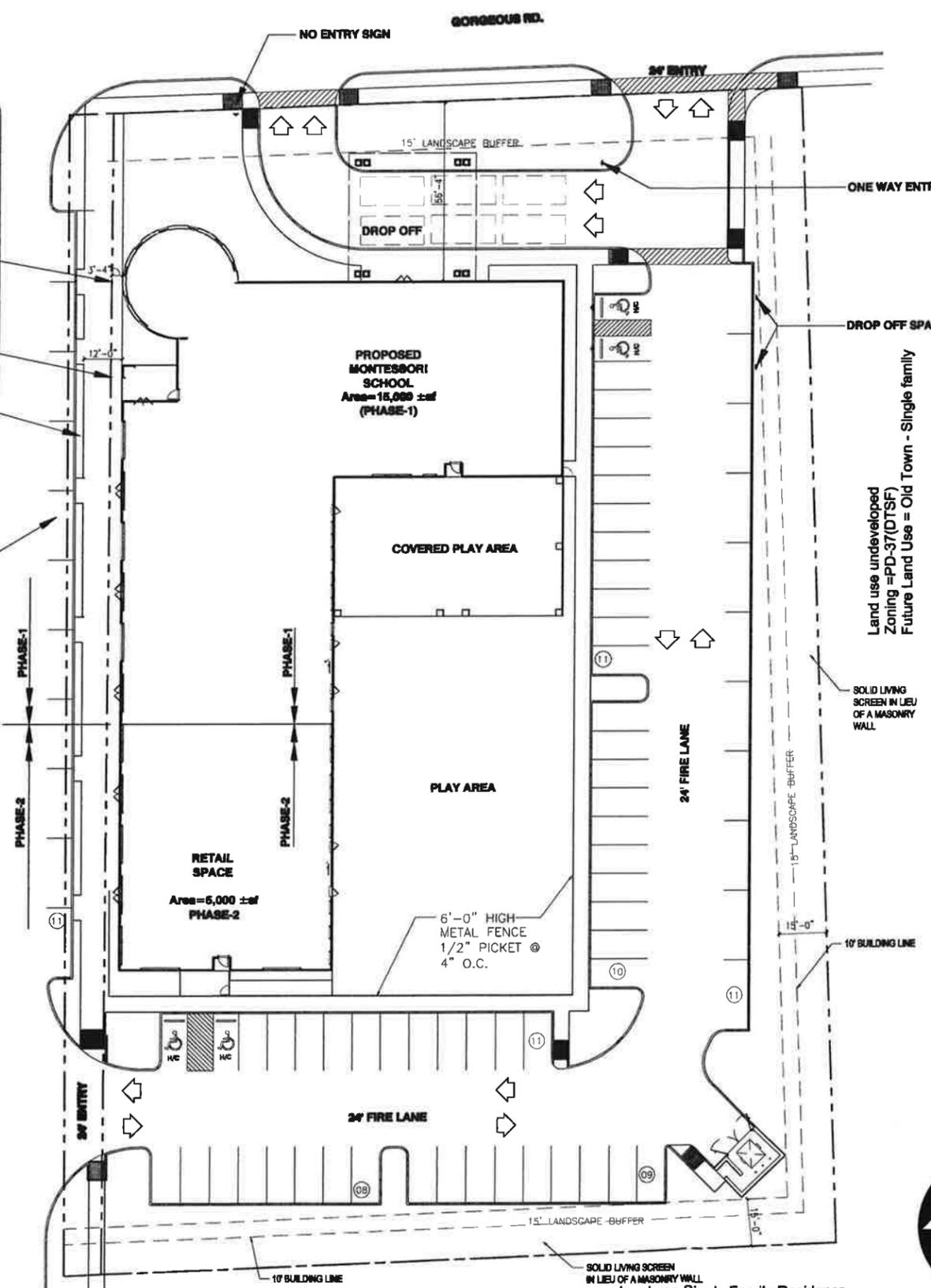
- A.1 Except as noted below, the Tract shall develop in accordance with the Downtown Retail District, as it exists or may be amended.
- A.2 Uses. Uses shall be permitted in accordance with the Downtown Retail District with the exception that only the following uses shall be permitted by right:
 - 1. Child Day Care Center
- A.3 General Standards
 - 1. The design and development of the site shall conform to the attached Concept Plan (Exhibit D), Concept Elevations (Exhibit F), and Concept Landscape Plans (Exhibit G).

James E Rowland
Volume 3402
page 451

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

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

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



SITE DATA SUMMARY TABLE	
ITEM	LOT 3
GENERAL SITE DATA	
Lot Area (square feet & acres)	82,012 SF (1.885 AC)
Building Footprint Area (square feet)	20,000 ±SF
Total Montessori Area (square feet)	15,000 ±SF
Total Retail Area (square feet)	5,000 ±SF
Total Building Area (square feet)	20,000 ±SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	26'-2"
Lot Coverage	24.39%
Floor Area Ratio	1:1
Required Interior Landscaping	-
Provided Interior Landscaping	10,729 SF
Required Open Space (7% of lot area)	5,741 SF
Provided Open Space (Does not include Play Area)	7,758 SF
Required Play Area (85 per kid x 180 kids)	12,350 SF
Provided Play Area	12,468 SF
PARKING	
Montessori Parking	
Parking Ratio	1SP / 10 STUDENTS
Student Parking (# spaces) 180 Students	19 Spaces
Staff and Teachers Parking (# spaces) 18 Teachers and 1 Staff	19 Spaces
Retail Parking	
Parking Ratio	1 Space / 200 SF
Retail Parking 5000±SF	25 Space
Total Parking Required	63
Total Parking Provided	80 SP+4 Accessible Spaces
Total Parking Surplus	1 Parking Spaces Surplus

- NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - 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 TIME.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS 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 SUBJECTED TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NO LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - NO 100-YEAR FLOOD PLAIN EXISTING ON THE SITE.

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



EXHIBIT "D"
Z15-0004
SITE PLAN
FOR
PROSPER MONTESSORI ACADEMY

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

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

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

D1 ARCHITECT + ASSOCIATES, INC.
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MAHUB DEWAN Architect
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PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-941 9141, E-mail: d1byrandhawa@yahoo.com

REVISIONS: _____ DATE: _____



ARCHITECTURAL SITE PLAN

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

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

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

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

SITE DATA SUMMARY TABLE

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GENERAL SITE DATA	
Lot Area (square feet & acres)	82,012 SF (1.886 AC)
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Total Montessori Area (square feet)	15,000 ±SF
Total Retail Area (square feet)	5,000 ±SF
Total Building Area (square feet)	20,000 ±SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	28'-2"
Lot Coverage	24.38%
Floor Area Ratio	1:1
Required Interior Landscaping	-
Provided Interior Landscaping	10,728 SF
Required Open Space (7% of lot area)	5,741 SF
Provided Open Space (Does not include Play Area)	7,786 SF
Required Play Area (65 per kid x 190 kids)	12,380 SF
Provided Play Area	12,486 SF
PARKING	
Montessori Parking	
Parking Ratio	1SP / 10 STUDENTS
Student Parking (# spaces) 190 Students	19 Spaces
Staff and Teachers Parking (# spaces) 18 Teachers and 1 Staff	19 Spaces
Retail Parking	
Parking Ratio	1 Space / 200 SF
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NOTES:

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 - 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 TIME.
 - 9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - 11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECTED TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 14) SIDEWALKS OF NO LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
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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.

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



EXHIBIT "D"
Z15-0004

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

PROJECT:	DATE:
REVISIONS:	

ARCHITECTURAL SITE PLAN

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

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

EXHIBIT E

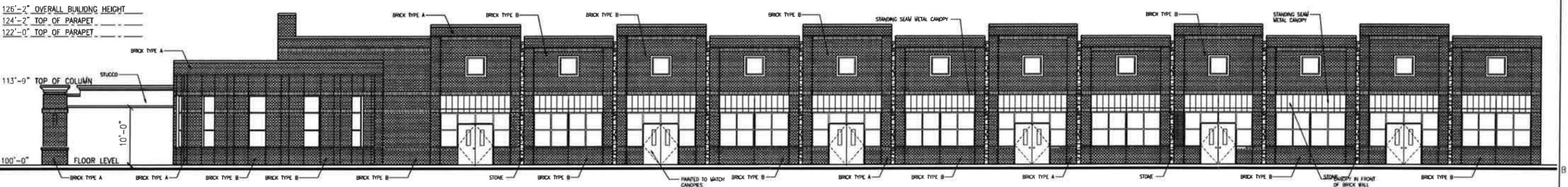
PROSPER MONTESSORI ACADEMY

DEVELOPMENT SCHEDULE

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



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



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

PROJECT DATA

	BUILDING ELEVATIONS AREAS											
	FAÇADE AREA	GLASS/DOOR	NET SURFACE AREA	LONG LASTING MASONRY MATERIAL			STUCCO	TOTAL				
			FACE BRICK	CERT STONE	TOTAL							
NORTH ELEVATION	3,228 SF	378 SF	2,850 SF	2,709 SF	96%	86 SF	2%	2,775 SF	91%	75 SF	3%	2,850 SF
EAST ELEVATION	5,610 SF	624 SF	4,986 SF	4,186 SF	92%	143 SF	3%	4,309 SF	86%	251 SF	6%	4,560 SF
SOUTH ELEVATION	2,906 SF	240 SF	2,666 SF	2,432 SF	92%	-	-	2,432 SF	90%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	95%	154 SF	4%	4,191 SF	98%	66 SF	1%	4,257 SF
SG. FT. SUB TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	383 SF	2%	13,707 SF	86%	625 SF	4%	14,287 SF

NOTE:

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 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.

EXHIBIT "F"
Z15-0004
EXTERIOR ELEVATIONS
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
PREPARED BY:
D1 ARCHITECT & ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13601 Preston Rd., Ste. 820H, Dallas, TX, 75240
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OWNER:
Shahzad N. Nathani
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PROJECT:
PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-641 9141, E-mail: kityrandhawa@yahoo.com

REVISIONS: _____ DATE: _____

SEAL:
April 24, 2015

TITLE:
EXTERIOR ELEVATIONS

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



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



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

PROJECT DATA

BUILDING ELEVATIONS AREAS												
	FAÇADE AREA	GLASS/DOOR	NET SURFACE AREA	LONG LASTING MASONRY MATERIAL			STUCCO	TOTAL				
				FACE BRICK	CAST STONE	TOTAL						
NORTH ELEVATION	3,226 SF	378 SF	2,850 SF	2,709 SF	96%	66 SF	2%	2,775 SF	91%	76 SF	3%	2,850 SF
EAST ELEVATION	5,610 SF	624 SF	4,986 SF	4,186 SF	92%	143 SF	3%	4,309 SF	86%	251 SF	5%	4,560 SF
SOUTH ELEVATION	2,906 SF	240 SF	2,666 SF	2,432 SF	92%	-	-	2,432 SF	89%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	96%	154 SF	4%	4,191 SF	89%	66 SF	1%	4,257 SF
SQ. FT. BLD TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	383 SF	2%	13,707 SF	88%	625 SF	4%	14,287 SF

NOTE:

THIS FAÇADE 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 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.

EXHIBIT "F"
Z15-0004
EXTERIOR ELEVATIONS
FOR
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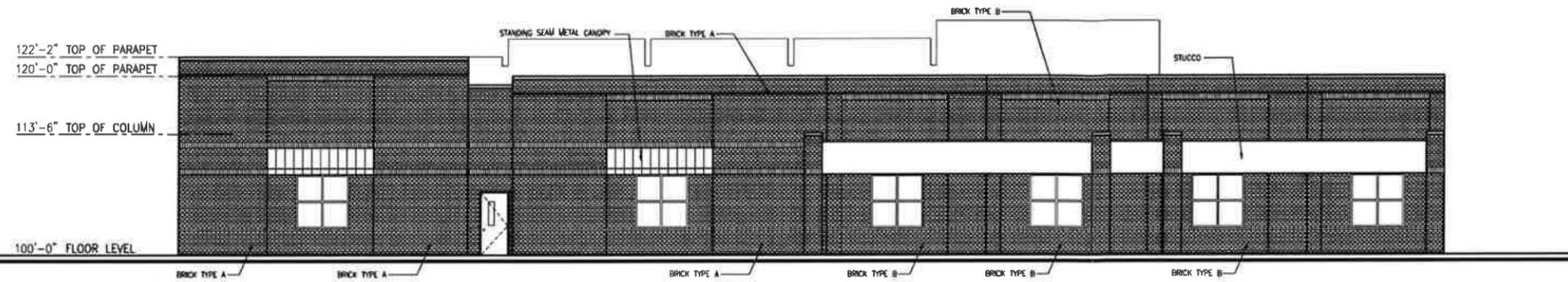
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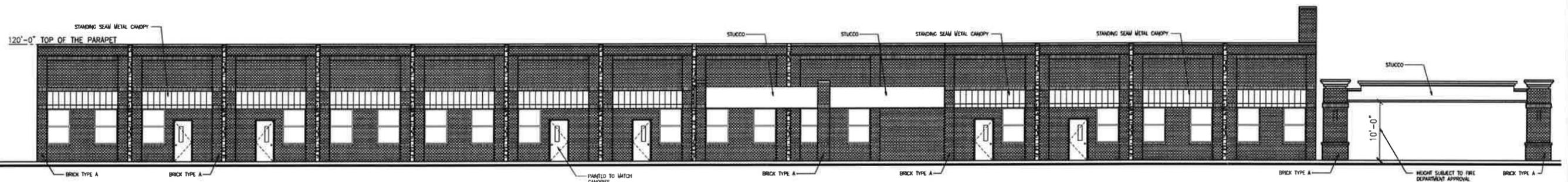
SEAL:
APR 24, 2015

TITLE:
EXTERIOR ELEVATIONS

DRAWN: QY
CHECKED: MHD
PROJECT # **08C-2013**
SHEET NO. **A-3.01**



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



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

PROJECT DATA

BUILDING ELEVATIONS AREAS												
	FACADE AREA	GLASS/DOOR	NET SURFACE AREA	LONG LASTING MASONRY MATERIAL			STUCCO	TOTAL				
				FACE BRICK	CERT STONE	TOTAL						
NORTH ELEVATION	3,226 SF	376 SF	2,850 SF	2,709 SF	96%	98 SF	2%	2,776 SF	91%	75 SF	3%	2,850 SF
EAST ELEVATION	5,810 SF	824 SF	4,986 SF	4,186 SF	92%	143 SF	3%	4,309 SF	86%	261 SF	5%	4,580 SF
SOUTH ELEVATION	2,906 SF	240 SF	2,666 SF	2,432 SF	92%	-	-	2,432 SF	89%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	95%	164 SF	4%	4,191 SF	89%	66 SF	1%	4,257 SF
NO. FT. SUB TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	363 SF	2%	13,707 SF	88%	625 SF	4%	14,287 SF

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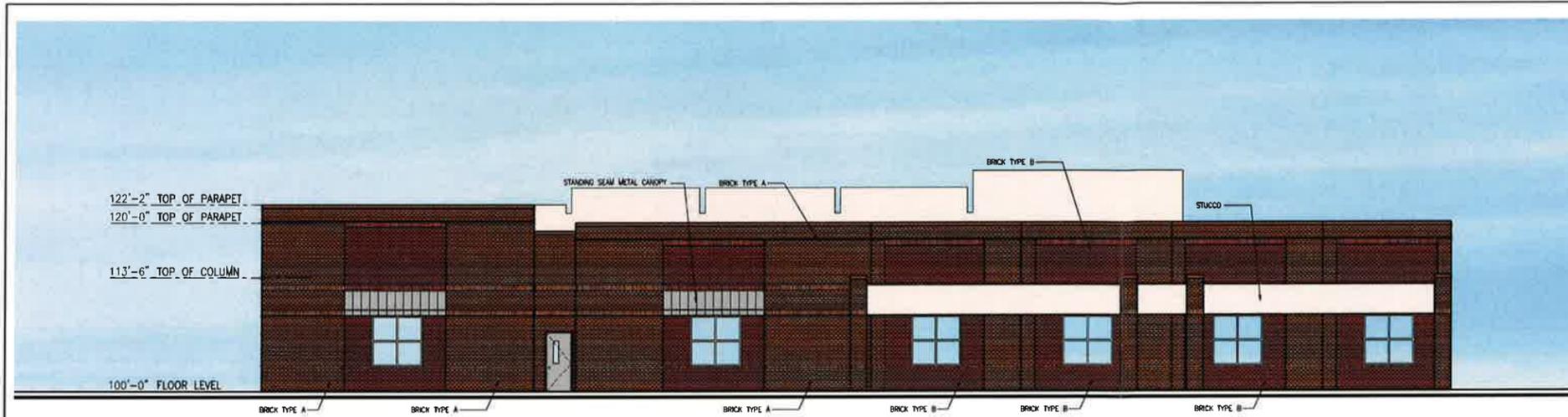
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REVISIONS: _____ DATE: _____
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SEAL:
APRIL 24, 2015

TITLE:
EXTERIOR ELEVATIONS

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



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



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

PROJECT DATA

BUILDING ELEVATIONS AREAS												
	FAÇADE AREA	GLASS/DOOR	NET SURFACE AREA	LONG LASTING MASONRY MATERIAL			STUCCO	TOTAL				
				FACE BRICK	CAST STONE	TOTAL						
NORTH ELEVATION	3,226 SF	378 SF	2,860 SF	2,709 SF	86%	88 SF	2%	2,775 SF	91%	75 SF	3%	2,850 SF
EAST ELEVATION	5,610 SF	624 SF	4,986 SF	4,186 SF	92%	143 SF	3%	4,309 SF	86%	261 SF	6%	4,580 SF
SOUTH ELEVATION	2,906 SF	240 SF	2,666 SF	2,432 SF	92%	-	-	2,432 SF	89%	233 SF	9%	2,665 SF
WEST ELEVATION	5,437 SF	1,180 SF	4,257 SF	4,037 SF	95%	154 SF	4%	4,191 SF	89%	86 SF	1%	4,257 SF
BQ. FT. SUB TOTALS	17,178 SF	2,420 SF	14,758 SF	13,344 SF	94%	383 SF	2%	13,707 SF	88%	625 SF	4%	14,287 SF

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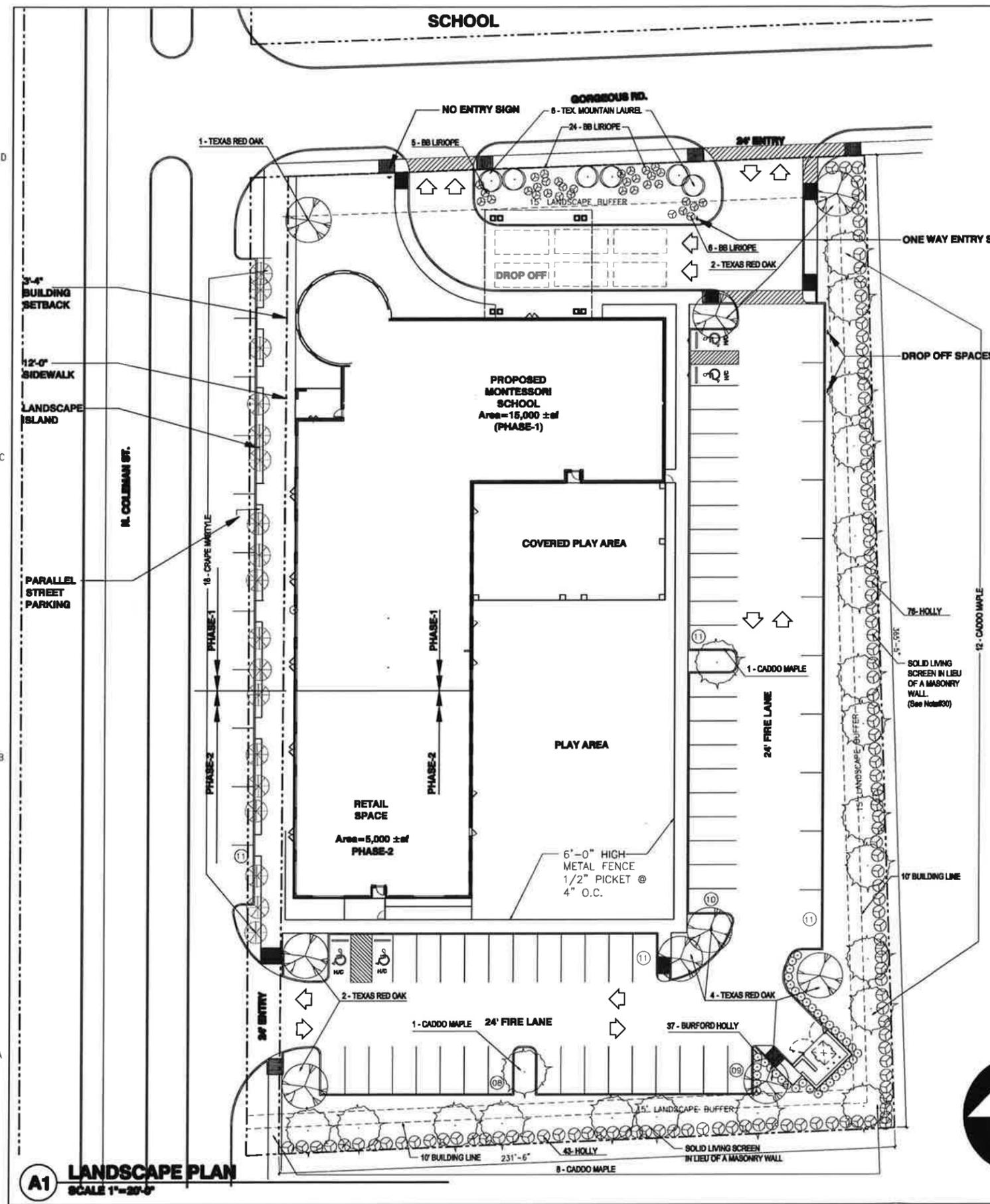
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SHEET NO.: A-3.02



NOTES:

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

PLANT SCHEDULE

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

EXHIBIT "G"
Z15-0004
LANDSCAPE PLAN
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PREPARED BY:
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LANDSCAPE PLAN

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