

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 18-78

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A LICENSED CHILD CARE CENTER, LOCATED IN THE WINDSONG RANCH MARKETPLACE, BLOCK A, LOT 5, CONSISTING OF 2.51 ACRES, MORE OR LESS, IN THE TOWN OF PROSPER, DENTON 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 the Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Northeast 423/380, Ltd. ("Applicant") for a Specific Use Permit (SUP) for a licensed child care center, located in the Windsong Ranch Marketplace, consisting of 2.51 acres of land, more or less, in the Town of Prosper, Denton County, Texas, and being more particularly 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 is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a licensed child care center, located in the Windsong Ranch Marketplace, Block A, Lot 5, consisting of 2.51 acres of land, more or less, in the Town of Prosper, Denton County, Texas, and being more particularly described in Exhibit "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 Specific Use Permit shall conform to, and comply with 1) the site plan, attached hereto as Exhibit "B," 2) the

landscape plan, attached hereto as Exhibit "C," and 3) the façade plan, attached hereto as Exhibit "D," which is incorporated herein for all purposes as if set forth verbatim.

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

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- 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 9TH DAY OF OCTOBER, 2018.




Ray Smith, Mayor

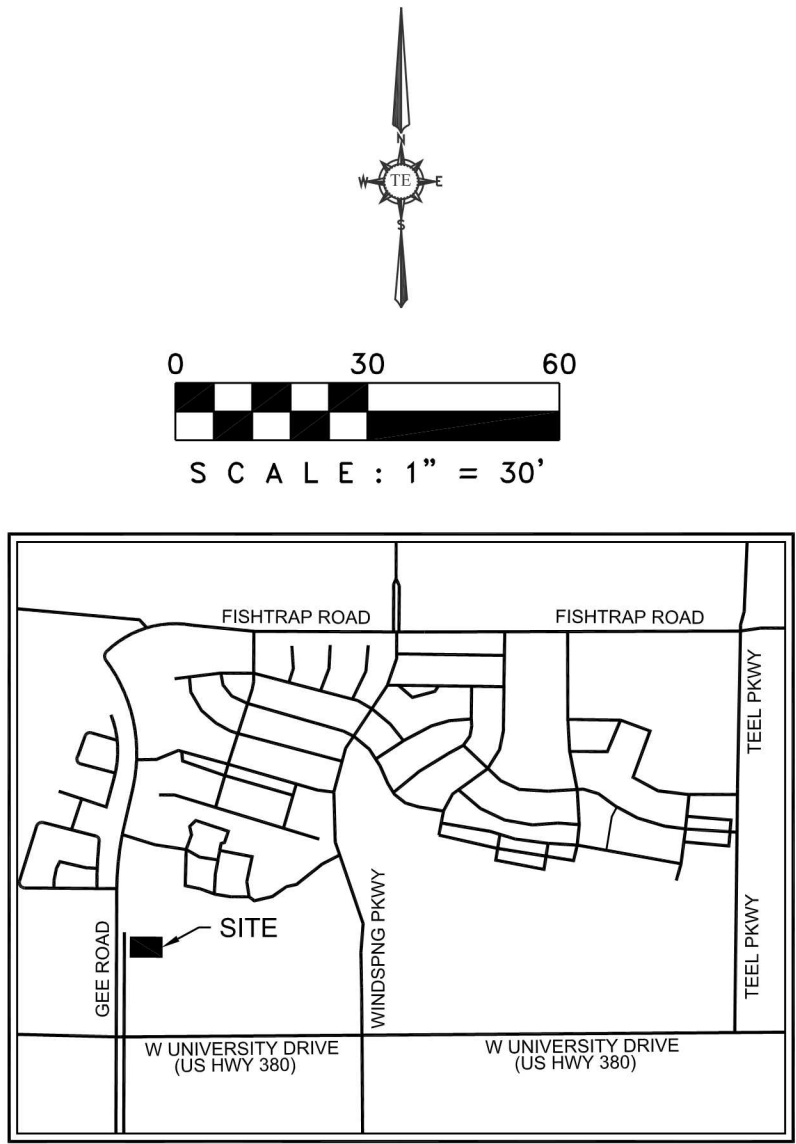
ATTEST:


Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney

ACE MONTESSORI SCHOOL SITE DEVELOPMENT
2.508 ACRES IN THE WINDSONG RANCH MARKETPLACE SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER, DENTON COUNTY, TEXAS

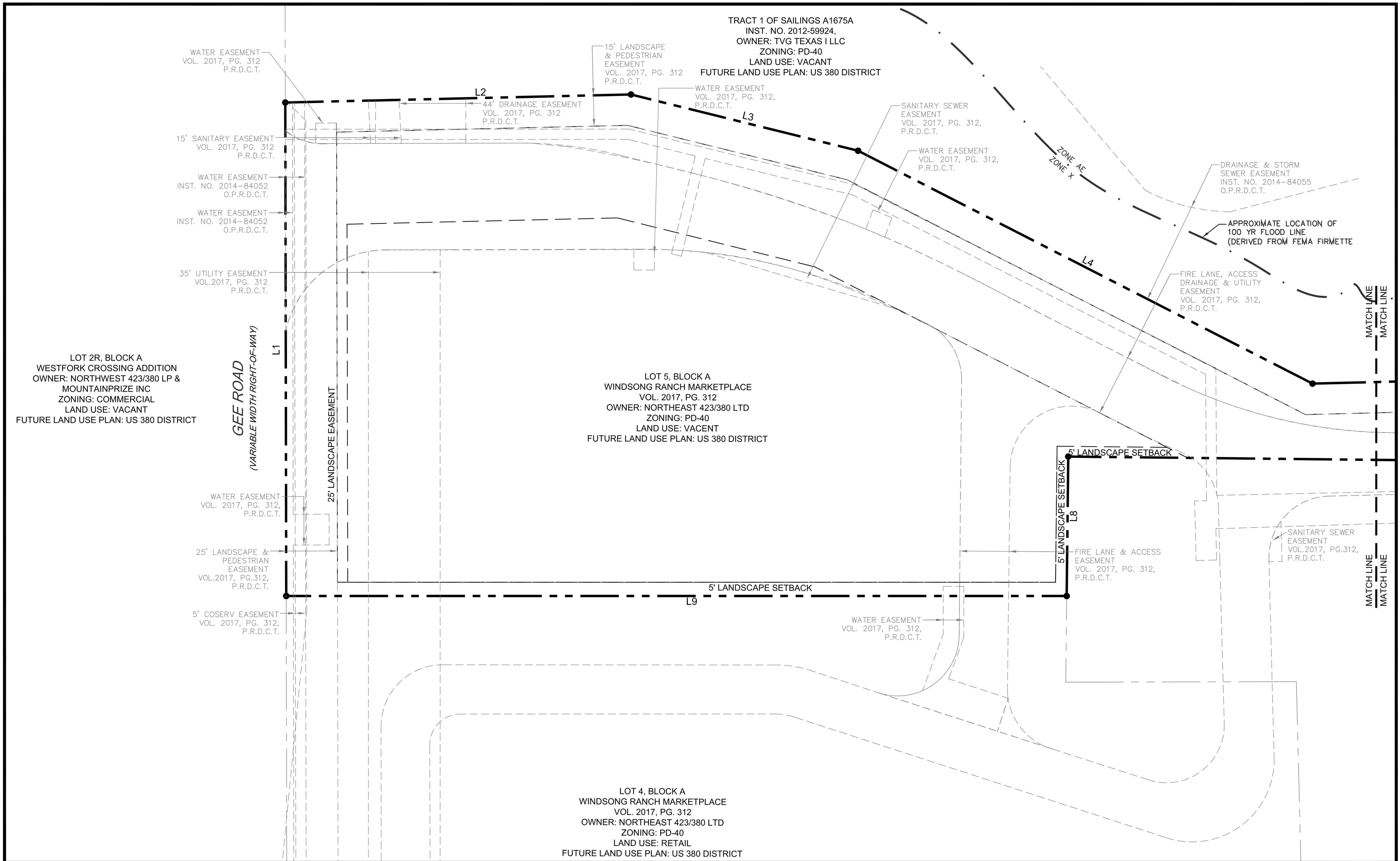


BOUNDARY LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°06'39" W	240.51'
L2	N 88°40'10" E	168.65'
L3	S 76°05'37" E	114.09'
L4	S 62°52'46" E	248.99'
L5	N 88°34'34" E	408.33'
L6	S 63°35'48" W	113.03'
L7	N 89°23'17" W	426.11'
L8	S 00°38'32" W	67.94'
L9	WEST	380.62'

LEGEND	
EXISTING BOUNDARY	---
EXISTING CURB	---
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING SEWER MANHOLE	SSMH
EXISTING ELECTRIC	E
EXISTING FIRE HYDRANT	FH
EXISTING LIGHT POLE	LP
EXISTING CURB INLET	CI
EXISTING CONTOURS	807
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED HANDICAP SIGN	p
PROPOSED HANDICAP LOGO	LO
PROPOSED WATER METER	WM
PROPOSED BACK FLOW PREVENTER	BFP
PROP. FIRE DEPARTMENT CONNECTION	FDC
PROP. 6" HIGH FENCE	6"
PROPOSED FIRE LANE	FL

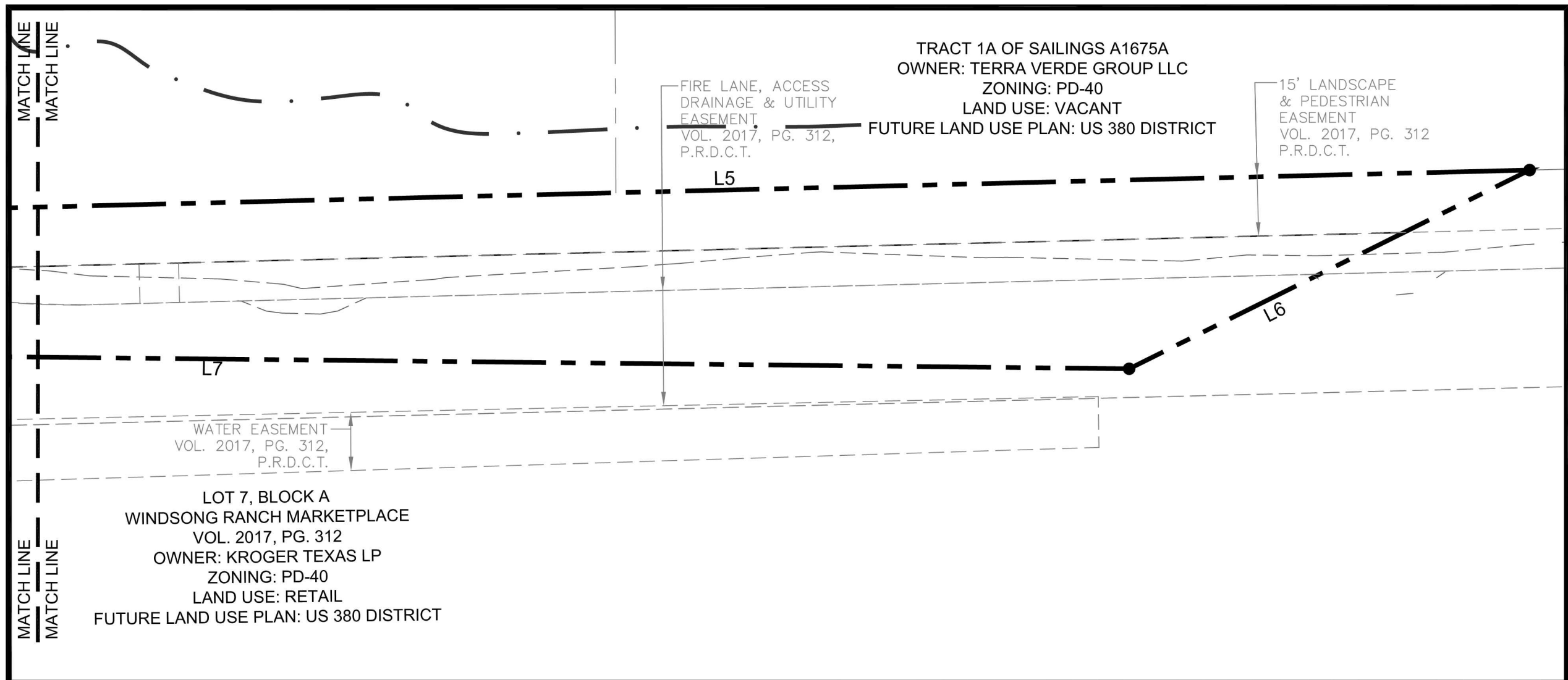
LEGEND	
WATERLINE EASEMENT	WE
FIRE HYDRANT	FH
CLEAN OUT	CO
SANITARY SEWER MANHOLE	SSMH
BUILDING SETBACK	BS
LANDSCAPE BUFFER	LB
FIRE DEPARTMENT CONNECTION	FDC
DOMESTIC WATER METER	D
IRRIGATION WATER METER	I
OVERHANG	OH

SITE DATA SUMMARY TABLE	
ZONING	PD-40
PROPOSED USE	DAYCARE
LOT AREA	2,508 ACRES (109,247 S.F.)
TOTAL BUILDING AREA	12,437 S.F.
LOT COVERAGE	11.38%
FLOOR AREA RATIO	1.9
REQUIRED LANDSCAPE AREA	15 S.F. X 42 SPACE (630 S.F.)
PROVIDED LANDSCAPE AREA	43,184 S.F. (39.53 %)
IMPERVIOUS COVERAGE	66,063 S.F. (60.47 %)
PARKING REQUIREMENTS	
ACE MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)	205 STUDENTS & 20 STAFF
TOTAL PARKING REQUIRED	41 SPACES
TOTAL PARKING PROVIDED	41 SPACES
HANDICAP PARKING REQUIRED PER ADA	2 ADA SPACES
HANDICAP PARKING PROVIDED	2 ADA SPACES



FLOOD NOTE
THIS IS TO CERTIFY THAT A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 48121C0410G, DATED 04-18-2011. THE PROPERTY IS LOCATED IN ZONE "A-E" AND ZONE "X"

LEGAL DESCRIPTION
BEING LOT 5, BLOCK A, OF WINDSONG RANCH MARKETPLACE, AN ADDITION TO TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2017, PAGE 312, PLAT RECORDS, DENTON COUNTY, TEXAS.



OWNER	ENGINEER	ARCHITECT
NORTHEAST 423/380 LTD 7001 PRESTON ROAD STE 410 DALLAS, TEXAS 75205 CONTACT: ROBERT DORAZIL TEL: (817) 475-4169	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	STUDIO RED DOT 5307 E MOCKINGBIRD LANE STE 660 DALLAS, TX 75206 CONTACT: SABRINA BALA TEL: (469) 941-4145

NO.	DATE	DESCRIPTION	BY
1	05/21/18	1ST SUP SUBMITTAL	KP
2	06/05/18	2ND SUP SUBMITTAL	KP
3	07/02/18	3RD SUP SUBMITTAL	KP
4	08/15/18	4TH SUP SUBMITTAL	KP
5	08/23/18	5TH SUP SUBMITTAL	KP
6	08/29/18	6TH SUP SUBMITTAL	KP

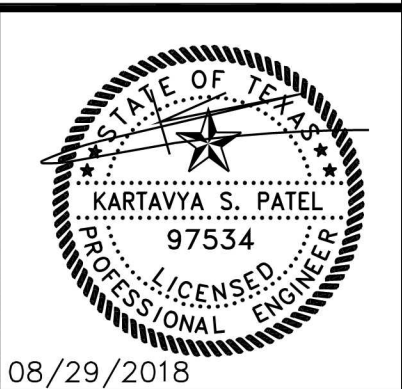


EXHIBIT A: SUP CASE NO. S18-0006
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21, 2018

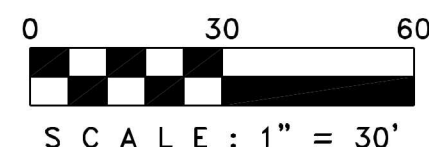
TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	08/15/18	1"=30'	034-18	A

TX PE FIRM #11525

TOWN OF PROSPER, DENTON COUNTY, TEXAS



LINE	BEARING	LENGTH
L1	N 00°06'39" W	240.51'
L2	N 88°40'10" E	168.65'
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LEGEND

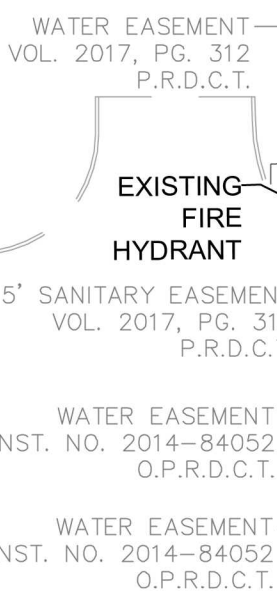
W
S
SSMH
E
FH
LP
807
F.D.C.

LEGEND

WE
FH
CO
SSMH
BS
LB
FDC
D
I
OH

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LOT 2R, BLOCK A
WESTFORK CROSSING ADDITION
OWNER: NORTHWEST 423/380 LP &
MOUNTAINPRIZE INC
ZONING: COMMERCIAL
LAND USE: VACANT
FUTURE LAND USE PLAN: US 380 DISTRICT

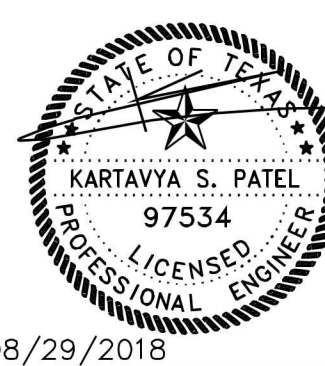
LOT 4, BLOCK A
WINDSONG RANCH MARKETPLACE
VOL. 2017, PG. 312
OWNER: NORTHEAST 423/380 LTD
ZONING: PD-40
LAND USE: RETAIL
FUTURE LAND USE PLAN: US 380 DISTRICT



LOT 7, BLOCK A
WINDSONG RANCH MARKETPLACE
VOL. 2017, PG. 312
OWNER: KROGER TEXAS LP
ZONING: PD-40
LAND USE: RETAIL
FUTURE LAND USE PLAN: US 380 DISTRICT

OWNER	ENGINEER	ARCHITECT
NORTHEAST 423/380 LTD 7001 PRESTON ROAD STE 410 DALLAS, TEXAS 75205 CONTACT: ROBERT DORAZIL TEL: (817) 475-4169	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	STUDIO RED DOT 5307 E MOCKINGBIRD LANE STE 660 DALLAS, TX 75206 CONTACT: SABRINA BALA TEL: (469) 941-4145

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08/29/2018

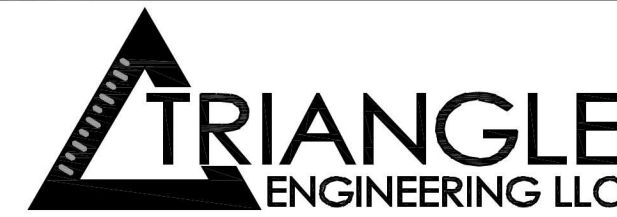
TOWN OF PROSPER SITE PLAN GENERAL NOTES

1. DUMPSITES 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 LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER EASEMENT.
20. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TABLO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
21. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICATION MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

FLOOD NOTE

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EXHIBIT B: SUP CASE NO. S18-0006
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21, 2018



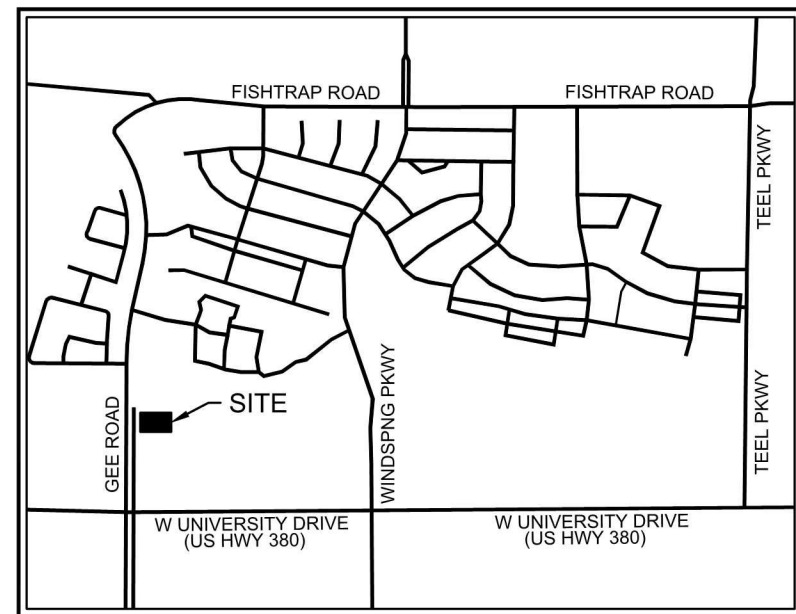
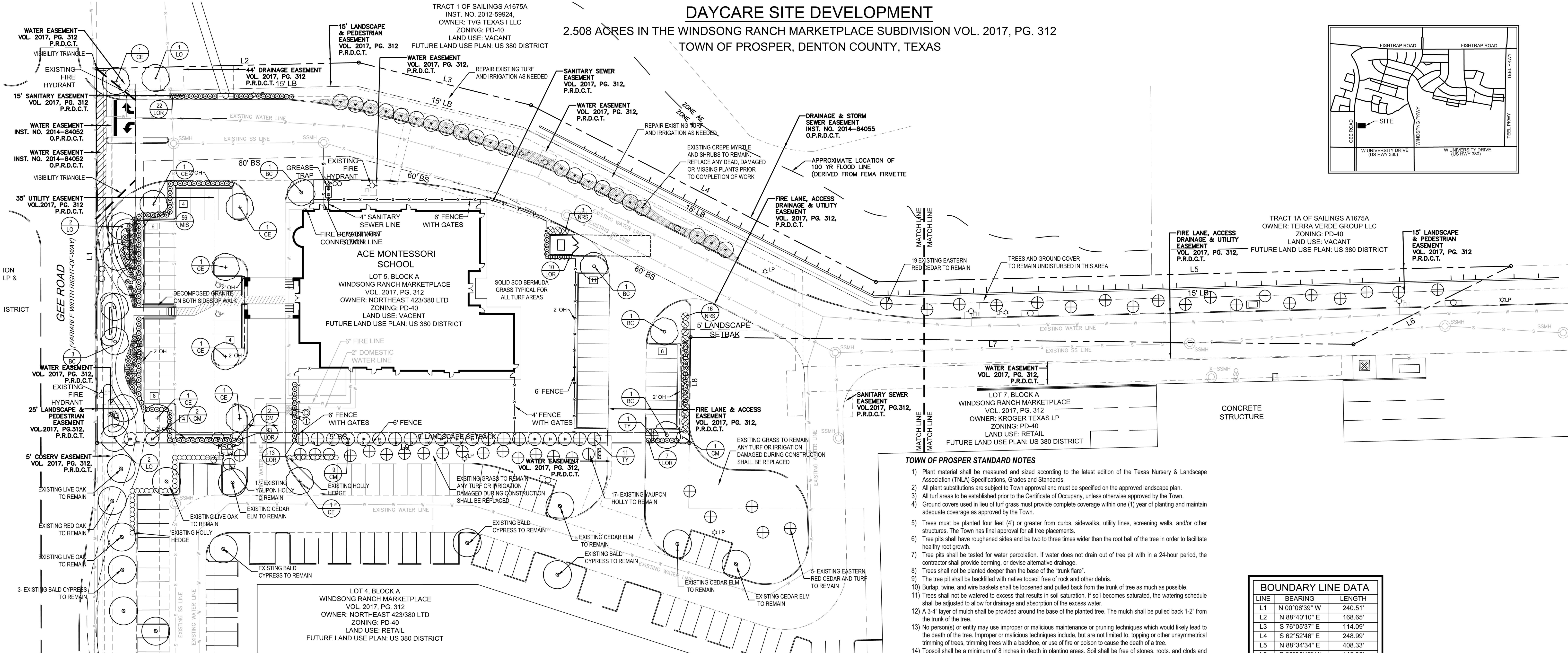
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Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	08/15/18	1":30'	034-18	B
TX PE FIRM #11525					

DAYCARE SITE DEVELOPMENT

2.508 ACRES IN THE WINDSONG RANCH MARKETPLACE SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER, DENTON COUNTY, TEXAS



TOWN OF PROSPER STANDARD 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.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (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 loosened 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 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.
- 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 landscaped 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 of 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 encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms 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.

BOUNDARY LINE DATA

LINE	BEARING	LENGTH
L1	N 00°06'39" W	240.51'
L2	N 88°40'10" E	168.65'
L3	S 76°05'37" E	114.09'
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L8	S 00°38'32" W	67.94'
L9	WEST	380.62'

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: 15' landscape buffer along right-of-way. (1) large tree, 3" cal. minimum and (15) shrubs, 5 gallon minimum per 30 l.f.

Gee Road(240.50 l.f.)

Required (8) large trees (120) shrubs

Provided (8) large trees (120) shrubs

Perimeter (North Property Line-940 l.f.)

Requirement: 5' wide perimeter buffer. (1) ornamental tree and (1) shrub per 15 l.f.

Required (63) ornamental trees (63) shrubs

Provided (45) ornamental trees (103) shrubs

Perimeter (South Property Line-380 l.f.)

Requirement: 5' wide perimeter buffer. (1) ornamental tree and (1) shrub per 15 l.f.

Required (26) ornamental trees (26) shrubs

Provided (26) ornamental trees (26) shrubs

INTERIOR PARKING REQUIREMENTS

Requirements: 15 s.f. of landscape for each parking space within the parking lot area. (1) large tree, 3" cal. per parking lot island and at the terminus.

41 Parking spaces

Required 615 s.f. of landscape area (12) large tree

Provided 2,225 s.f. of landscape area (12) large trees

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	7	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
CE	8	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	14	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	3" cal.	container, 8' ht., 5-1" canes, tree form
LO	5	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
TY	12	Yaupon Holly	<i>Ilex vomitoria</i>	3" cal.	container, 8' ht., 5-1" canes, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOR	145	Ruby Loropetalum	<i>Loropetalum chinensis 'Ruby'</i>	5 gal.	container, 24" ht., 20" spread
MIS	56	Adagio Miscanthus	<i>Miscanthus sinensis 'Adagio'</i>	5 gal.	container full, well rooted
NRS	19	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 30" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL DISTURBED AREAS TO BE RE-VEGETATED WITH HYDRO-MULCH NATIVE SEED MIX AND HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHED

NO.	DATE	DESCRIPTION	BY
1	05/21/18	1ST SUP SUBMITTAL	KP
2	06/07/18	2ND SUP SUBMITTAL	
3	07/02/18	3RD SUP SUBMITTAL	
4	08/15/18	4TH SUP SUBMITTAL	
5	08/23/18	5TH SUP SUBMITTAL	
6	08/29/18	6TH SUP SUBMITTAL	

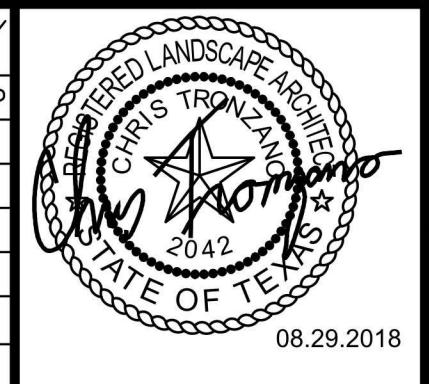


EXHIBIT "C": SUP CASE NO. S18-0006
PROSPER CENTER ADDITION
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21TH, 2018



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Planning | Civil Engineering | Construction Management
DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP TT 05/17/18 1"=30' 034-18
TX PE FIRM #11525

C

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

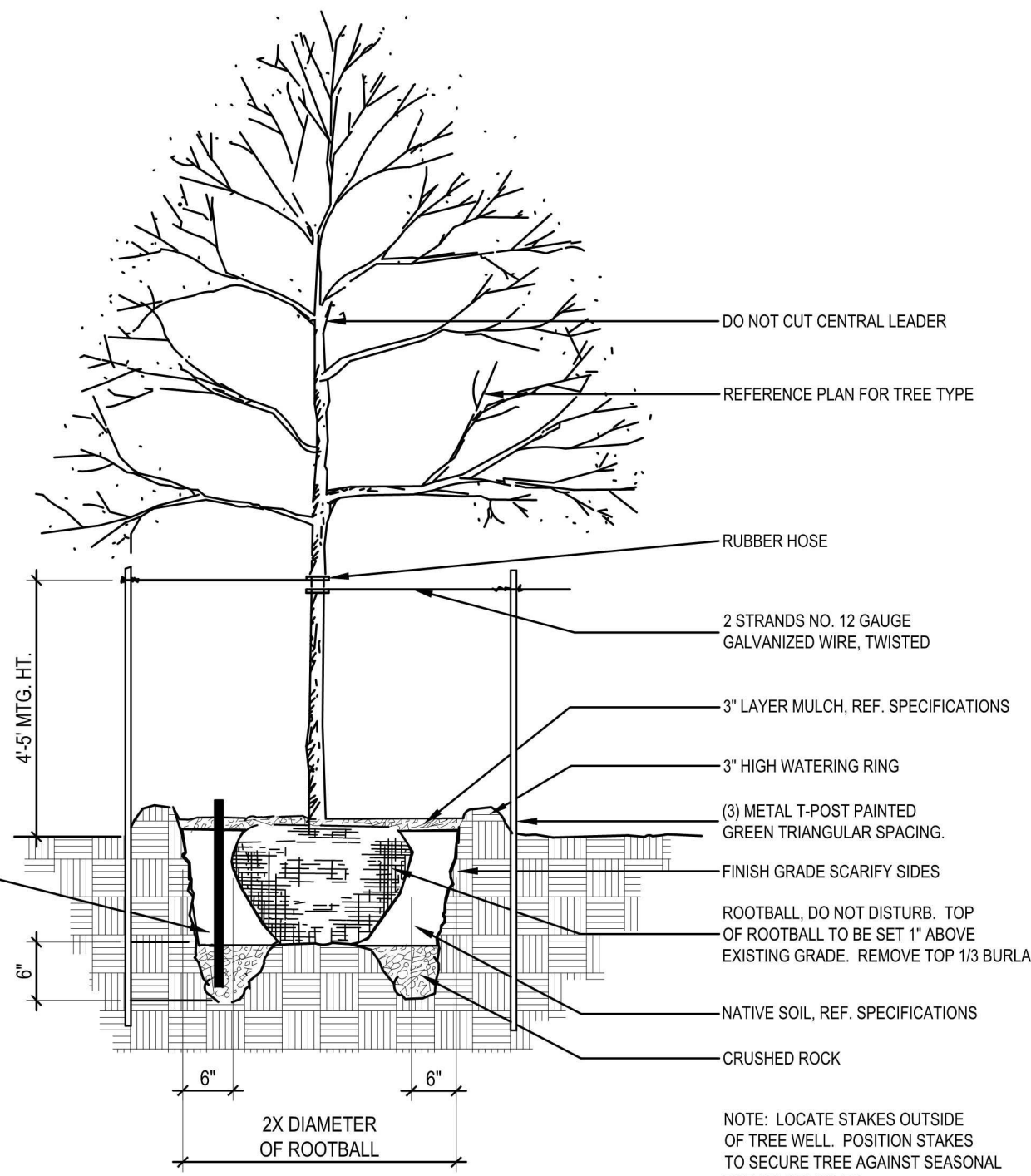
- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

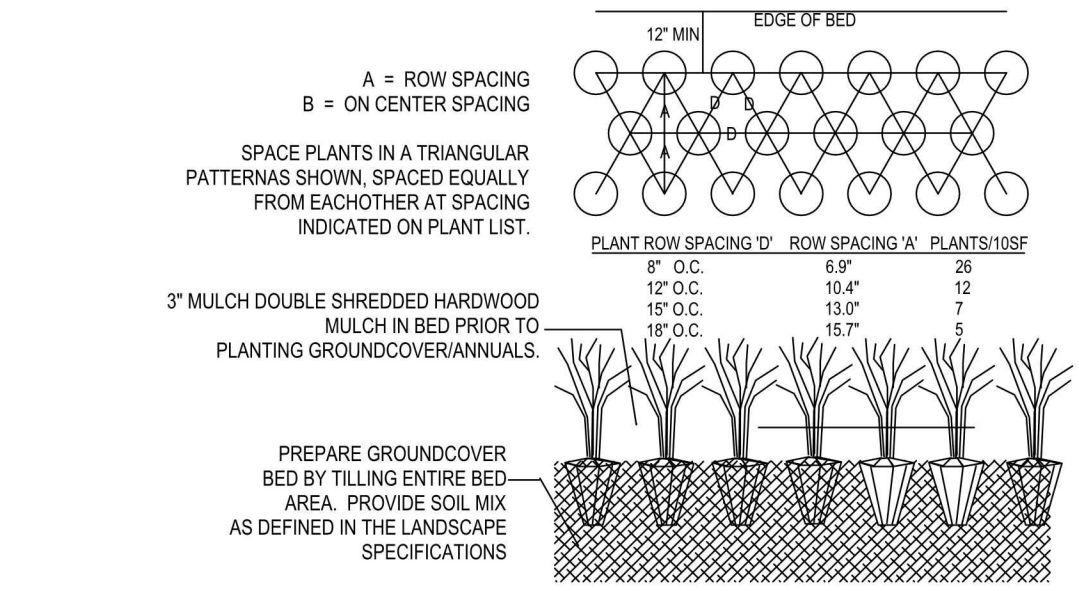
- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertalid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

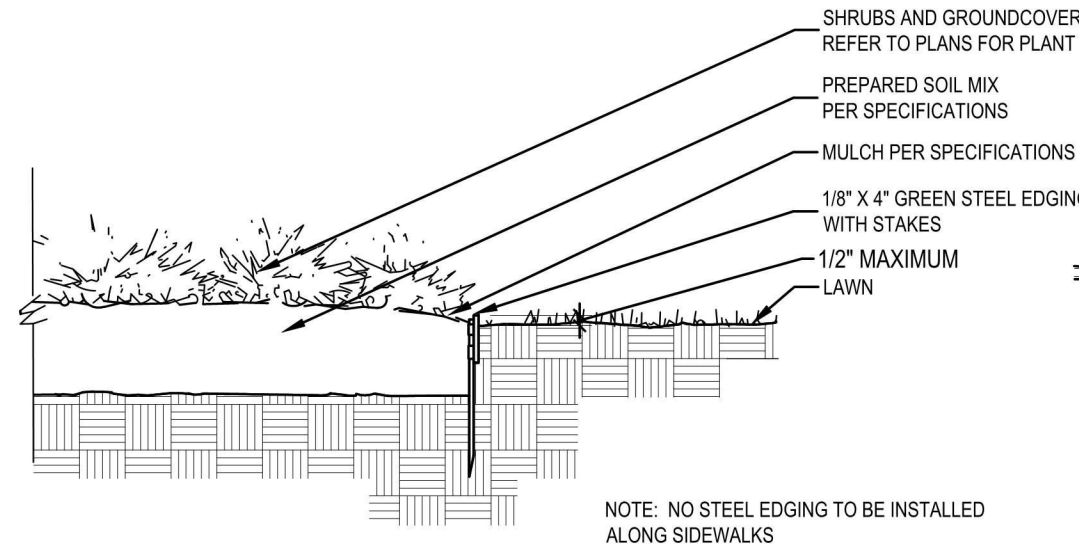
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



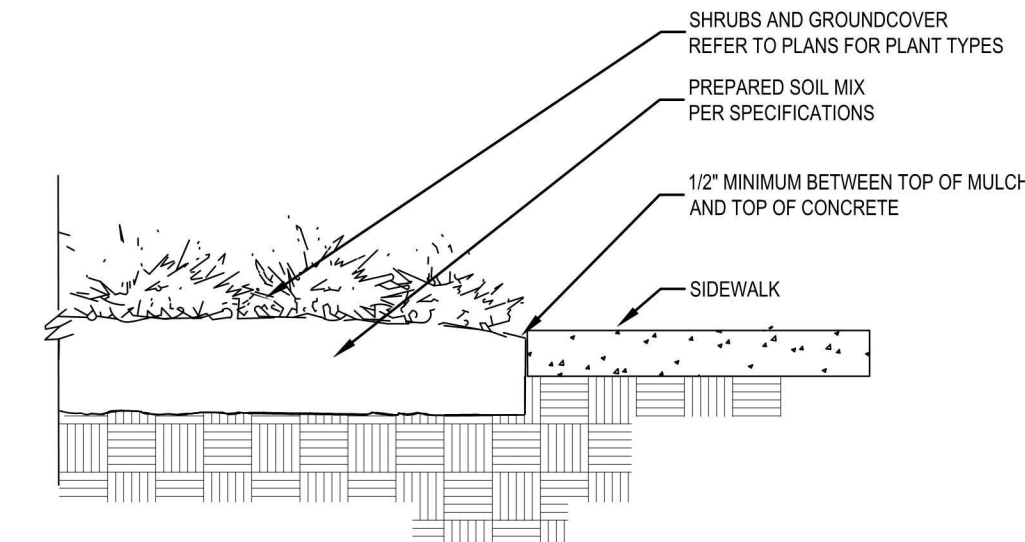
01 TREE PLANTING DETAIL
NOT TO SCALE



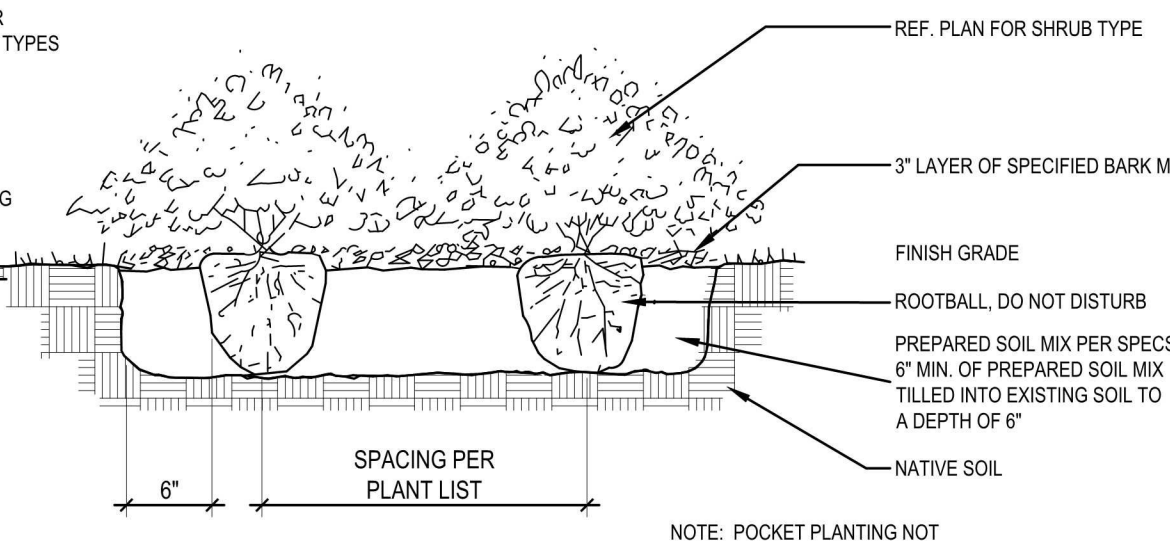
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE

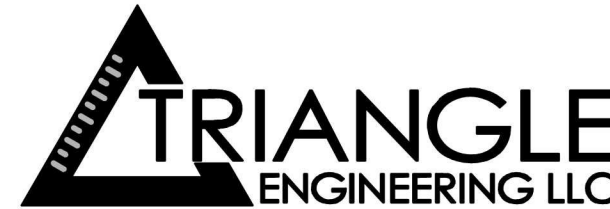


03 SIDEWALK / MULCH DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

EXHIBIT "C": SUP CASE NO. S18-0006
PROSPER CENTER ADDITION
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
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MAY 21TH, 2018



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DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP TT 05/17/18 1"=30' 034-18
TX PE FIRM #11525





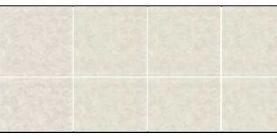





NO.	DATE	DESCRIPTION	BY
1	05/21/18	1ST SUP SUBMITTAL	KP
2	06/07/18	2ND SUP SUBMITTAL	
3	07/02/18	3RD SUP SUBMITTAL	
4	08/15/18	4TH SUP SUBMITTAL	
5	08/23/18	5TH SUP SUBMITTAL	

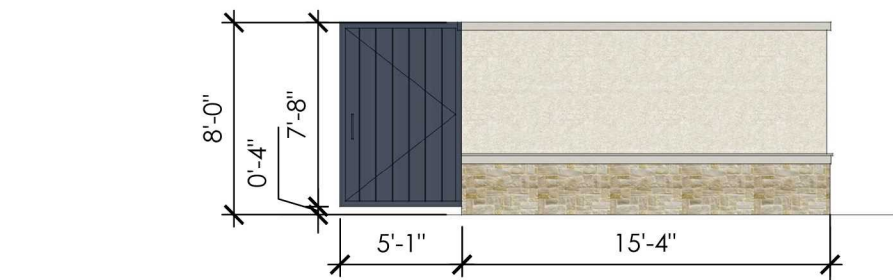
Facade Plan Checklist

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from Building Inspection Division"
- "All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance"
- "When permitted, exposed utility boxes and conduits shall be painted to match the building"
- "All signage area and locations are subject to approval by the Building Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent"

Materials Schedule

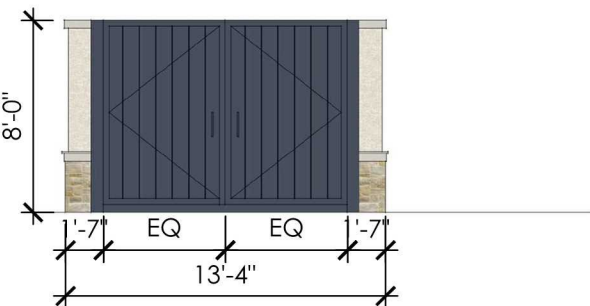
	BR1 - BRICK VENEER - SANDLEWOOD BLEND
	BR2 - BRICK VENEER - AUTUMN BLEND
	ST1 - STONE - GRANBURY COBBLE
	S - COMPOSITE SHINGLE
	EF - EIFS - DRYVIT, OYSTER SHELL
	CS - CAST STONE
	M - STANDING SEAM METAL
	GL - GLAZING - 1" LOW - E CLEAR INSULATED GLASS

Materials Calculations				
	EAST	WEST	SOUTH	NORTH
TOTAL SURFACE AREA SQ. FT.	913.7 SQ.FT	1072.3 SQ.FT	1124.1 SQ.FT	1208.8 SQ.FT
TOTAL GLAZING SURFACE AREA SQ. FT.	198.5 SQ.FT	154.8 SQ.FT	136 SQ.FT	220.7 SQ.FT
NET SURFACE AREA SQ. FT.	715.2 SQ.FT	917.5 SQ.FT	988.1 SQ.FT	988.1 SQ.FT
MATERIAL PERCENTAGE				
ST1	26% 183.9 SQ. FT	43% 388.4 SQ. FT	38% 379.5 SQ. FT	43% 427.6 SQ. FT
BR1	53% 381.7 SQ. FT	34% 314.2 SQ. FT	31% 308 SQ. FT	25% 252.2 SQ. FT
BR2	21% 149.6 SQ. FT	14% 130.9 SQ. FT	22% 216.6 SQ. FT	23% 224.3 SQ. FT
EF	0% 0 SQ. FT	9% 84 SQ. FT	9% 84 SQ. FT	9% 84 SQ. FT



06 TRASH ENCLOSURE - SIDE ELEVATION

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



05 TRASH ENCLOSURE - FRONT ELEVATION

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



04 WEST ELEVATION

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



03 SOUTH ELEVATION

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



02 EAST ELEVATION

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



01 NORTH ELEVATION

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



08-23-2018

owner

architecture

STUDIO RED DOT
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
t. 214.379.7427 m. 972.896.7594

mep engineer

project

DAY CARE CENTER @ PROSPER

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ISSUE FOR SUP
revisions

EXHIBIT D
CASE NO. S18-0006

title
EXTERIOR
ELEVATIONS
date 08-23-18
sheet

A1.02