

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A LICENSED CHILD CARE CENTER, CONSISTING OF 42.581 ACRES, MORE OR LESS, LOCATED IN THE S. RICE SURVEY, ABSTRACT NO. 787, 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 the Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Prosper United Methodist Church ("Applicant") for a Specific Use Permit (SUP) for a licensed child care center, consisting of 42.581 acres of land, more or less, located in the S. Rice Survey, Abstract No. 787, in the Town of Prosper, Collin 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, consisting of 42.581 acres of land, more or less, located in the S. Rice Survey, Abstract No. 787, in the Town of Prosper, Collin 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 12TH DAY OF JANUARY, 2021.



Ray Smith, Mayor

ATTEST:



Melissa Lee, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



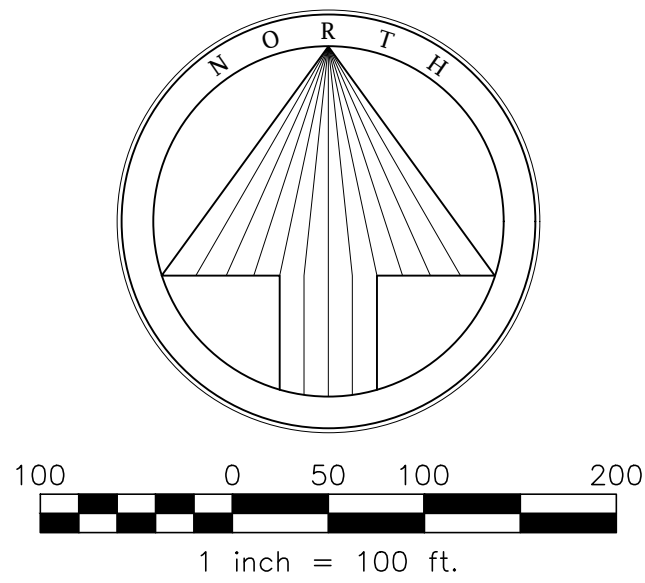
Terrence S. Welch, Town Attorney



Drawing: 6/2020 JONES\JD-002 Prosper UMC\ADMIN - SURVEY\DWG\20-002 Zoning Exhibit A.dwg Saved By: D:\dwg10 Save Time: 10/6/2020 1:53:16 PM
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Prosper High School
Cab. 2011, Pgs. 74, 75 PRCCCT

NOTES:

1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



Line Table		
Line #	Bearing	Distance
BL1	S 49°51'41" E	117.99'
BL2	S 21°21'10" E	63.70'
BL3	S 69°31'45" E	129.31'
BL4	S 74°22'31" E	182.83'
BL5	S 47°25'14" E	224.67'
BL6	S 78°09'36" E	255.13'
BL7	S 68°26'20" E	176.74'
BL8	S 43°09'14" E	75.14'
BL9	S 04°39'18" W	63.76'
BL10	S 06°08'48" E	111.93'
BL11	S 72°16'23" E	343.70'
BL12	N 65°52'50" E	218.72'
BL13	N 70°08'12" E	201.06'

Line Table		
Line #	Bearing	Distance
BL14	S 46°03'52" E	109.44'
BL15	S 54°08'48" E	107.29'
BL16	S 44°29'21" E	56.74'
BL17	S 28°52'50" E	57.30'
BL18	S 15°54'59" E	61.19'
BL19	S 39°12'28" E	41.96'
BL20	S 48°20'59" E	65.47'
BL21	S 51°35'29" E	83.26'
BL22	S 51°20'33" E	52.18'
BL23	S 61°52'29" E	46.24'
BL24	S 53°45'36" E	50.60'
BL25	S 60°13'20" E	43.86'
BL26	S 78°36'00" E	27.75'

Line Table		
Line #	Bearing	Distance
BL27	S 39°19'00" E	38.60'
BL28	S 21°43'41" E	43.98'
BL29	S 29°03'05" E	55.96'
BL30	S 44°59'03" E	38.46'
BL31	S 72°35'48" E	45.61'
BL32	S 44°46'13" E	36.02'
BL33	S 68°25'36" E	67.52'
BL34	S 88°38'32" E	88.05'
BL35	S 01°21'28" W	86.88'
BL36	N 86°44'31" W	227.96'
BL37	N 68°56'16" W	123.73'
BL38	S 69°42'41" W	267.38'
BL39	S 89°31'11" W	43.47'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	264.13'	850.00'	17°48'15"	N 77°50'24" W	263.07'
BC2	305.94'	850.00'	20°37'21"	N 79°14'57" W	304.29'
BC3	307.51'	850.00'	20°43'41"	S 80°04'32" W	305.83'
BC4	293.86'	850.00'	19°48'30"	S 79°36'56" W	292.40'

Frisco Tollway Partners, Ltd.
Vol. 5622, Pg. 3883 DRCCCT

San. Sewer Esmt.
Doc. No. 20130719001011940
DRCCCT

Lot 3, Block A
VICTORY AT FRONTIER
Cab. 2018, Pg. 699 PRCCCT

Drainage & San. Sewer Esmt.
Cab. 2018, Pg. 699 PRCCCT

San. Sewer Esmt.
Doc. No. 20130719001011950
DRCCCT

Approx. Location
100 yr. FEMA Floodplain

San. Sewer Esmt.
Doc. No. 20130719001011960
DRCCCT

Victory at Frontier South, LP
Doc. No. 20180824001065580 DRCCCT

San. Sewer Esmt.
Doc. No. 20180525000640720
DRCCCT

15' Drainage Esmt.
Doc. No. 20151223001600660
DRCCCT

San. Sewer Esmt.
Doc. No. 20130719001011960
DRCCCT

15' Drainage Esmt.
Doc. No. 20151223001600650
DRCCCT

First Texas Homes, Inc.
Doc. No. 20180517000804930 DRCCCT

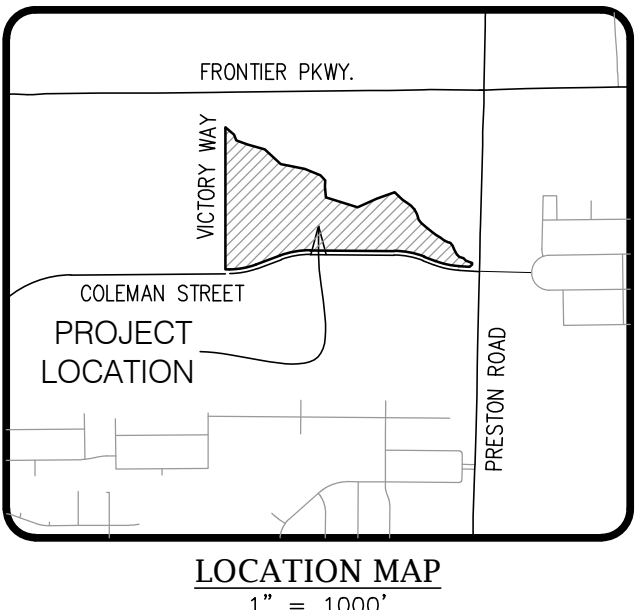
R.O.W. Dedication
4.435 Ac.
(193,169 S.F.)

S. RICE SURVEY
ABSTRACT NO. 787

42.581 Ac. / 1,854,829 Sq. Ft. (Gross)
38.146 Ac. / 1,661,660 Sq. Ft. (Net)

Prosper United Methodist Church
Doc. No. 20180826000744210 DRCCCT

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED
IRF	"SPARSENG" SET, UNLESS OTHERWISE NOTED
CM	IRON ROD FOUND
CM	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
DRCCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the S. Rice Survey, Abstract No. 787, City of Prosper, Collin County, Texas, being all of a tract of land conveyed to Prosper United Methodist Church by deed recorded in Document No. 20130626000744210 of the Deed Records, Collin County, Texas (DRCCCT), the subject tract being more particularly described as follows:

BEGINNING at a point on the east line of Victory Way, a 45 foot right-of-way, for the southwest corner of a tract conveyed to Frisco Tollway Partners, Ltd., recorded in Volume 5622, Page 3883 DRCCCT, and from which a 5/8" iron rod found for the northwest corner thereof bears N 00°11'41" W, 316.48 feet, said point being in the approximate centerline of a creek;

THENCE along the south line of said Frisco Tollway tract, along said creek, the following:

S 49°51'41" E, 117.99 feet; S 21°21'10" E, 63.70 feet; S 69°31'45" E, 129.31 feet;
S 74°22'31" E, 182.83 feet; S 47°25'14" E, 224.67 feet; S 78°09'36" E, 255.13 feet;
S 68°26'20" E, 176.74 feet; S 43°09'14" E, 75.14 feet; S 04°39'18" W, 63.76 feet;
S 06°08'48" E, 111.93 feet;

And S 72°16'23" E, 343.70 feet to a point for the southeast corner of said Frisco Tollway tract and being the southwest corner of Lot 3, Block A, Victory at Frontier, an addition recorded in Cabinet 2018, Page 699, Plat Records, Collin County, Texas;

THENCE along the south line of said Lot 3, along said creek, the following:

N 65°52'50" E, 218.72 feet; N 70°08'12" E, 201.06 feet; S 46°03'52" E, 109.44 feet;

And S 54°08'48" E, 107.29 feet to the southeast corner of said Lot 3 and being the southwest corner of a tract conveyed to Victory at Frontier South, LP, recorded in Document No. 20180824001065580 DRCCCT;

THENCE along the south line of said Victory at Frontier South tract, along said creek, the following:

S 44°29'21" E, 56.74 feet; S 28°52'50" E, 57.30 feet; S 15°54'59" E, 61.19 feet;
S 39°12'28" E, 41.96 feet; S 48°20'59" E, 65.47 feet; S 51°35'29" E, 83.26 feet;
S 51°20'33" E, 52.18 feet; S 61°52'29" E, 46.24 feet; S 53°45'36" E, 50.60 feet;
S 60°13'20" E, 43.86 feet; S 78°36'00" E, 27.75 feet; S 39°19'00" E, 38.60 feet;
S 21°43'41" E, 43.98 feet; S 29°03'05" E, 55.96 feet; S 44°59'03" E, 38.46 feet;
S 72°35'48" E, 45.61 feet; S 44°46'13" E, 36.02 feet;

And S 68°25'36" E, 67.52 feet to the west line of State Highway 289, a variable width right-of-way (also known as Preston Road), from which an aluminum TxDOT monument found for corner bears N 02°12'48" E, 381.33 feet;

THENCE S 88°38'32" E, 88.05 feet to the centerline of Preston Road;

THENCE S 01°21'28" W, 86.88 feet along said centerline to the intersection thereof with the centerline of Coleman Street;

N 86°44'31" W, 227.96 feet;

A tangent curve to the right having a central angle of 17°48'15", a radius of 850.00 feet, a chord of N 77°50'24" W - 263.07 feet, an arc length of 264.13 feet;

N 68°56'16" W, 123.73 feet;

A tangent curve to the left having a central angle of 20°37'21", a radius of 850.00 feet, a chord of N 79°14'57" W - 304.29 feet, an arc length of 305.94 feet;

N 89°33'38" W, 872.01 feet;

A tangent curve to the left having a central angle of 20°43'41", a radius of 850.00 feet, a chord of S 80°04'32" W - 305.83 feet, an arc length of 307.51 feet;

S 69°42'41" W, 267.38 feet;

A tangent curve to the right having a central angle of 19°48'30", a radius of 850.00 feet, a chord of S 79°36'56" W - 292.40 feet, an arc length of 293.86 feet;

And S 89°31'11" W, 43.47 feet to the intersection thereof with the east line of Victory Way;

THENCE along the east line thereof, the following:

N 00°09'12" W, 561.12 feet;

N 00°03'23" E, 591.69 feet;

And N 00°02'24" W, 372.58 feet to the POINT OF BEGINNING with the subject tract containing 1,854,829 square feet or 42.581 acres of land.

TOWN CASE NO. S20-0001

EXHIBIT "A"

PROSPER UNITED
METHODIST CHURCH

LOT 1, BLOCK A

BEING 42.581 ACRES GROSS / 38.146 ACRES NET

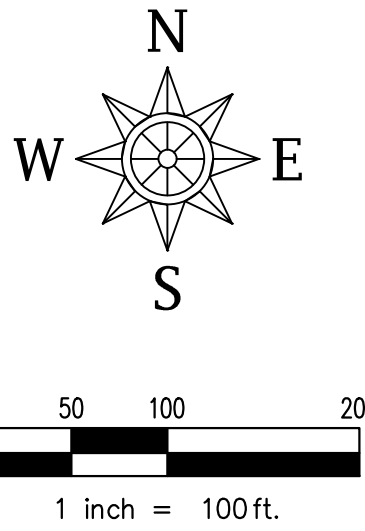
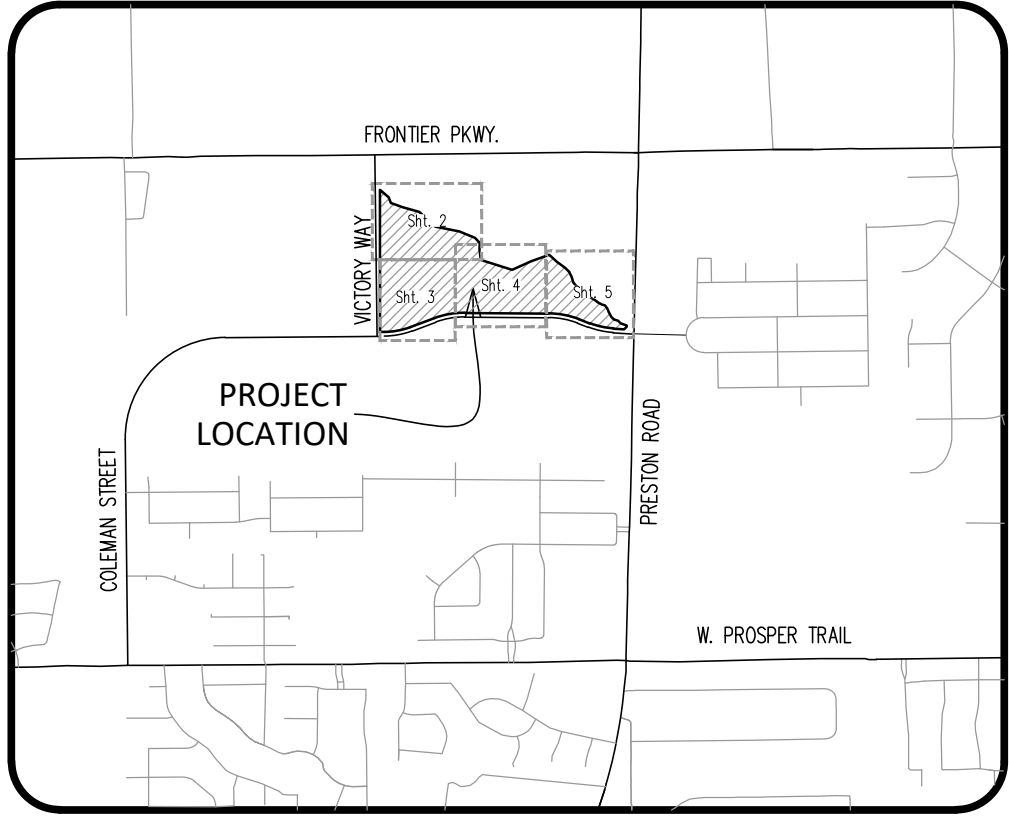
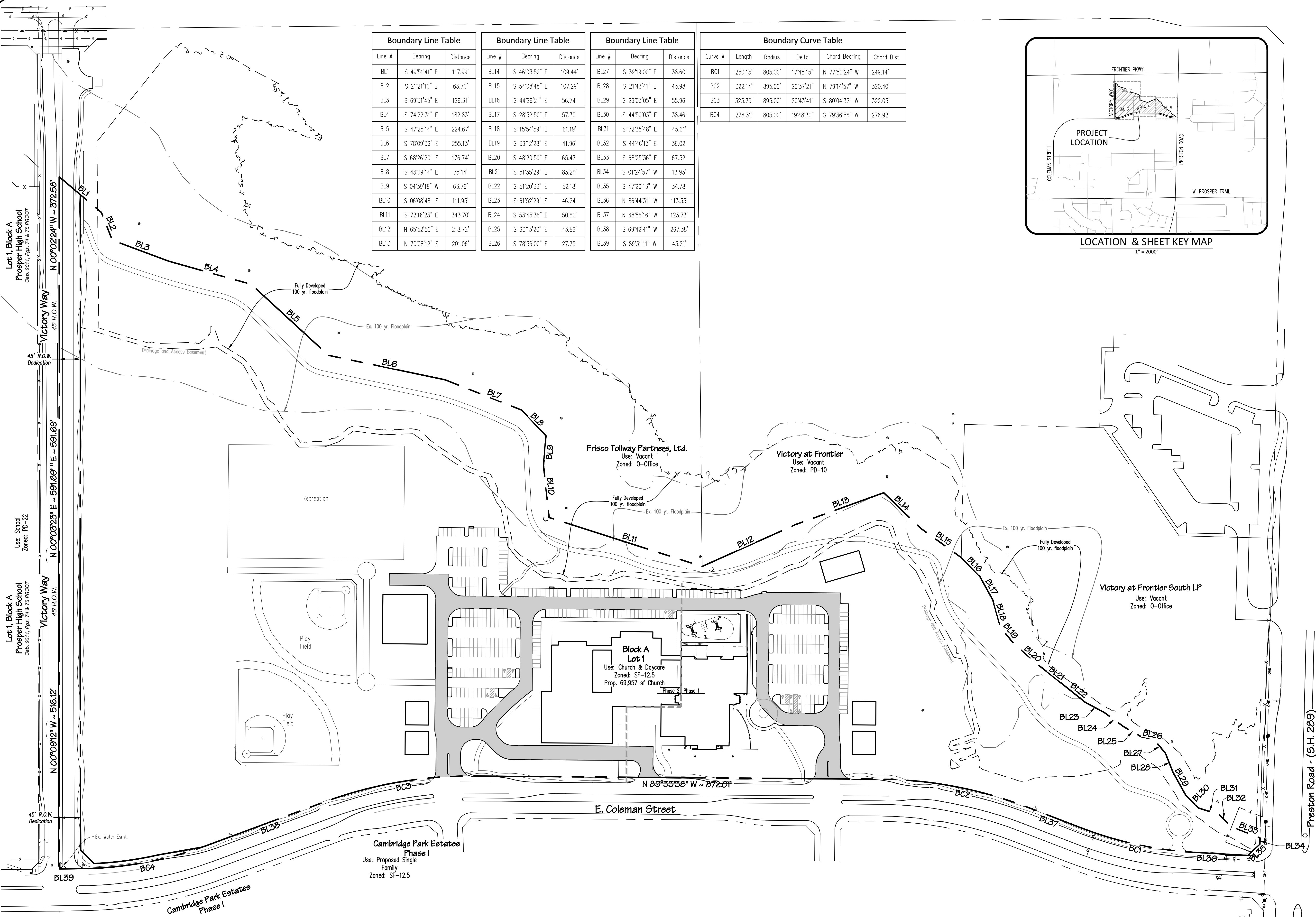
IN THE S. RICE SURVEY, ABSTRACT NO. 787

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Prosper United Methodist Church
205 Custer Road, Suite 100
Prosper, Texas 75078
Telephone: (972) 347-2372
Contact: Jason McConnell

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond, P.E.

Drawing: G:\2020_085\20-002 Prosper\UNCPRELIMINARY\20-002 Site Plan.dwg Saved By: Abneron Save Time: 10/14/2020 2:16:23 PM
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- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform 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 five (5') in width along collectors and 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.
 - Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
 - All Retaining walls along creek to be stone.
 - All landscape easements must be exclusive of any other type of easement.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
 - Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
 - All environmental studies required to reclaim floodplain shall be submitted at time of final plot to develop each lot.
 - The approval of a preliminary site plan shall be effective for a period of two (2) years from the date that the preliminary site plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such (2) year period the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void.

SITE DATA SUMMARY TABLE																				
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	PLAYGROUND REQUIRED	PLAYGROUND
			SF	AC															(65 sf/student @85)	PROVIDED
1	SF-12.5	CHURCH/DAYCARE (85 Students)	1,661,660	38.146	94,022	49' Max	5.7%	0.057:1	1 per 3 seats	333	336	6	9	5,040	10,025	209,633	116,316	1,122,982	5,525 sf	7,430 sf

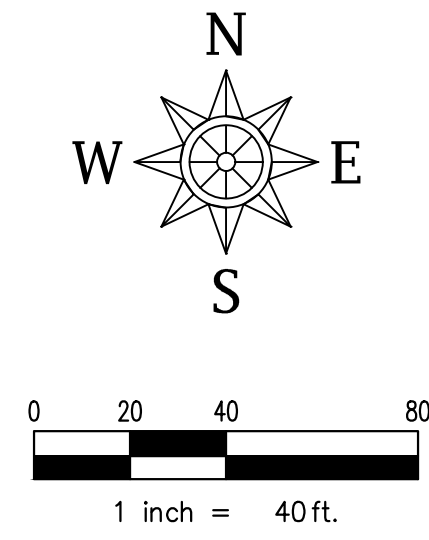
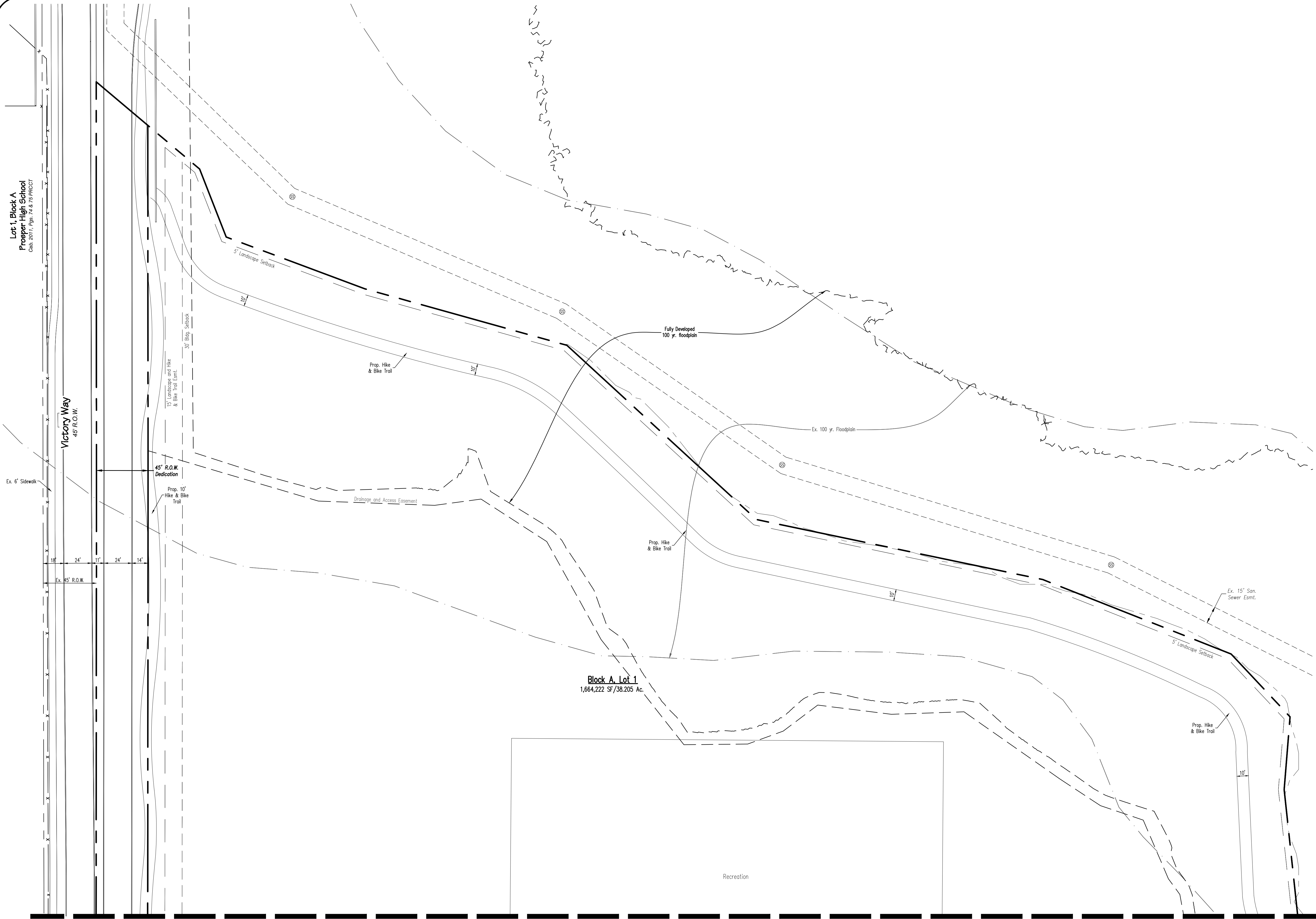
OWNER / APPLICANT
Prosper United Methodist Church
205 S. Church Street
Prosper, Texas 75078
Telephone: (972) 347-2372
Contact: Jason McConnell

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

CASE No. - S20-0001
EXHIBIT 'B'
Prosper United Methodist Church Addition
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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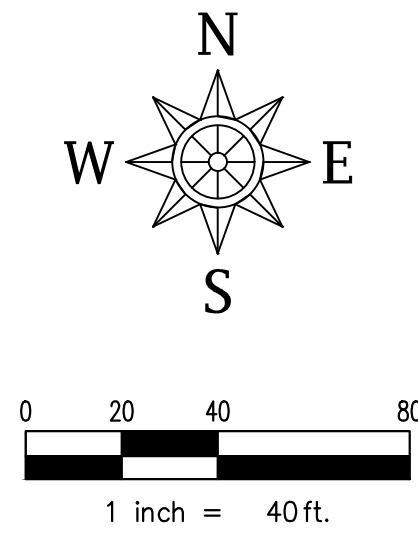
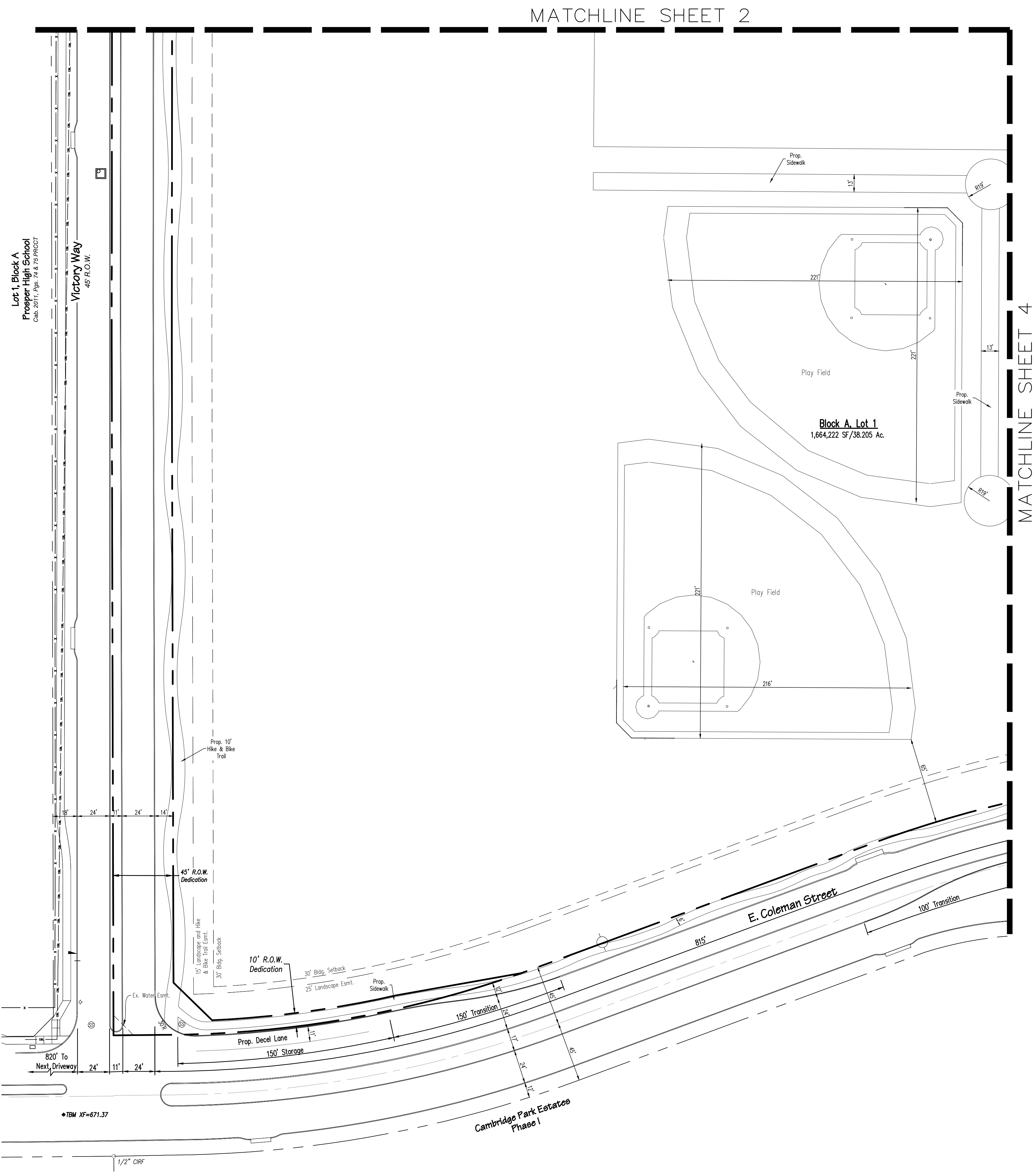
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MATCHLINE SHEET 3

CASE No. - S20-0001
EXHIBIT 'B'
**Prosper United
Methodist Church Addition**
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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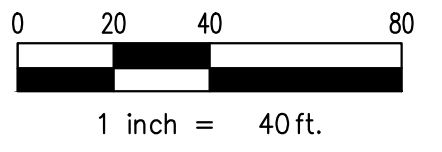
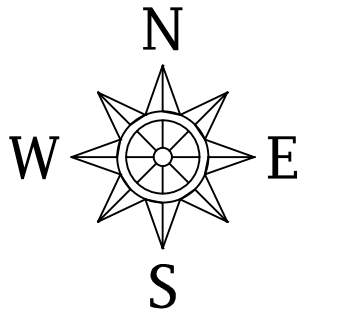
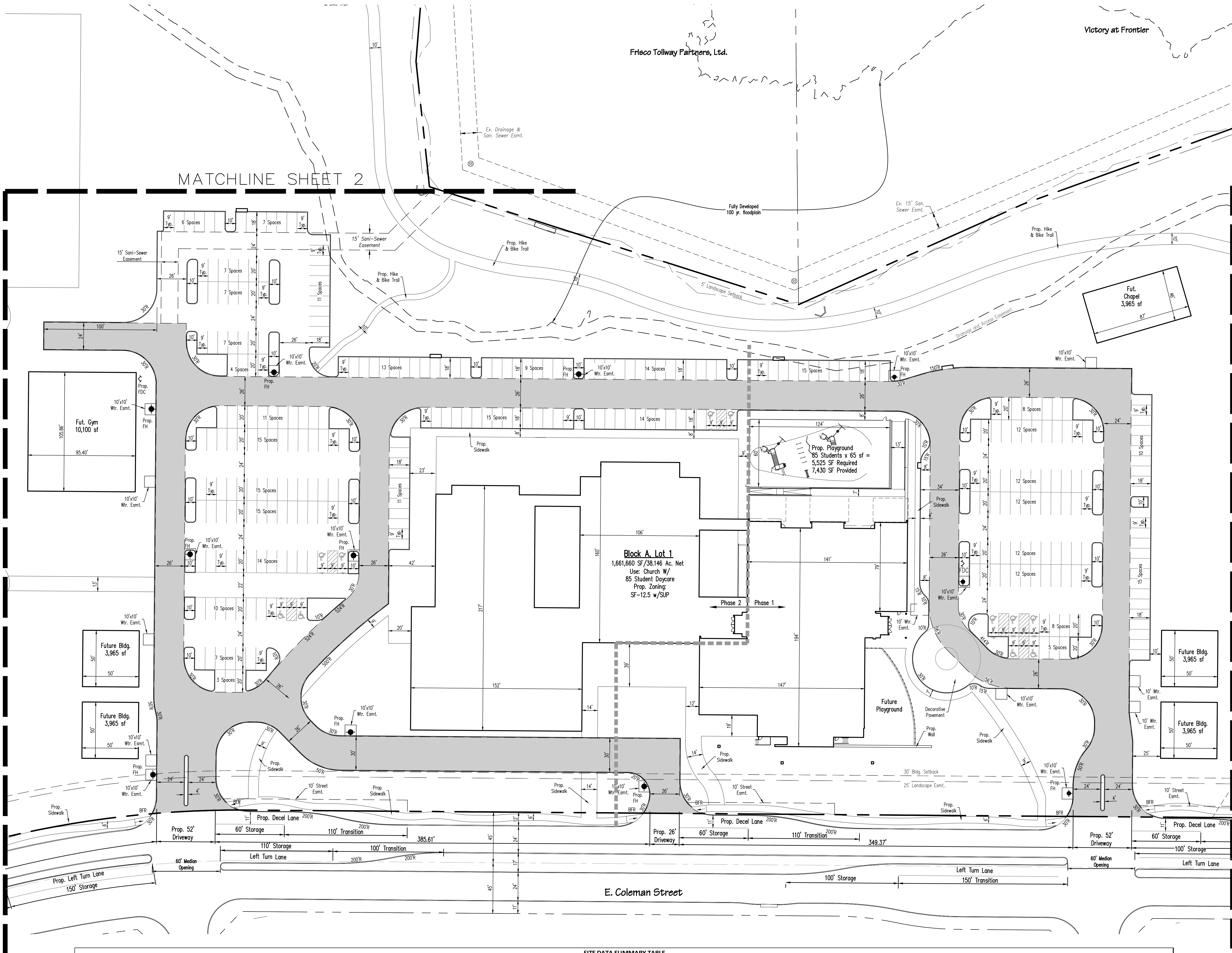


CASE No. S20-0001
EXHIBIT 'B'
**Prosper United
Methodist Church Addition**
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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MATCHLINE SHEET 3



- Town of Prosper Site Plan Notes:**
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 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform 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 five (5') in width along collectors and 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.
 - Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
 - All Retaining walls along creek to be stone.
 - All landscape easements must be exclusive of any other type of easement.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
 - Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the town.
 - All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
 - The approval of a preliminary site plan shall be effective for a period of two (2) years from the date that the preliminary site plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such (2) year period the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void.

LEGEND

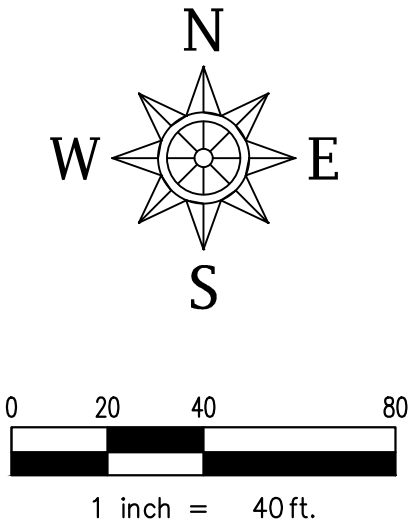
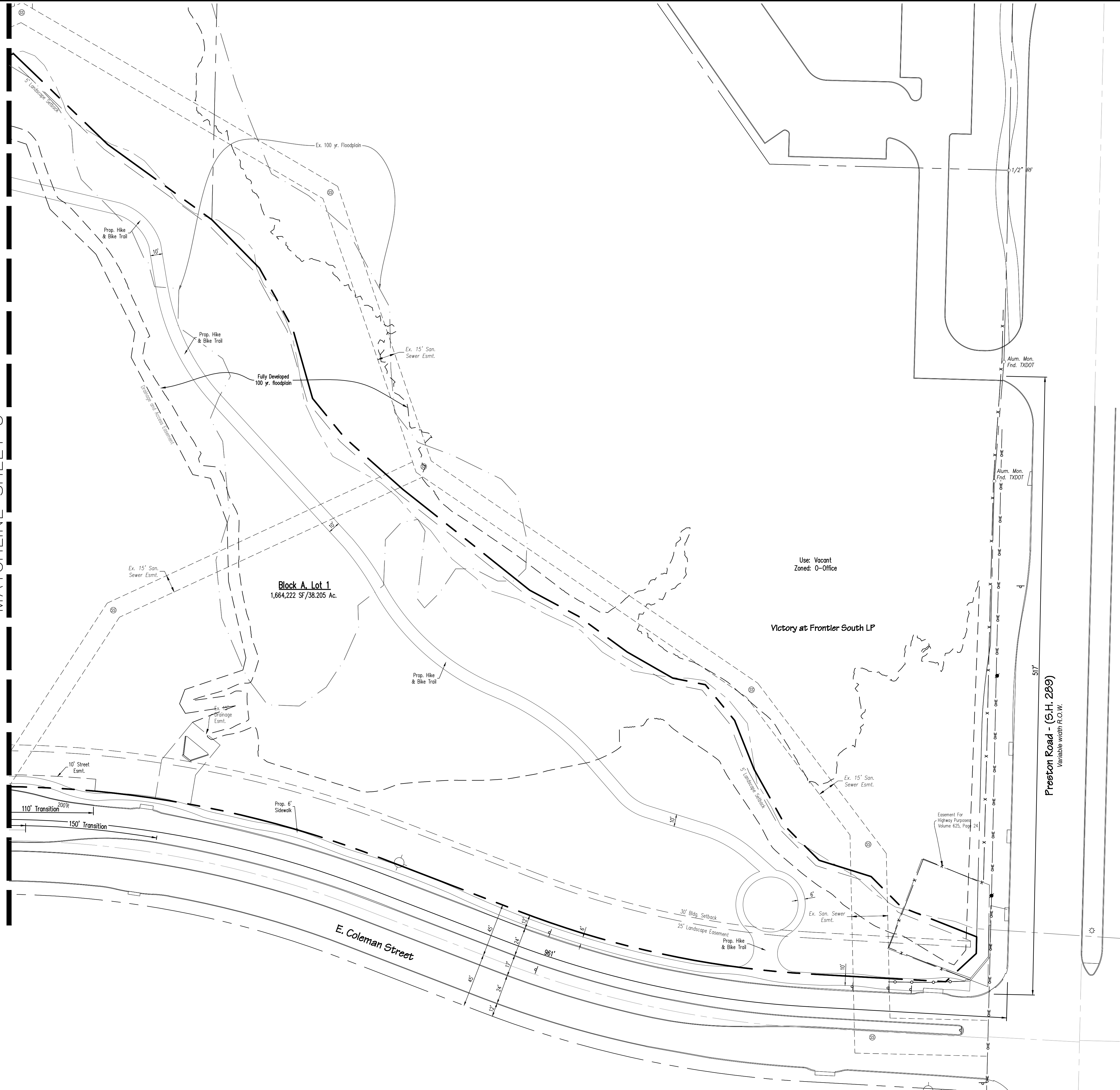
- FIRELANE ACCESS & UTILITY EASEMENT
- PROPOSED FIRE HYDRANT

CASE No. S20-0001
EXHIBIT 'B'
Prosper United Methodist Church Addition
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SITE DATA SUMMARY TABLE																			
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	PLAYGROUND REQUIRED (65 sf/student @85)
			SF	AC															
1	SF-12.5	CHURCH/DAYCARE (85 Students)	1,661,660	38.146	94,022	49' Max	5.7%	0.057:1	1 per 3 seats	333	336	6	9	5,040	10,025	209,633	116,316	1,122,982	5,525 sf
																			7,430 sf

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Drawing: G:\2020_085\20-002 Prosper\UNC\PRELIMINARY\20-002 Site Planning_Saved By: Abrador Save Time: 10/14/2020 2:16:23 PM

MATCHLINE SHEET 3



CASE No. - S20-0001
EXHIBIT 'B'
**Prosper United
Methodist Church Addition**
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Line #	Bearing	Distance
BL14	S 46°03'52" E	109.44'
BL15	S 54°08'48" E	107.29'
BL16	S 44°29'21" E	56.74'
BL17	S 28°52'50" E	57.30'
BL18	S 15°54'59" E	61.19'
BL19	S 39°12'28" E	41.96'
BL20	S 48°20'59" E	65.47'
BL21	S 51°35'29" E	83.26'
BL22	S 51°20'33" E	52.18'
BL23	S 61°52'29" E	46.24'
BL24	S 53°45'36" E	50.60'
BL25	S 60°13'20" E	43.86'
BL26	S 78°36'00" E	27.75'

[illegible]

D PREPARATION GENERAL NOTES

- MICHAEL S. KENDALL
KENDALL & LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

I. ZONING RETAIL

- ## 2. PERIMETER LANDSCAPE

SHRUBS PER LINEAR FOOT			SHRUBS REQUIRED	
VICTORY LANE	1,420	/30 *15 =	710	5 GALLON
			710	5 GALLON
NORTH COLEMAN	2,550	/30 *15 =	1,275	5 GALLON
			1,275	5 GALLON
PRESTON ROAD	100	/30 *15 =	50	5 GALLON
			0	5 GALLON
NORTH BOUNDARY	2,883	/ 15 =	192	SHRUBS REQUIRED
			192	NEW OR EXISTING SHRUBS PROVIDED

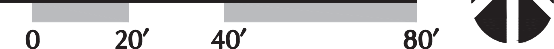
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|-----------------------------------------------|-----------------|-----|-------|----------------------|----|----------|
| 3. INTERIOR PARKING LANDSCAPE | | | | | | |
| 15 SQUARE FEET REQUIRED PER PARKING SPACE | 381 | *15 | 5,715 | SQUARE FEET REQUIRED | | |
| | | | 7,500 | SQUARE FEET PROVIDED | | |
| 1 TREE WITHIN 150 FEET OF EACH SPACE | 381 | | 20 | TREES REQUIRED | 3" | GALIPER. |
| | | | | TREES PROVIDED | 3" | GALIPER. |
| 4. BUILDING LANDSCAPE - < 100,000 SQUARE FEET | | | | | | |
| 1 TREE PER 10,000-SQUARE FEET | 94,022 / 10,000 | | 9 | TREES REQUIRED - | 3" | GALIPER. |
| | | | | TREES PROVIDED - | 3" | GALIPER. |

~~192 SMALL TREES AND 192 SHRUBS FUTURE. THE REQUIREMENT WILL BE SATISFIED BY EITHER NEW PLANTINGS OR PRESERVATION OF EXISTING TREES AND SHRUBS.~~

710 SHRUBS FUTURE

MATCHLINE - SEE SHEET L0.02

MATCHLINE - SEE SHEET L0.03

$$1'' = 40'.0''$$


CASE NO. D 20-0001
LANDSCAPE PLAN
BLOCK A, LOT 1 - 38.146 ACRES
A RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS



PROSPER UNITED METHODIST
CHURCH
NORTH COLEMAN STREET, PROSPER TX
DESIGN DEVELOPMENT

[illegible]

DRG
Drawn By

MSK
Reviewed

10.15.2020
TAI

EXHIBIT C -
LANDSCAPE PLAN
AREA 1

Project No.	19242
Date	10.06.2020

L0.01

1" = 40'-0"

0 20' 40' 80'



--	--

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 within 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 than 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 within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
7. Trees shall not be planted deeper than the base of the "trunk flare".
8. The tree pit shall be backfilled with native topsoil free of rock and other debris.
9. Burlap, twine and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
10. Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption 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 hardwood or other mulch.
15. 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.
16. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
17. Trees planted on a slope shall have the soil stain at the average grade of slope.
18. No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover or some type of fixed paving.
19. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
20. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall 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 and walks is

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.

DESIGN DEVELOPMENT

No.	Date
	Revision



Project No.	19242
Date	10.06.2020

L0.02

CASE NO. D 20-0001
LANDSCAPE PLAN
BLOCK A, LOT 1 - 38.146 ACRES
A RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

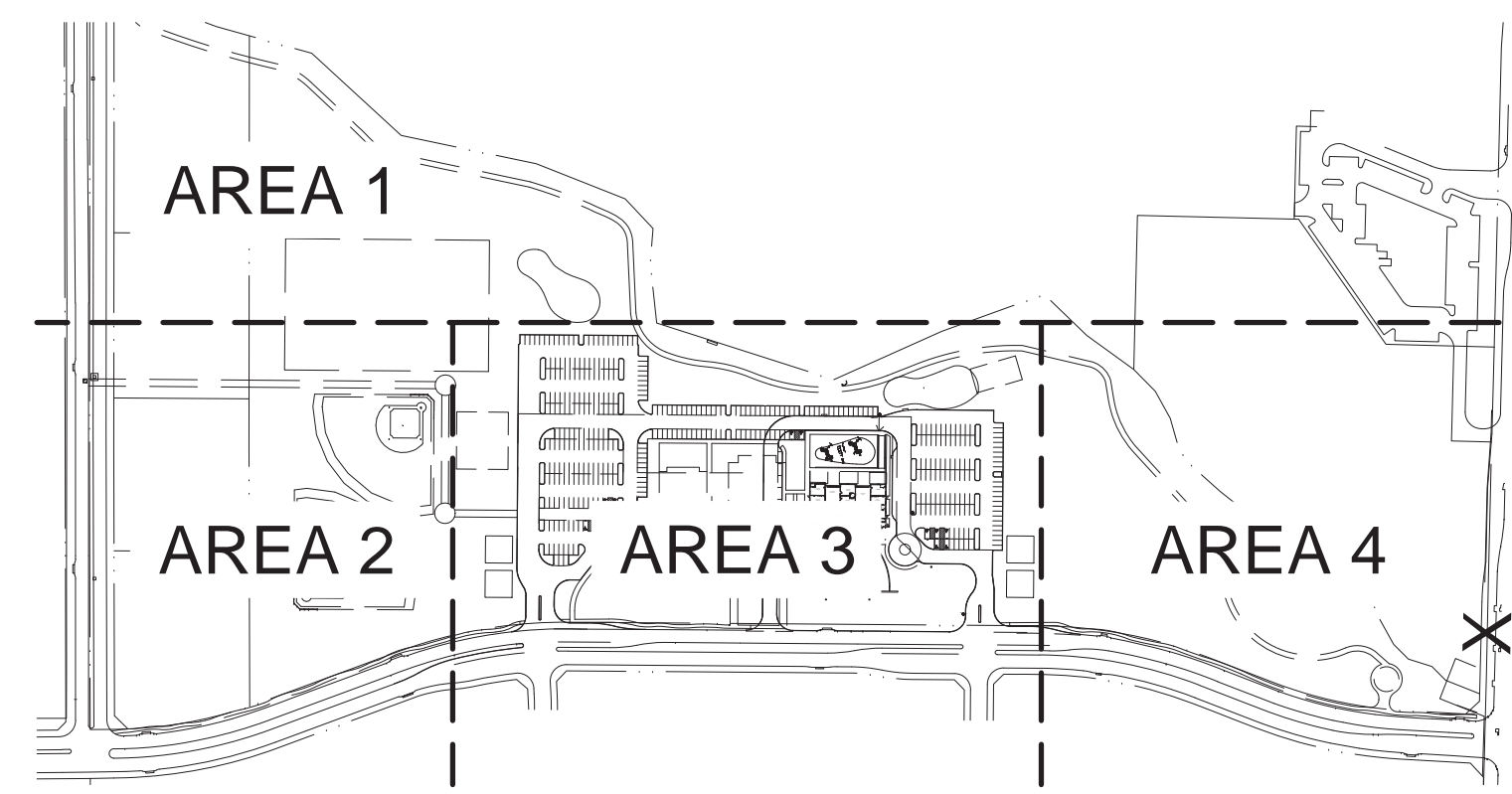
C

1. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
2. ALL DEVELOPED AREAS SHALL BE SERVED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL DEVELOPED AREAS SHALL BE MAINTAINED TO PROFESSIONAL COMMERCIAL STANDARDS.

B

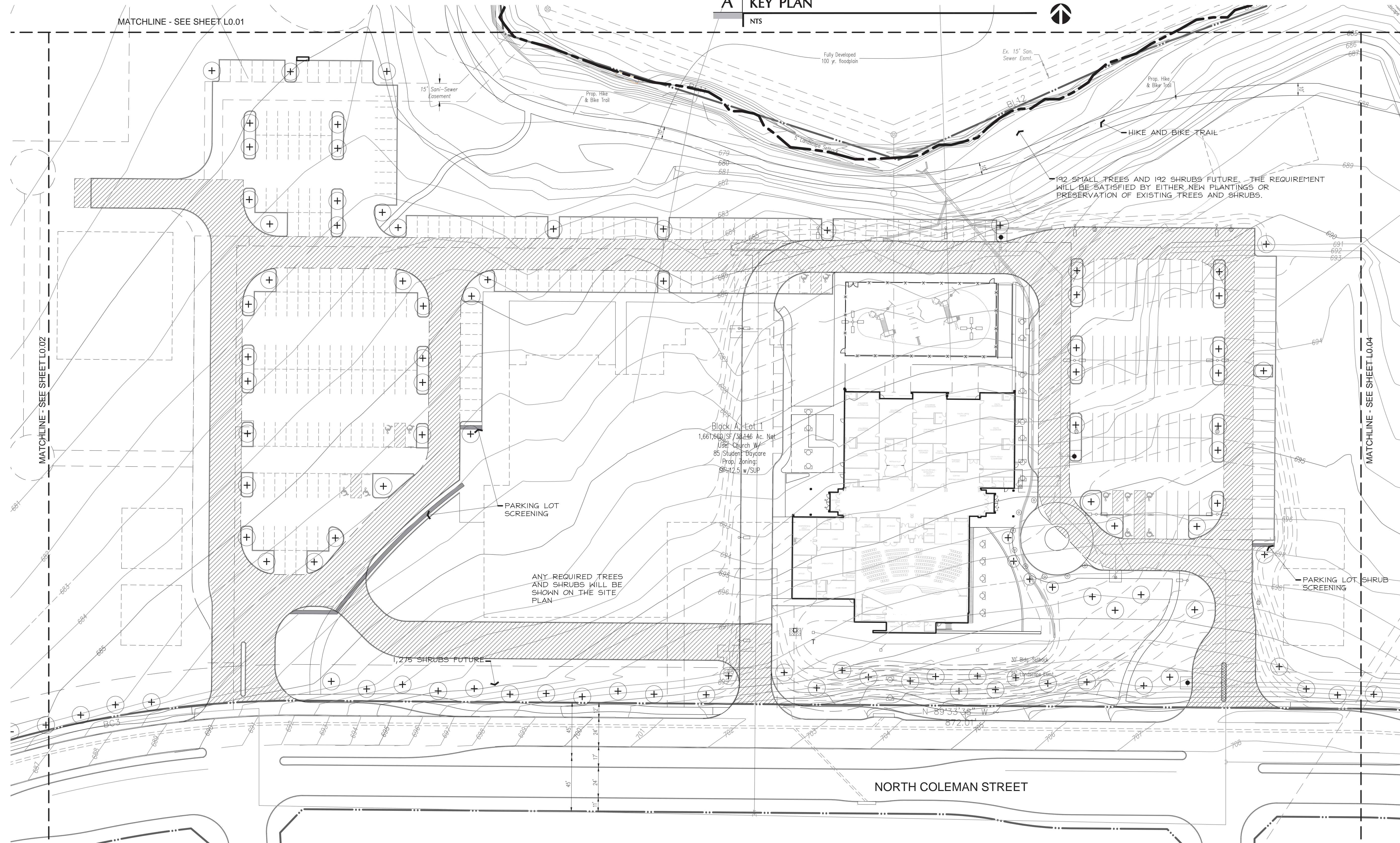
CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



A

NTS



B

1" = 40'-0" 0 20' 40'

 $1'' = 40'-0''$

CASE NO. D 20-0001
LANDSCAPE PLAN
BLOCK A, LOT 1 - 38.146 ACRES
A RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS



PROSPER UNITED METHODIST
CHURCH

NORTH COLEMAN STREET, PROSPER TX

DESIGN DEVELOPMENT

[illegible]

EXHIBIT C -
LANDSCAPE PLAN
AREA 3

Project No.	19242
Date	10.06.2020

L0.03

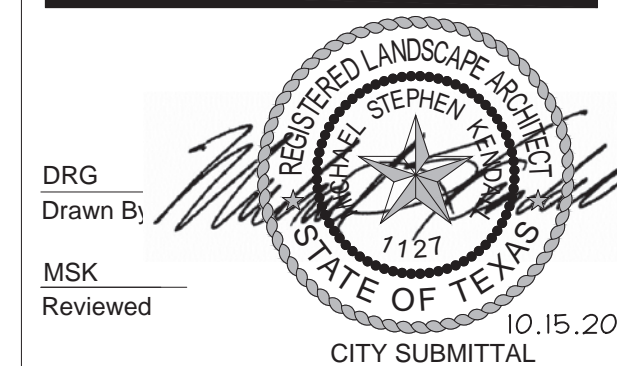
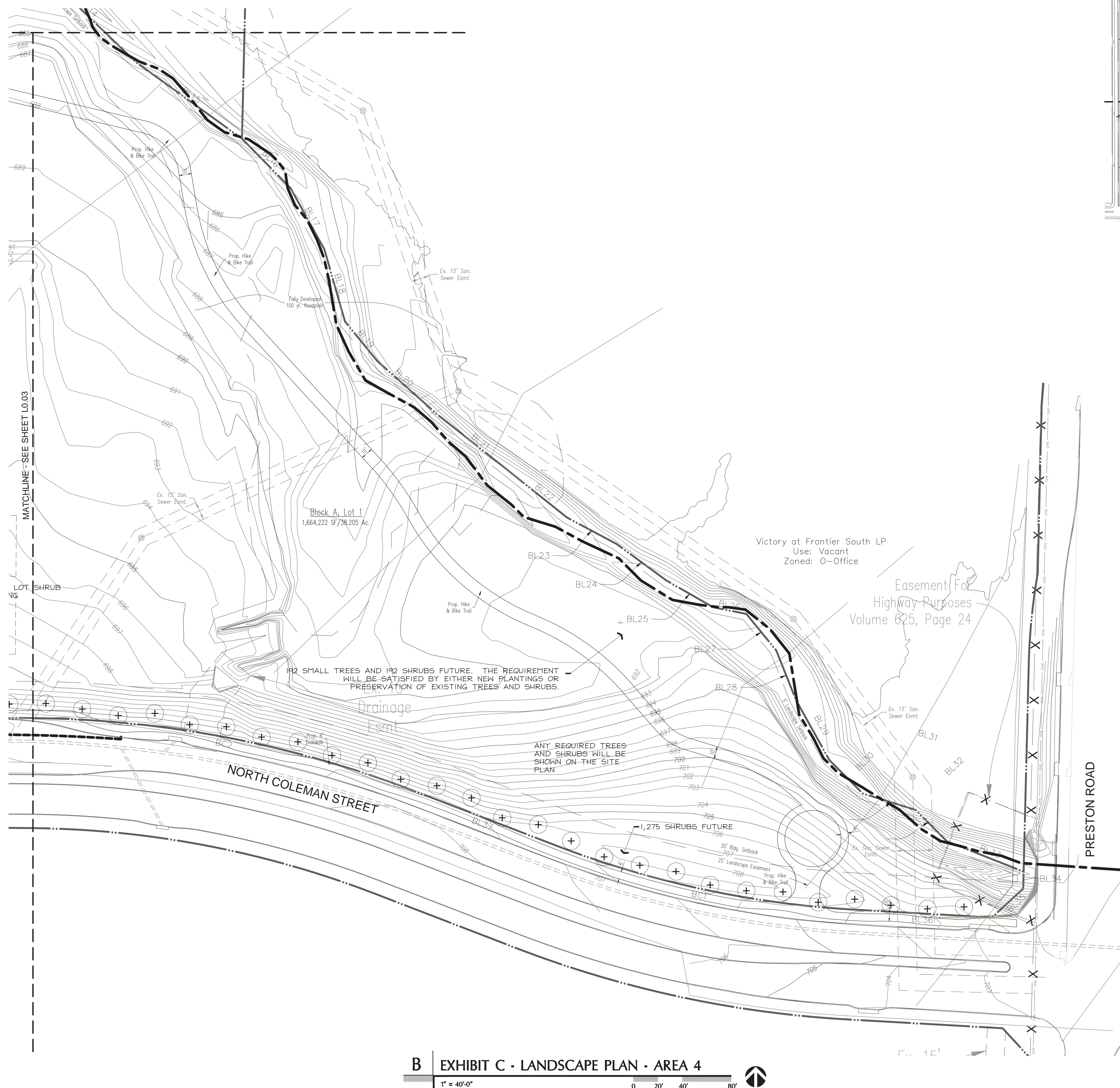
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EXHIBIT C -
LANDSCAPE PLAN
AREA 4

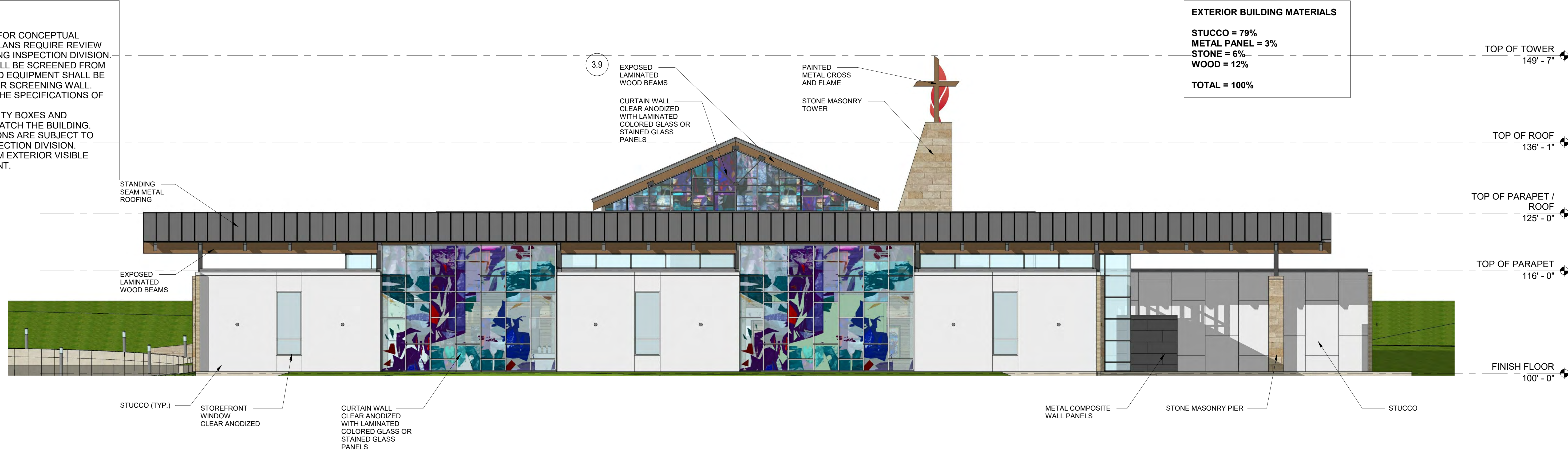
Project No.	19242
Date	10.06.2020

L0.04

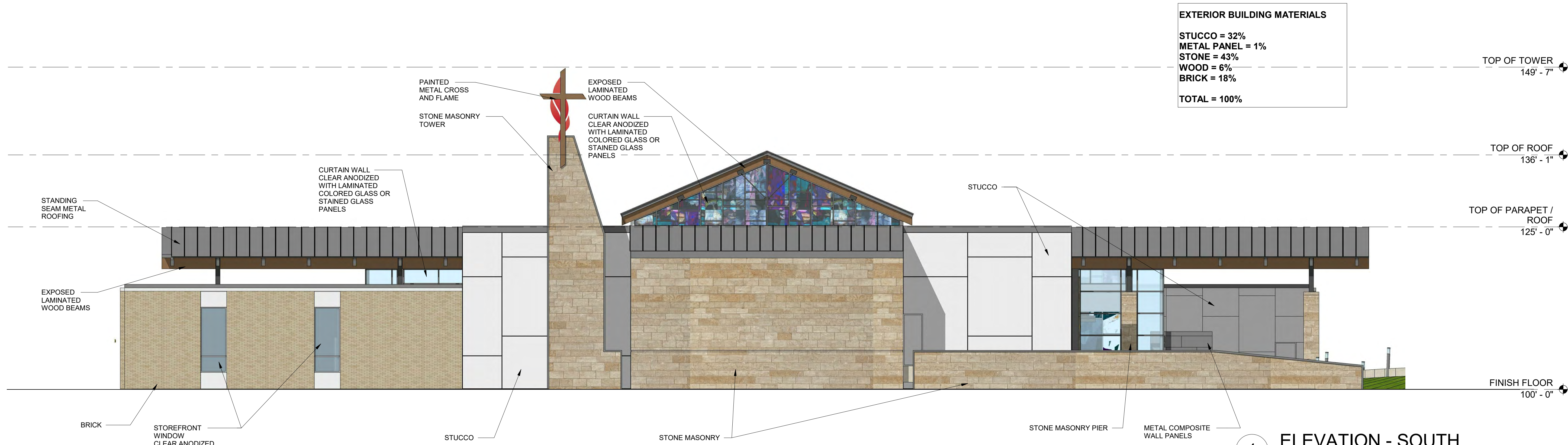
CASE NO. D 20-0001
LANDSCAPE PLAN
BLOCK A, LOT 1 - 38.146 ACRES
A RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS



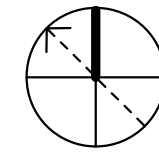
- GENERAL NOTES:**
- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL MEET THE SPECIFICATIONS OF 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 INSPECTION DIVISION.
 - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.



2 ELEVATION - NORTH
1/8" = 1'-0"



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



Case No. S20-0001

EXHIBIT D - FACADE PLAN

PROSPER UNITED METHODIST CHURCH, NORTH COLEMAN STREET, PROSPER TX

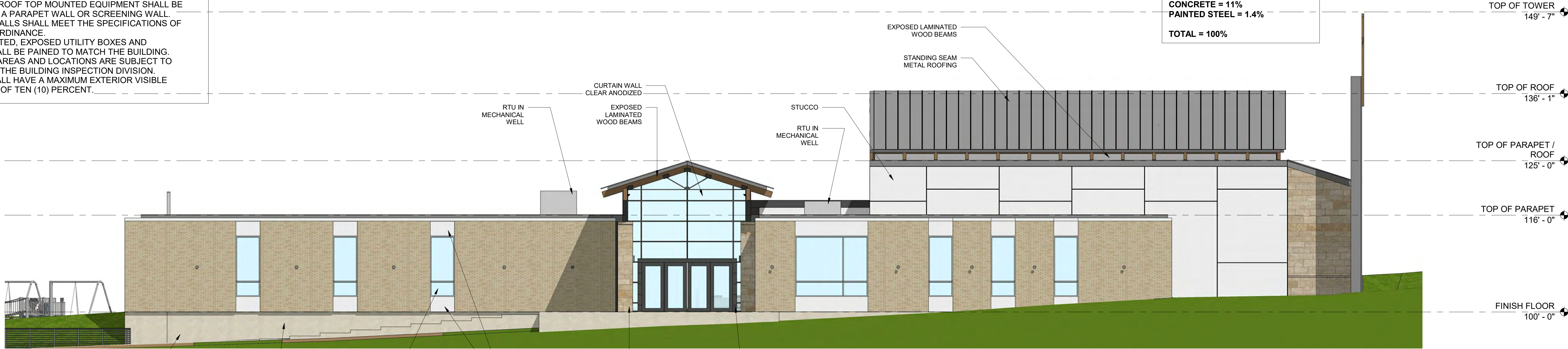
GENERAL NOTES:

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- 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 INSPECTION DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

EXTERIOR BUILDING MATERIALS

STUCCO = 28%
METAL PANEL = .6%
STONE = 8%
WOOD = 3%
BRICK = 48%
CONCRETE = 11%
PAINTED STEEL = 1.4%

TOTAL = 100%

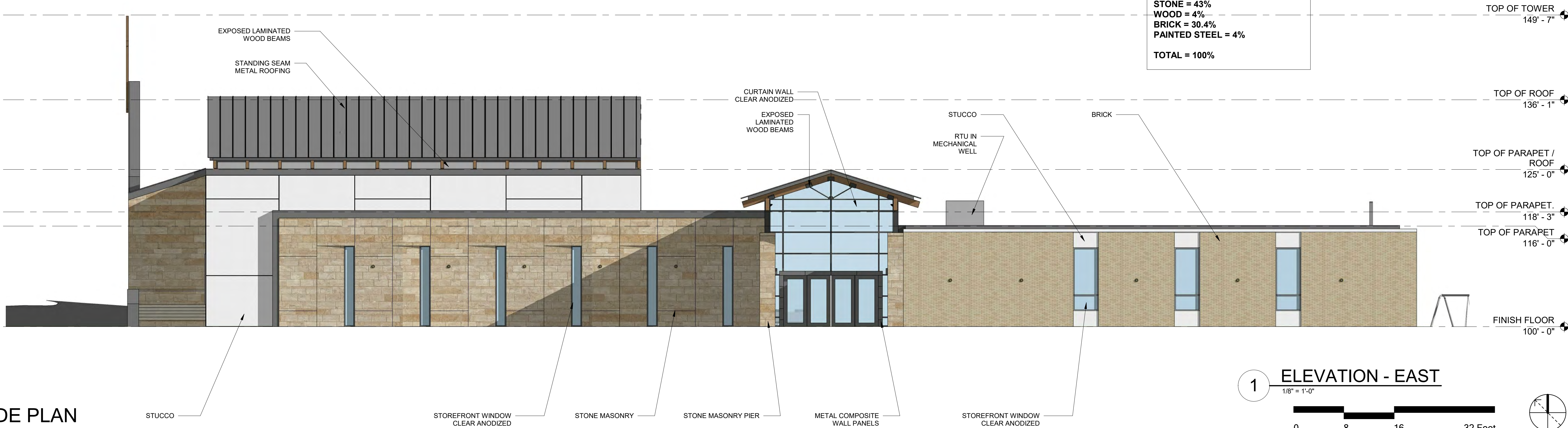


2 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS

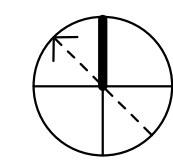
STUCCO = 18%
METAL PANEL = .6%
STONE = 43%
WOOD = 4%
BRICK = 30.4%
PAINTED STEEL = 4%

TOTAL = 100%



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

0 8 16 32 Feet



Case No. S20-0001

EXHIBIT D - FACADE PLAN

PROSPER UNITED METHODIST CHURCH, NORTH COLEMAN STREET, PROSPER TX