

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE BY GRANTING A SPECIFIC USE PERMIT (SUP) FOR A DAY CARE CENTER LOCATED ON A TRACT OF LAND CONSISTING OF 5.27 ACRES, MORE OR LESS, SITUATED IN THE JOHN MORTON SURVEY, ABSTRACT NUMBER 793, 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 Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from the North Texas Conference of the United Methodist Church ("Applicant") for a Specific Use Permit (SUP) for a Day Care Center, located on a tract of land consisting of 5.27 acres of land, more or less, in the John Morton Survey, Abstract Number 793, 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 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

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a Day Care Center, located on a tract of land consisting of 5.27 acres of land, more or less, in the John Morton Survey, Abstract Number 793, 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 the conceptual development plans, attached hereto as Exhibit "B," Exhibit "C," and Exhibit "D," which are 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, 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 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

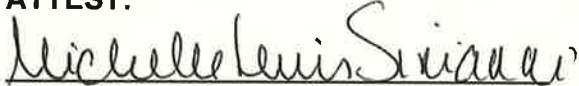
Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 9TH DAY OF AUGUST, 2022.



Jeff Hodges, Mayor Pro-Tem

ATTEST:



Michelle Lewis Sirianni, Town Secretary

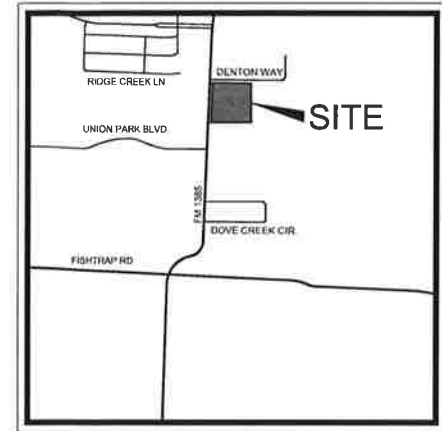
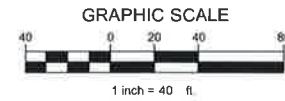
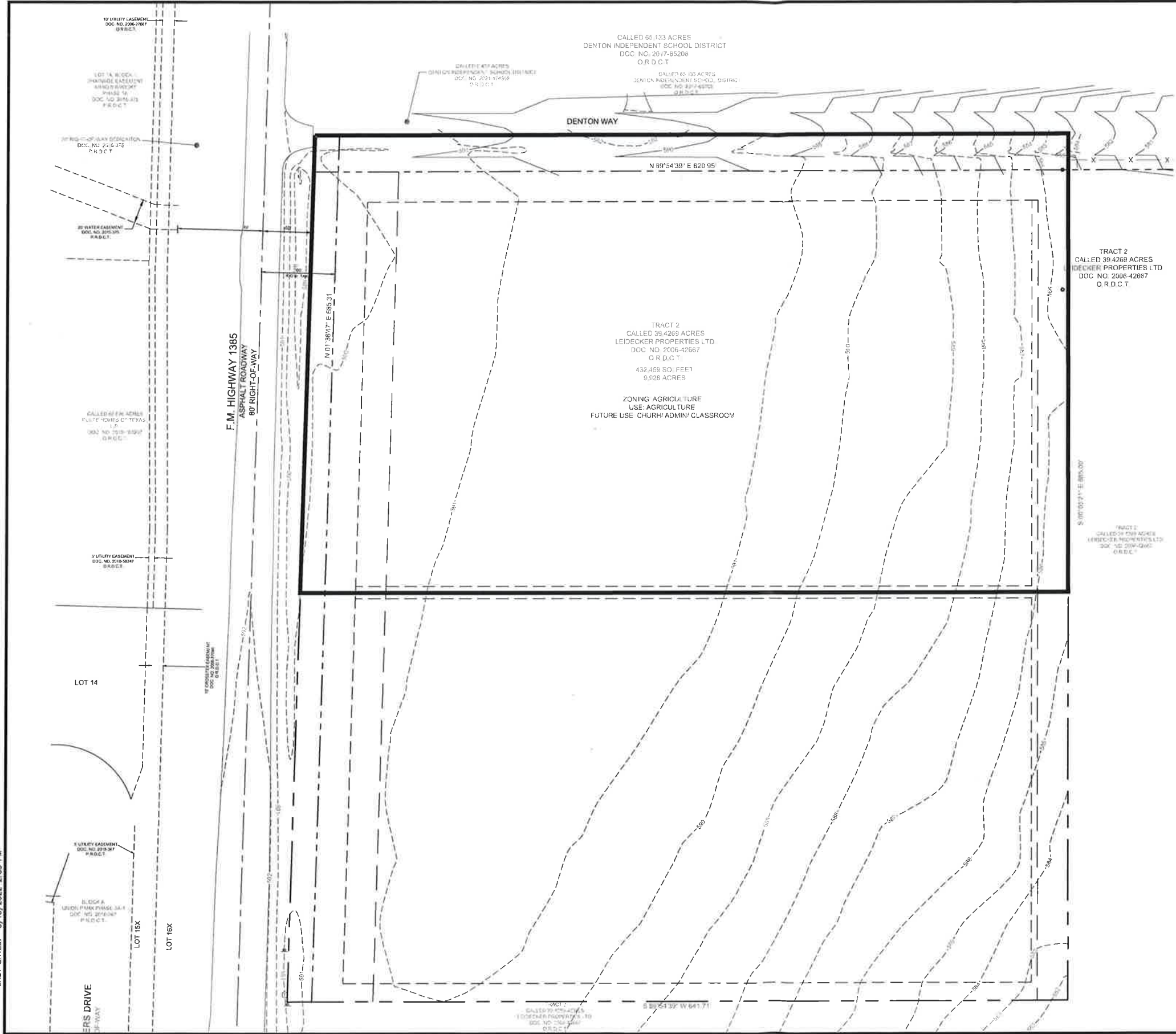
APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney



PLOTTED BY: MARK TORRES
PLOT DATE: 5/23/2022 5:18 PM
LOCATION: 2: PROJECTS\2020-064 GRACE CHAPEL PROSPER\CAD\EXHIBIT A.DWG
LAST SAVED: 5/16/2022 2:03 PM



VICINITY MAP
N.T.S.

GRACE CHAPEL PROSPER	
EXHIBIT A	
OWNER/DEVELOPER: NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH PO BOX 866128 PLANO, TEXAS 75086	
CONTACT NAME: KENNETH WOLVERTON	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: DREW DONOSKY	
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE 104 TX 75057 PH: 940.222.3009	
CONTACT NAME: MASON DECKER	
LEGAL DESCRIPTION: LOTS 1, BLOCK A NORTH TEXAS CONFERENCE OF THE METHODIST CHURCH ADDITION GROSS AREA: 5.422 OR 236,172 SF	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: DENTON	SURVEY: JOHN MORTON SURVEY
ABSTRACT NO: 793	

TEXAS REGISTRATION #11198

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: DREW DONOSKY
P.E. No. 122851, Date: 5/23/2022

**GRACE CHAPEL PROSPER
FM 1385 & DENTON WAY
PROSPER, TX**

NO.	DATE	REVISION	BY

EXHIBIT A

DESIGN: MKT
DRAWN: MKT
CHECKED: ASD
DATE: 4/12/2022

SHEET
EXH-A

File No. 2020-064

Being a 5.27 acre tract of land out of the John Morton Survey, Abstract Number 793, situated in the Town of Prosper, Denton County, Texas, and being a portion of a called 10.35 acre tract of land conveyed to Trustees Of The North Texas Conference Of The United Methodist Church by deed of record in Document Number 2020-131951 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the East right-of-way line of Farm-To-Market Road No. 1385, being the Southwest corner of said 10.35 acre tract;

THENCE, N01°38'47"E, along the East right-of-way line of Farm-To-Market Road No. 1385, being the common West line of said 10.35 acre tract, a distance of 685.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Farm-To-Market Road No. 1385 and South margin of Noles Road, being the Southwest corner of a called 0.427 acre tract of land conveyed to Denton Independent School District by deed of record in Document Number 2021-174358 of said Official Records;

THENCE, N89°54'39"E, along the South line of said 0.427 acre tract and the South margin of Noles Road, a distance of 620.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said 0.427 acre tract, being the Southwest corner of a called Tract 2 – 0.070 acre tract of land conveyed to Denton Independent School District by deed of record in Document Number 2021-114016 of said Official Records;

THENCE, S00°05'21"E, leaving the South margin of Noles Road, along the East line of said 10.35 acre tract, a distance of 347.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of said 10.35 acre tract bears S00°05'21"E, a distance of 337.07 feet;

THENCE, over and across said 10.35 acre tract, the following two (2) courses and distances:

1. WEST, a distance of 596.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S01°33'47"W, a distance of 338.14 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of said 10.35 acre tract;

THENCE, S89°54'39"W, along the South line of said 10.35 acre tract, a distance of 35.65 feet to the **POINT OF BEGINNING**, and containing an area of 5.27 acres (229,540 square feet) of land, more or less.

MARK TORRES
5/23/2022 5:18 PM
Z:\PROJECTS\2020-064 GRACE CHAPEL PROSPER\CAD\DWG\064 SITE PLAN.DWG
LAST SAVED: 5/16/2022 2:02 PM

F.M. HIGHWAY 1385
ASPHALT ROADWAY
80' RIGHT-OF-WAY

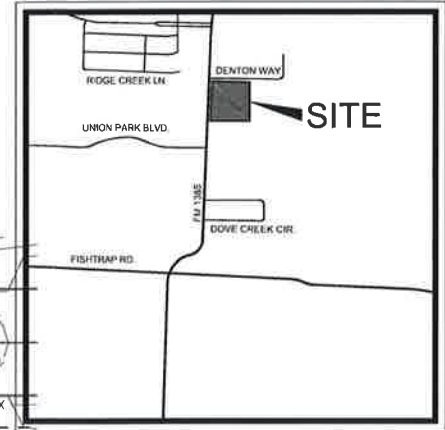
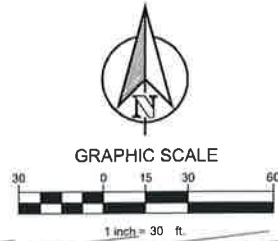
- TOWN OF PROSPER SITE PLAN GENERAL NOTES:**
- DEVELOPMENT PLAN REVIEW GUIDELINES
1. THE BUILDING HEIGHT, WIDTH, LENGTH, AND SQUARE FOOTAGE SHALL BE PROVIDED FOR ALL STRUCTURES ON THE DRAWING.
 2. THE CLASSIFICATION OF EACH BUILDING SHALL BE IDENTIFIED IN THE DRAWING.
 3. A MINIMUM OF TWO POINTS OF ACCESS TO THE PROPERTY SPACED NO LESS THAN 140 FEET APART. AMENDMENT 503.1.4
 4. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
 5. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
 6. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 20-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 20-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET FROM THE BUILDING. AMENDMENT 503.2.4
 7. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 8. THE INSIDE TURNING RADIUS OF THE 20-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 9. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 10. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
 11. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS, AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS AND FACILITIES OTHER THAN R-3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM A HYDRANT-TO-A HYDRANT, NOT AS THE "CROW FLIES" AMENDMENT 507.5.1
 12. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30 DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
 13. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
 14. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 15. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- WHILE THERE IS AN ARRAY OF BENEFITS TO EMERGENCY RESCUE AND FIREFIGHTING TACTICS, THE FOLLOWING ARE A FEW BASIC SCENARIOS TO EXPLAIN THE RATIONALE:
- 1.) LADDER ANGLE IN THE EVENT OF EMERGENCY RESCUE.
 - 2.) LADDER ANGLE IN THE EVENT OF ROOF VENTILATION.
 - 3.) 360° SIZE-UP IS A BASIC PROTOCOL AND PROCEDURE OF THE FIRST ARRIVING OFFICER. THIS ALLOWS FIREFIGHTERS TO SIZE UP THE DANGER(S) TO DETERMINE IF ADDITIONAL APPARATUS AND AID WILL BE NEEDED.
 - 4.) HOSE LAY MANEUVERABILITY IN THE EVENT OF A HOSE ATTACK. FIREFIGHTERS MUST PULL HOSE(S). IT IS COMMON PRACTICE THROUGHOUT THE INDUSTRY. UNFORTUNATELY, THERE IS NO ORDERLY OR SINGLE APPROACH TO STRETCHING HOSE OUT WHEN A BUILDING IS ON FIRE.
 - 5.) STAGING RESCUE EQUIPMENT AND VENTILATION FANS, TOOLS, THE MANEUVERABILITY OF EMS EQUIPMENT, AND SO FORTH.
16. AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE PROPOSED BUILDINGS IF THE SQUARE FOOTAGE EXCEEDS 5,000 SQUARE FEET TO THE DRIP LINE ON EACH LOT OR THE OCCUPANT LOAD WITHIN THE ASSEMBLY OCCUPANCY EXCEEDS 100 PEOPLE. AMENDMENT 503.2.11.9.

SITE SUMMARY TABLE:

BLOCK	LOT	ZONING	PROPOSED USED	LOT AREA (SF)	(AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (7%) (SF)	OPEN SPACE PROVIDED (SF)
A	1	A - AGRICULTURE	CHURCH/ADMIN /CLASSROOM	236,172	5.422	19,403	1 STORY - 25'11"	8.22	12.16:1	130	137	5	5	(15 SF PER SPACE) 2,145	2,145	120,409	(7% OF LOT AREA) 16,532	115,763
Total				236,172	5.422	19,403		8.22		130	137	5	5	2,145	2,145	120,409	16,532	115,763

PARKING SUMMARY	
PARKING REQUIRED CHURCH = 300 / 3 SEATS = 100 CLASSROOM = 6"1.5 = 9 ADMIN/DAYCARE = 21 CHILDREN = 142	130 SPACES
PARKING PROVIDED	137 SPACES
ADA REQUIRED	5 SPACES
ADA PROVIDED	5 SPACES

PLAYGROUND SUMMARY	
PLAYGROUND AREA REQUIRED = 65 SF / KID = 142 KIDS * 65 SF	9,230 SF
PLAYGROUND AREA PROVIDED	9,430 SF



VICINITY MAP
N.T.S.

LEGEND	
	FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT



GRACE CHAPEL PROSPER

SUP SITE PLAN

OWNER/DEVELOPER:
NORTH TEXAS CONFERENCE OF THE
UNITED METHODIST CHURCH
PO BOX 866128
PLANO, TEXAS 75086
CONTACT NAME: KENNETH WOLVERTON

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

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE 104
TX 75057
PH: 940.222.3009
CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
LOTS 1, BLOCK A
NORTH TEXAS CONFERENCE OF THE
METHODIST CHURCH ADDITION
GROSS AREA: 5,422 OR 236,172 SF

CITY:	STATE:
TOWN OF PROSPER	TEXAS
COUNTY:	SURVEY:
DENTON	JOHN MORTON SURVEY
ABSTRACT NO.:	793

WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN SEWER
	DOM.	2"	2	6"
	IRR.	1"	2	N/A

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C0410G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

EXHIBIT B

SUP

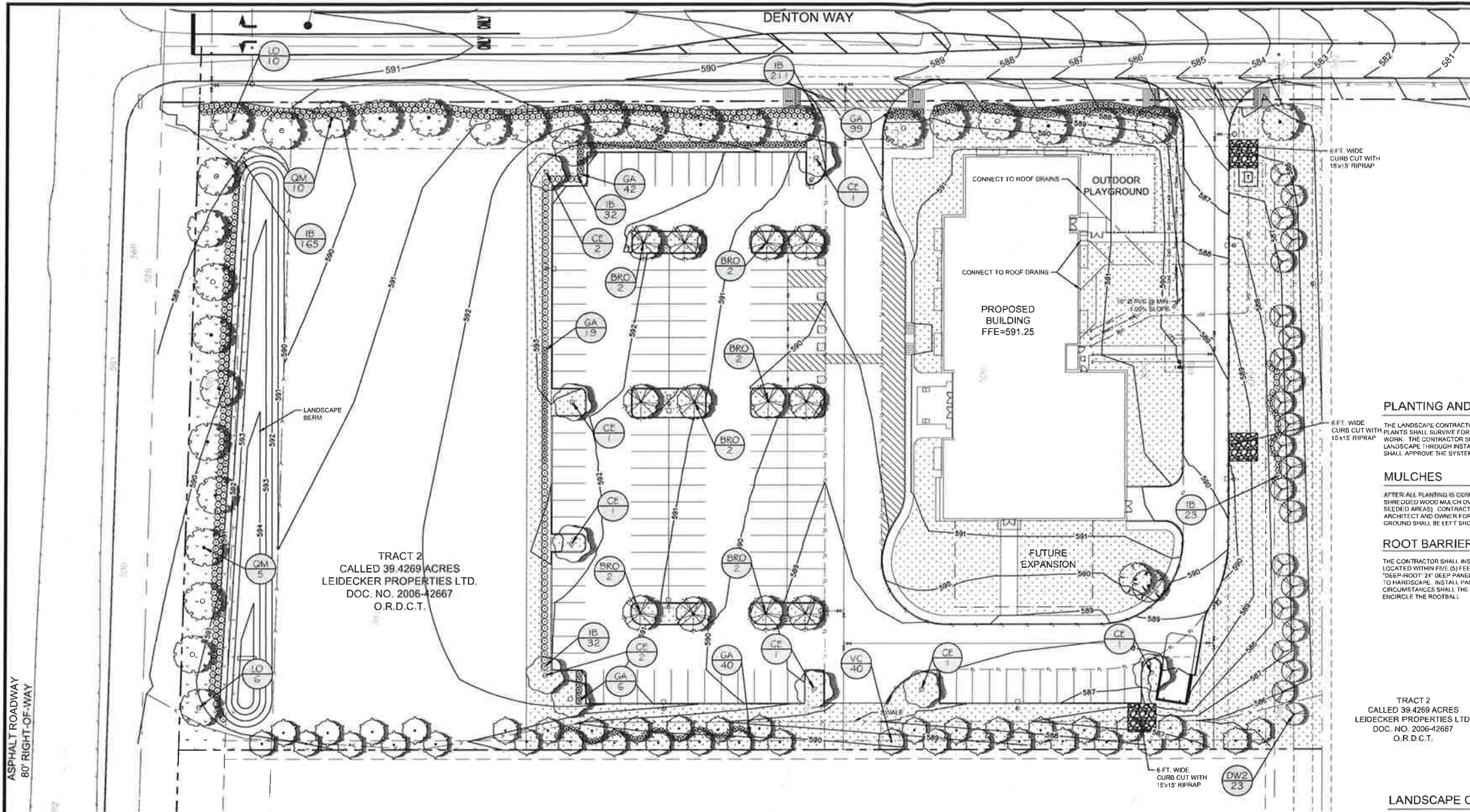
File No. 2020-064



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 122851, Date: 5/17/2022

GRACE CHAPEL PROSPER
FM 1385 & DENTON WAY
PROSPER, TX

NO.	DATE	REVISION	BY



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
EX	Existing Tree to Remain	reference TO sheets	existing	existing	2
DW2	Desert Willow / <i>Chionopsis linearis</i>	min. 12 ht; buffer tree	CONT.	3" Cal	23
BRO	Burr Oak / <i>Quercus macrocarpa</i>	min. 12 ht; parking lot tree	CONT.	3" Cal	12
QM	Texas Red Oak / <i>Quercus texana</i>	min. 12 ht; street tree	CONT.	3" Cal	15
LO	Live Oak / <i>Quercus virginiana</i>	min. 12 ht; street tree	CONT.	3" Cal	16
CE	Cedar Elm / <i>Ulmus crassifolia</i>	min. 12 ht; parking lot tree	CONT.	3" Cal	10
VC	Chaste Tree / <i>Vitex agnus-castus</i>	Purple; Multi-trunk	CONT.	3" Cal	40
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
GA	Glossy Abelia / <i>Abelia grandiflora</i>	36" o.c.; min. 24" ht.	5 gal.		206
IB	Burford Holly / <i>Ilex cornuta 'burford'</i>	min. 36" ht; 30" o.c.	10 gal.		462
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
BG	Bermuda Grass / <i>Cynodon dactylon</i>		hydro		62,888 sf
CD	Bermuda Grass / <i>Cynodon dactylon</i>	1/4 4 1/2"	sod		54,282 sf

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWitt "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

LANDSCAPE CALCULATIONS

STREET FRONTAGE:

FM 1385 346 LF

TREES @ 1 / 30 LF:

SHRUBS @ 15 / 30 LF:

NOES ROAD 600 LF

1 / 30 LF:

SHRUBS @ 15 / 30 LF:

PARKING LOT

TOTAL PARKING SPACES:

REQUIRED INTERIOR LANDSCAPE AREA:

PROVIDED INTERIOR LANDSCAPE AREA:

1 TREE PROVIDED AT THE TERMINUS OF EACH PARKING BAY

ADDITIONAL SHRUBS PROVIDED AS A SOLID LIVING SCREEN

PERIMETER LANDSCAPE

EAST PROPERTY LINE 346 LF

TREES REQUIRED

(1 ORNAMENTAL TREE / 15 LF):

TREES PROVIDED:

SHRUBS REQUIRED (1 SHRUBS/15 LF):

SHRUBS PROVIDED:

SOUTH PROPERTY LINE 600 LF

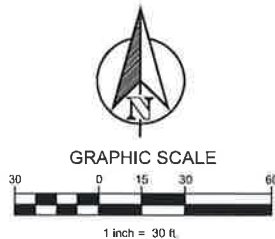
TREES REQUIRED

(1 ORNAMENTAL TREE / 15 LF):

TREES PROVIDED:

SHRUBS REQUIRED (1 SHRUBS/15 LF):

SHRUBS PROVIDED:



3-31-22

GRACE CHAPEL PROSPER
FM 1385 & DENTON WAY
PROSPER, TX

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN
DRAWN
CHECKED
DATE

SHEET

LP-1



GENERAL

A QUAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE AND AN OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REGARDING LANDSCAPE PLANTING, NURSERY AND PESTICIDE WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPE, FULLY BRANCHED, HEALTHY, VIGOROUS, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DISEASE SUCH AS KNOT, SUN SCALD, CANCERS, ABRASIONS, AND DISFIGUREMENTS. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REPLACED BY THE SAME SPECIES AND BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS (ON STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS, SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT FLARE TO THE HIGHEST BRANCH.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF, FREE OF SOIL THICKNESS OF 1 1/2" EACH Pallet (2' SOD SHALL BE ACCEPTED) AND BE CERTIFIED BY THE SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE SEED CERTIFICATION.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MINIMUM NITROGEN CONTENT 5 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4 INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMIMEN/INCH, NOT EXCEEDING 6.5 PERCENT INCH; CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANT MIX: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST.
- H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- I. MULCH: 2" DEEP MULCH MATERIAL, SUCH AS BARK CHIPS, FREE FROM DEBRIS, METALS, AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- J. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUIV).
- K. TREE STAKING AND GUYING:
1. STAKES: 6" LONG GREEN, HARDWOOD T-POSTS.
2. GUY AND THE WIRE: ASTM A641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STAKING CHAFING CORD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. TREE EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIV.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANNING PRE-EMERGENT HERBICIDE THAT IS LABELLED FOR USE ON TURF OR DRIVELANDS. THE PRODUCT ON WHICH IT WILL BE UTILIZED, PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
- a. AFTER FINISH GRADINGS HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOLIDS, ORGANIC MATTER, PH, SULPHUR, CHLORIDE, NITROGEN, AMMONIUM, NITRATE, CATION, ANION, COC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROPOSE A FERTILIZATION PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SOILS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
3. **FOR BIDDING PURPOSES ONLY**, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AND OVERLAPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPHUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AND OVERLAPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPHUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOID AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING ALL AMENDMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
6. BEFORE PREPARING THE SOIL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

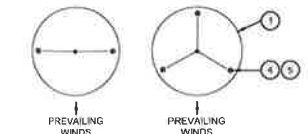
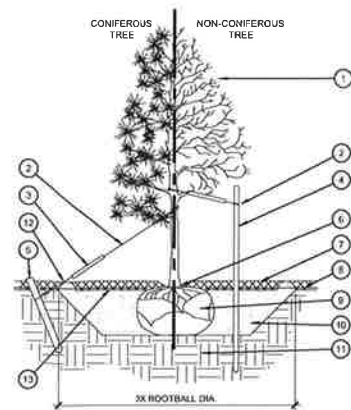
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CAROZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID HARM TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CARZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4'5" ABOVE THE AVERAGE GRADE AT THE TRUNK)
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- c. ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY, DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS.
- C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
2. SCALFIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TIESE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE FINISHED GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT THE CONTRACTOR'S COST.
6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKES SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- | | |
|----------------------|---|
| a. 15- 30 GAL TREES | TWO STAKES PER TREE |
| b. 45- 100 GAL TREES | THREE STAKES PER TREE |
| c. MULTI-TRUNK TREES | THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE |
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS' ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY SOD IN A STAGGERED MANNER, WITH TIGHTLY FITTED JOINTS. BUT ENDS AND SIDES OF SOD STRIPS- DO NOT OVERLAP. STAGGER STRIPS TO JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
1. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- | | |
|---------------------------------------|--|
| a. WINTER MIX (OCTOBER 1- MARCH 31) | |
| 50# CELLULOSE FIBER MULCH | |
| 2# UNHULLED BERMUDA SEED | |
| 2# ANNUAL RYE SEED | |
| 15# 15-15 WATER SOLUBLE FERTILIZER | |
| b. SUMMER MIX (APRIL 1- SEPTEMBER 30) | |
| 50# CELLULOSE FIBER MULCH | |
| 2# HULLED BERMUDA SEED | |
| 15# 15-15 WATER SOLUBLE FERTILIZER | |
- G. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- H. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
4. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LAMPS, LAMP POSTS, TREES, SHRUBS, PERENNIALS, SOD, SEEDING HYDRO-MULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH IS ATTRIBUTED TO THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE.
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING

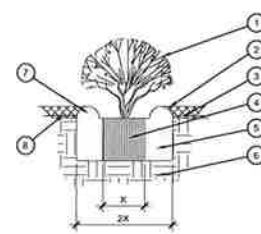
K. PROVIDE A MINIMUM OF

- WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



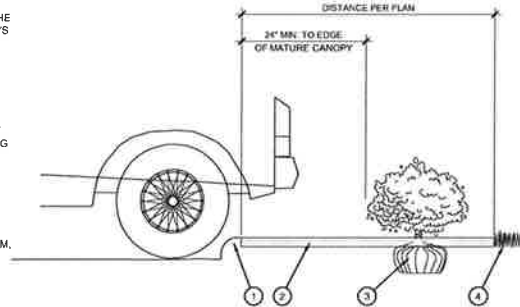
TREE PLANTING

SCALE NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

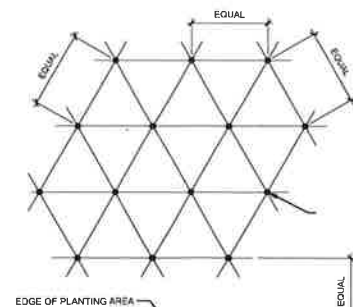
SCALE: NTS.



- 1 CURB
- 2 MULCH LAYER
- 3 PLANT
- 4 TURF (WHERE SHOWN ON PLAN)

5 HEDGE PLANTING AT PARKING AREA

E) SCALE NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS) REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = $100/2.25 = 44$ PLANT

PLANT SPACING

SCALE NTS



DESIGN:	
DRAWN:	
CHECKED:	
DATE:	
	SHEET

LP-2

File No.	
----------	--

TOWN OF PROSPER GENERAL LANDSCAPE NOTES

- For Final Draft of the measures and build according to the following list of the **Town Meeting's Legislative Agenda** (TMA) Set-Points: **Grades and Streets**
1. All **street** surveys are to be **graded** from 4' up-slope and to slope up to the **grade** of the **terminating** **road**.
2. All **street** lanes are **established** per the **City of Concord's** **code**, **street** **cross** **walk** **up-slope** **to** **the** **grade**.
3. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
4. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
5. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
6. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
7. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
8. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
9. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
10. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
11. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
12. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
13. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
14. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
15. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
16. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
17. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
18. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
19. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
20. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
21. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
22. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
23. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
24. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
25. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
26. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
27. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
28. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
29. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
30. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
31. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
32. **Grass** **cover** **up** **to** **the** **grade** **is** **to** **be** **graded** **to** **the** **grade** **of** **the** **terminating** **road**.
33. **Grass** **cover** **up** **to** **the** **grade** **is** **to**

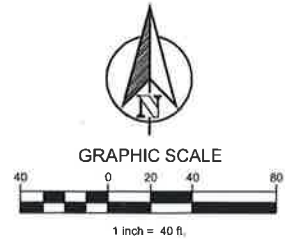
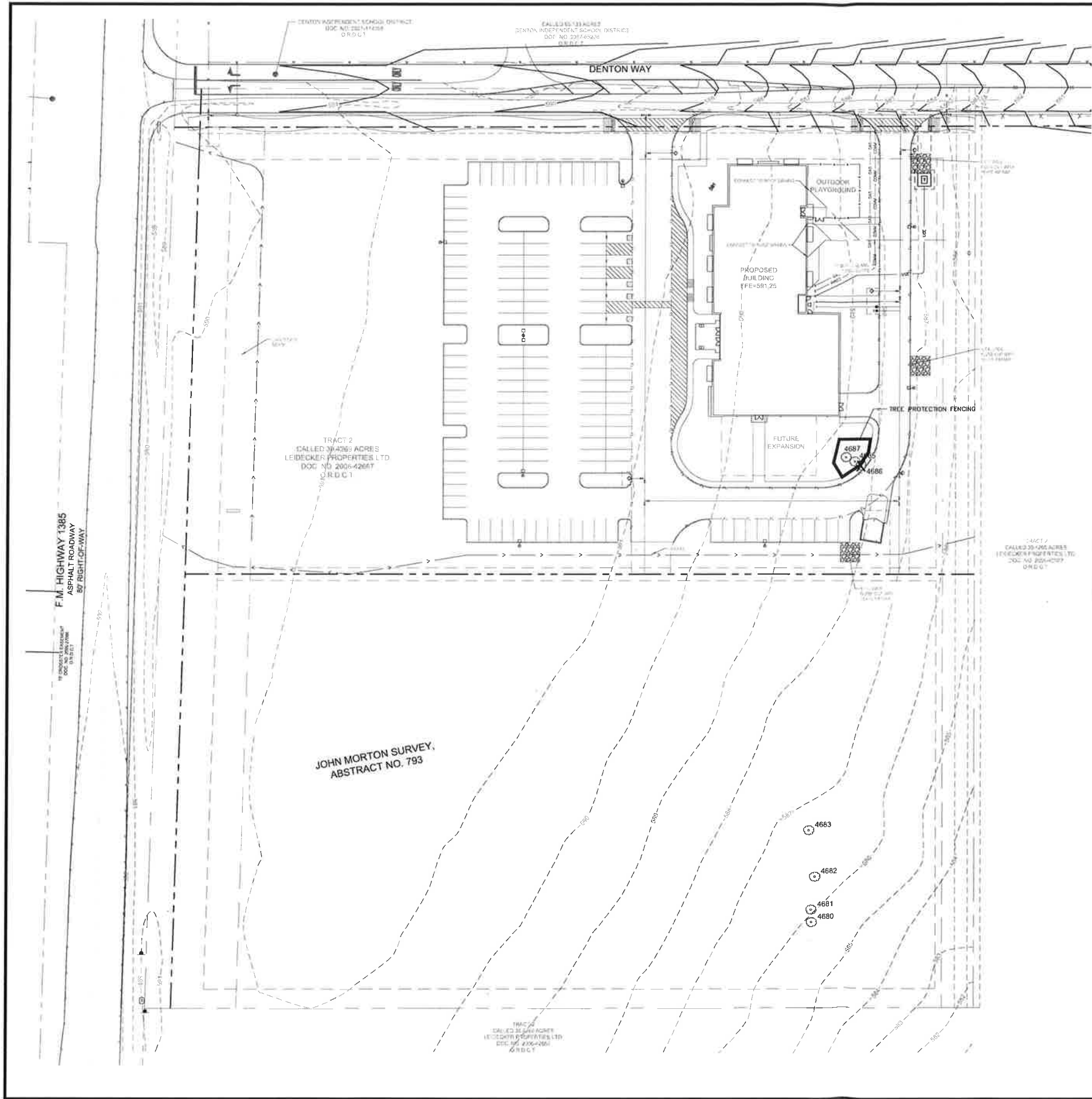
TOWN OF PROSPER MAINTENANCE STANDARDS

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE. ALL PLANT MATERIAL SHALL BE PERFECTLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SPECIES AND PLANT MATERIAL SHALL NOT BE REPLACED OR REPLANTED PRIOR TO THE END OF THE TENANT OR AGENT WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE. WITHIN THIRTY (30) DAYS OF NOTIFICATION BY THE TOWN OR A DATE APPROVED BY THE TOWN.
- B. ALL TREES LOCATED ON TOWN PROPERTY SHALL BE CARED FOR BY THE TOWN. UNLESS THE CONTRASTION IS TRANSFERRED TO ANOTHER ENTITY THROUGH A COUNCIL-APPROVED AGREEMENT BETWEEN THE TOWN AND ANOTHER ENTITY, THE TOWN SHALL BE RESPONSIBLE FOR THE CARE OF ALL TREES. CONTRACTOR MONITORS AND CARES FOR TREES IN A WAY THAT PROMOTES A HEALTHY AND GROWING URBAN FOREST. IS PERFORMED ACCORDING TO ANS AND "STANDARDS FOR TREE CARE OPERATIONS" (WWW.ANRSOCIETY.ORG). IF THE TOWN IS NOT A MEMBER OF ANRS, THE TOWN SHALL JOIN ANRS. IF ANRS ABBREVIATION, IT SHALL BE UNLAWFUL TO REMOVE, PRUNE, DAMAGE OR OTHERWISE HARM TREES ON TOWN PROPERTY WITHOUT PERMISSION FROM THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE TOWN SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF TREES, INCLUDING AND UPDATING AN ANNUAL WORK PLAN. THIS WORK PLAN SHALL DOCUMENT WHAT MAINTENANCE ACTIVITIES ARE BEING PERFORMED AND SCHEDULED EACH YEAR. THE PARKS AND RECREATION BOARD SHALL BE REQUIRED TO ADDRESS ANY CONCERNS, ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.




LANDSCAPE DETAILS & SPECIFICATIONS



**E CHAPEL PROSPER
85 & DENTON WAY
PROSPER, TX**



LEGEND

-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING

TREE TABLE							
ID NO.	SPECIES	DBH (INCHES)	STATUS	LOCATION	FLOODPLAIN	%	MITIGATION
734	BOIS D'ARC	12	RETAIN	OFF-SITE	NO	-	-
4680	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4681	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4682	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4683	HACKBERRY	10	RETAIN	OFF-SITE	NO	-	-
4685	BOIS D'ARC	12	RETAIN	ON-SITE	NO	-	-
4686	BOIS D'ARC	12	REMOVE	ON-SITE	NO	-	-
4687	BOIS D'ARC	36	RETAIN	ON-SITE	NO	-	-

NOTE:
NO MITIGATION REQUIRED DUE TO SPECIES OF REMOVED TREE.

"I Daniel Reece, being a Texas landscape architect attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown.
Signature: Don Reece Date: 3-1-22



CLAY MOORE ENGINEERING
REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
3-31-22

GRACE CHAPEL PROSPER
FM 1385 & DENTON WAY
PROSPER, TX

DESIGN
DRAWN
CHECKED
DATE

REVISION
DATE
BY

TREE DISPOSITION PLAN

TD-1