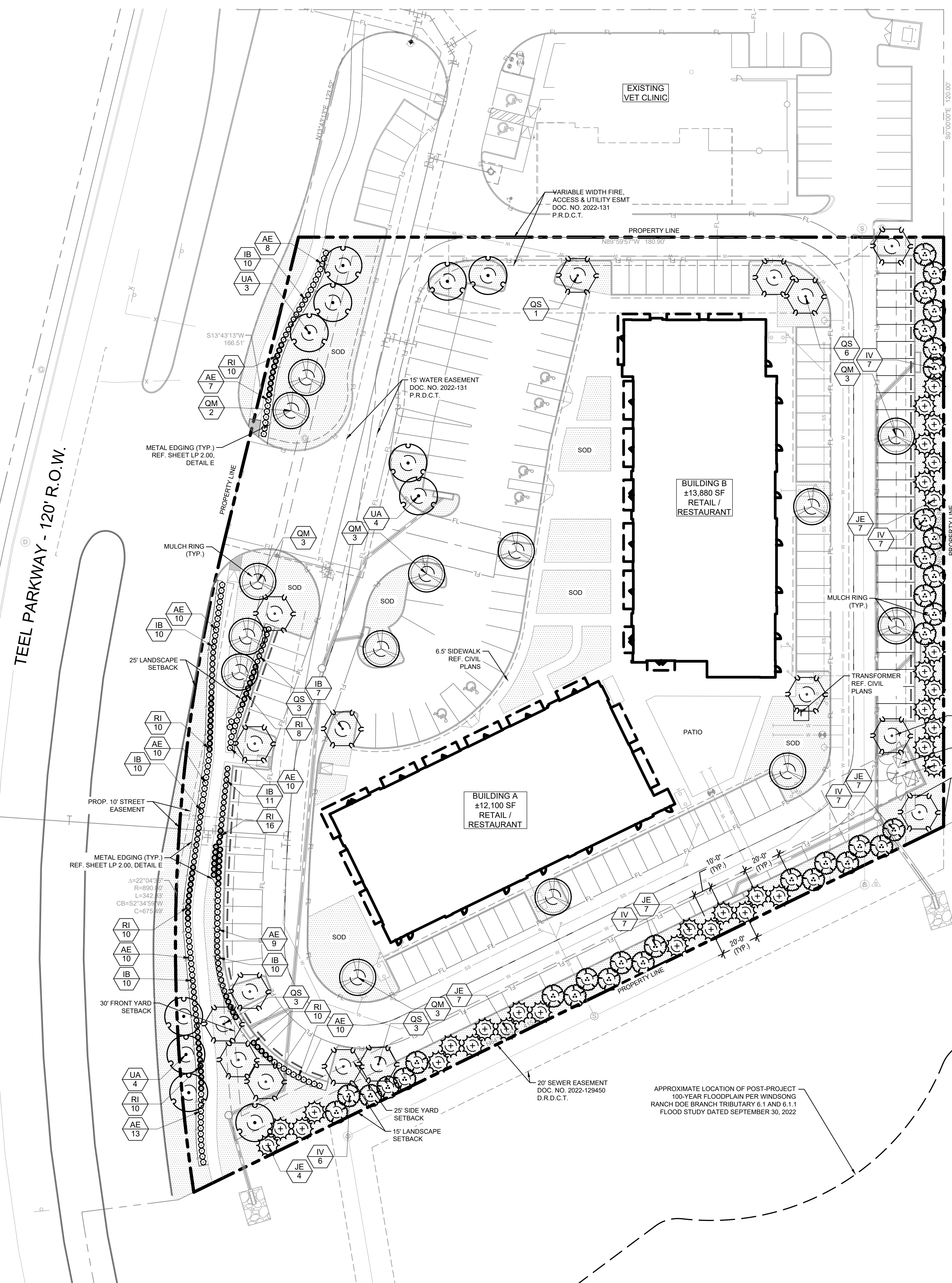
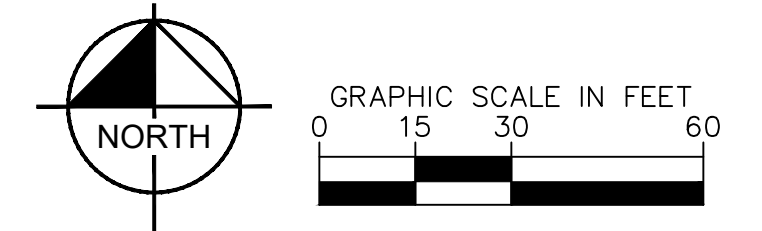


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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UA	11	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	QM	14	QUERCUS MACROCARPA / BURR OAK	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	JE	32	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	3" CAL.	10'-12' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	QS	16	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14'-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
	IV	34	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3" CAL.	8'-10' HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING
SHRUBS							
	IB	68	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	AE	87	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	RI	74	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS							
	SOD	34,786 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	SE	TBD	STEEL EDGE				3/16" X 6" BLACK (CONTRACTOR TO INSTALL ALL LANDSCAPE BEDS ADJACENT TO SOD.)
	MULCH	TBD	SHREDDED HARDWOOD MULCH				3" DEPTH

TOWN OF PROSPER LANDSCAPE GENERAL NOTES

- Standard language and/or notations, as follows:
 - Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
 - All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
 - Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
 - Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
 - All root flares shall be set at three (3) to four (4) inches above surrounding grade. The tree pit shall be backfilled with native topsoil free of rock and other debris. Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
 - 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 including, but not limited to: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison. Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
 - Topsoil shall be a minimum of eight (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 three (3) inches of mulch.
 - Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
 - A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
 - Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
 - All areas of less than three (3) feet in width shall be grass, groundcover, or some type of decorative river rock, pavers, or concrete.
 - 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 caused for in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
 - Plant material that is damaged, destroyed, or removed shall be replaced with plants meeting minimum specifications per landscape plan. All turfground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
 - An automatic irrigation system shall be provided to irrigate all landscape areas into streets, sidewalks, or alleys.
 - No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
 - Earthen berms shall not include construction debris.
 - All walkways shall meet ADA and TAS requirements.
 - Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, 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 being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
 - IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.**
 - Call Parks and Recreation at (972) 569-1160 at least forty-eight (48) hours prior to the following inspections:
 - Proposed trail alignment
 - Berm construction & grading
 - Erosion release
 - Final inspection

NO EXISTING TREES ON SITE

Town of Prosper, Texas - Landscape Data Table
 Zoning/Proposed Use : PD-103, Restaurant/Retail
 Site Area : 3.59 AC (156,504.12 SF)

	REQUIRED	PROVIDED
Section 2 - Landscaping		
2.6 C. Non-residential landscaped area requirements		
1. Perimeter requirements		
Landscape area consisting of living trees, turf, or other living ground cover and being at least 25 ft. in width shall be provided adjacent to and outside of the right-of-way on property located adjacent to a major or minor thoroughfare	Yes	Yes
Teel Parkway - Major Thoroughfare		
One large tree (3" caliper min.) per 30 LF of roadway frontage shall be planted within the required landscape area. Trees may be planted in groups.	16 trees (3" caliper min.)	16 trees (3" caliper min.)
Teel Parkway: 458 LF / 30 LF = 16 trees		
A min. of 15 shrubs (5 gallon min.) shall be planted for each 30 feet of LF.	229 shrubs (5 gallon min.)	229 shrubs (5 gallon min.)
Teel Parkway: 458 LF / 30 LF = 15.27 LF		
15.27 LF * 15 = 229 shrubs		
Parking abutting the landscape area shall be screened from the adjacent roadway (shrubs or berms)	Yes	Yes
Where a non-residential development is adjacent to the property line of residential zoned parcels or areas shown as residential on the future land use plan, one large tree, 3" in caliper min. will be planted on 30' centers in a 15' landscape area.	Yes	66 Evergreen Trees
2. Interior parking requirements		
15 SF of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area	Yes	Yes
Landscaped islands shall be located at the terminus of all parking rows, and shall contain at least one large tree (3" caliper min.) with no more than 15 parking spaces permitted in a continuous row without being interrupted by a landscaped island. Where there is a min. 8' wide landscape median between two rows of head-in parking, landscaped islands are required every 20 spaces.	Yes	Yes
Landscaped islands shall be a min. of 160 SF, not less than 9' wide	Yes	Yes
At least 1 large tree (3" caliper min.), within 150' of every parking space	Yes	Yes
5 A. Screening Fences and Walls		
When a boundary of a multifamily, institutional, or non-residential use sides or backs to a property that is zoned or designated on the future land use plan for residential (non-multifamily) uses, or when any institutional or non-residential use sides or backs to a MF District, a solid screening wall or fence of not less than six feet nor more than eight feet in height shall be erected on the property line separating these uses	Yes	Yes



EXHIBIT C
ZONE-23-0023
LANDSCAPE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
 Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
 Submitted: **DECEMBER 5, 2023**

Owner:
 SKS Prosper Teel Parkway
 13455 Noel Road, Two Galleria Office Tower
 Frisco, Texas 75036
 Contact: Kalyan Akkasani
 Phone: (956) 220-4194

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower
 Dallas, Texas 75240
 Contact: Jeff Dolan, P.E.
 Phone: (972) 770-1300

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM

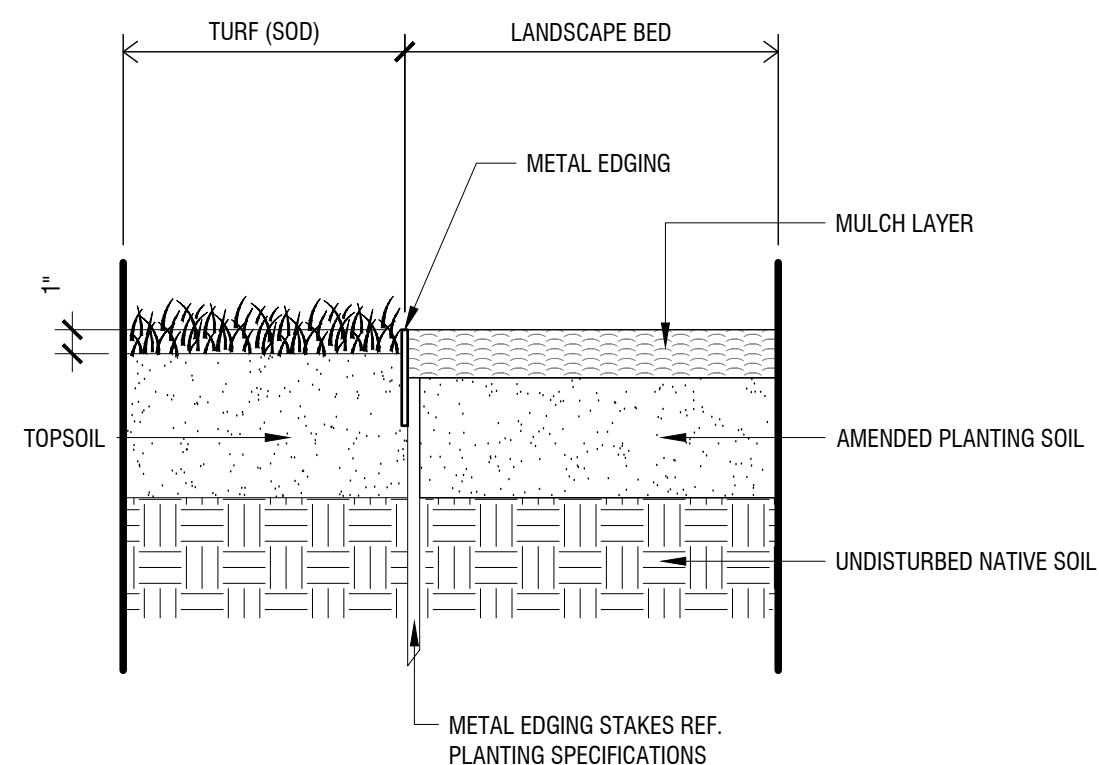
Kimley-Horn
 FOR REVIEW ONLY
 Not for construction or permit purposes.
 R.L.A. NO. 3545 DATE: 12/05/2023

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MMB	DRAWN BY	MMB	CHECKED BY	KWS
064620300	12/05/2023								

LANDSCAPE PLAN

TEEL PARKWAY
RETAIL
 PREPARED FOR
SKS PROSPER TEEL PKWY
 TEXAS
 SHEET NUMBER
LP 1.00

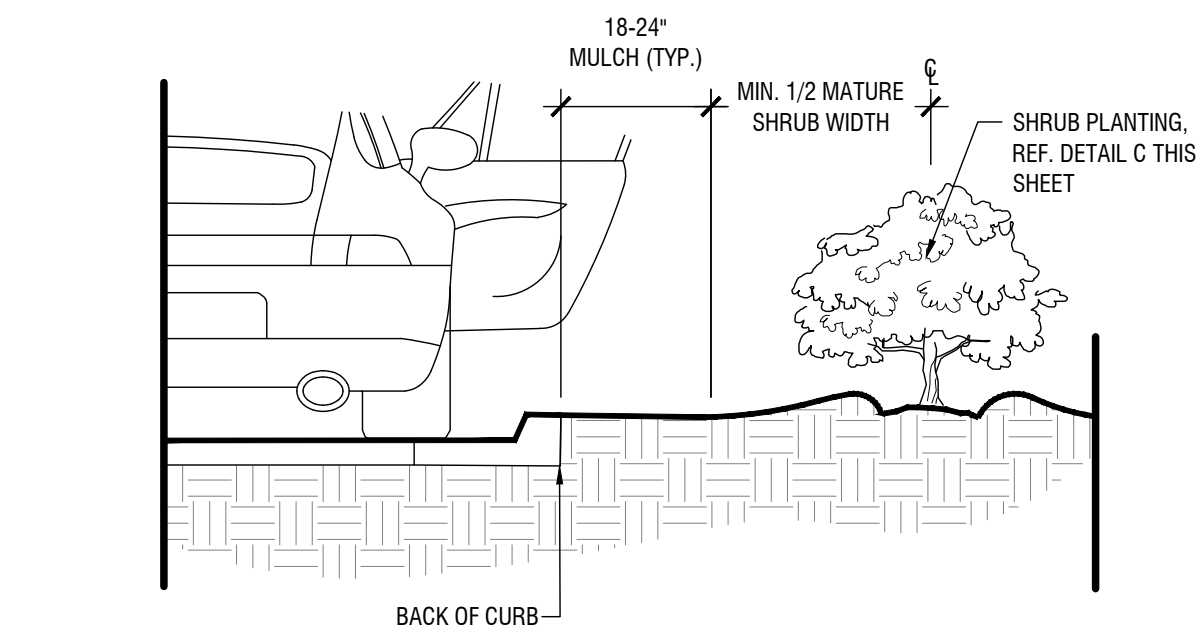
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METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

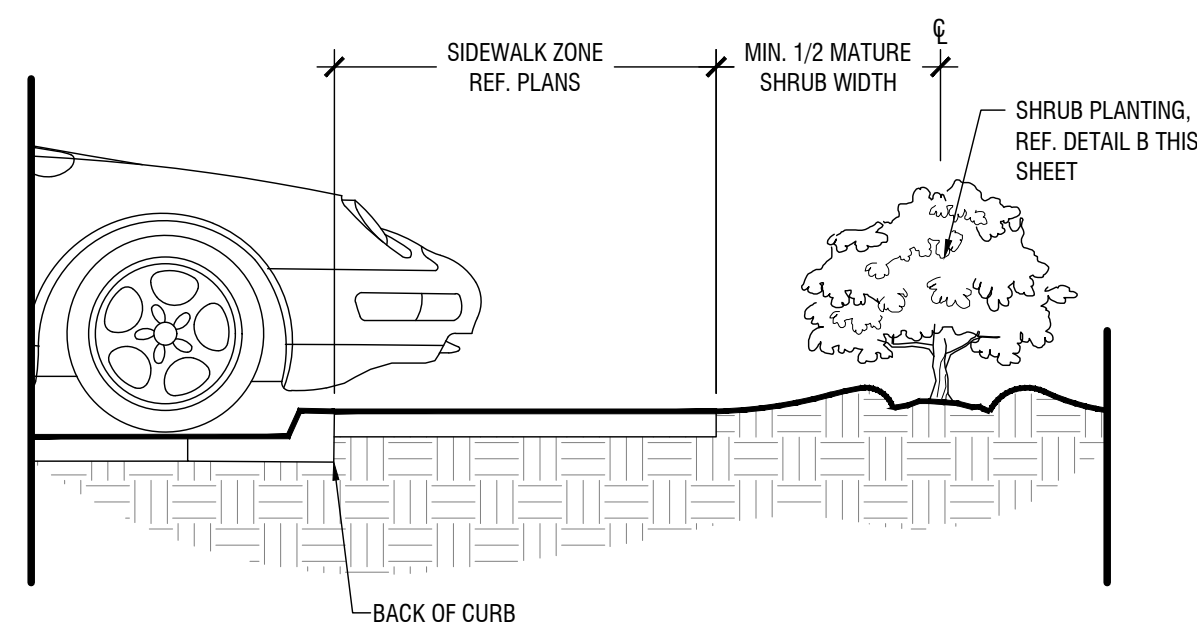
E



SHRUB PLANTING AT CURB

Scale: NTS

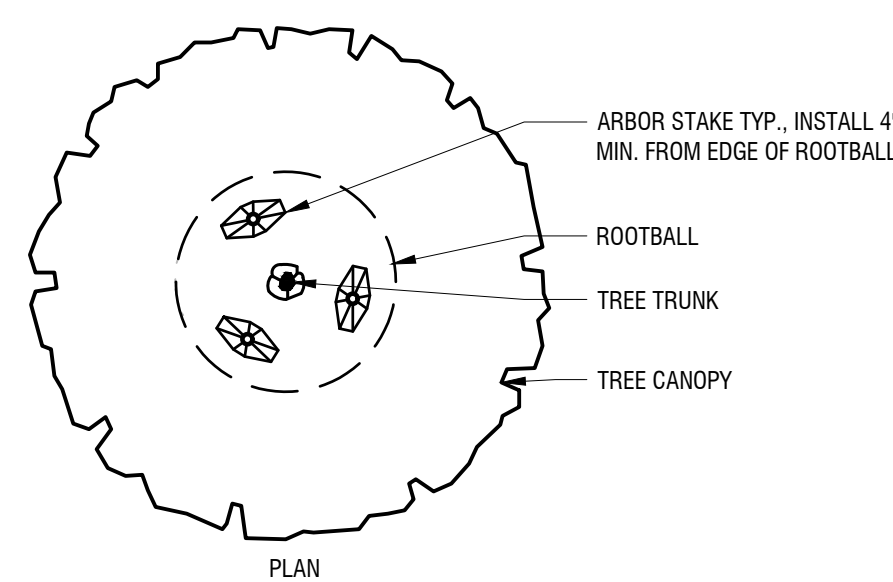
B



SHRUB PLANTING AT SIDEWALK

Scale: NTS

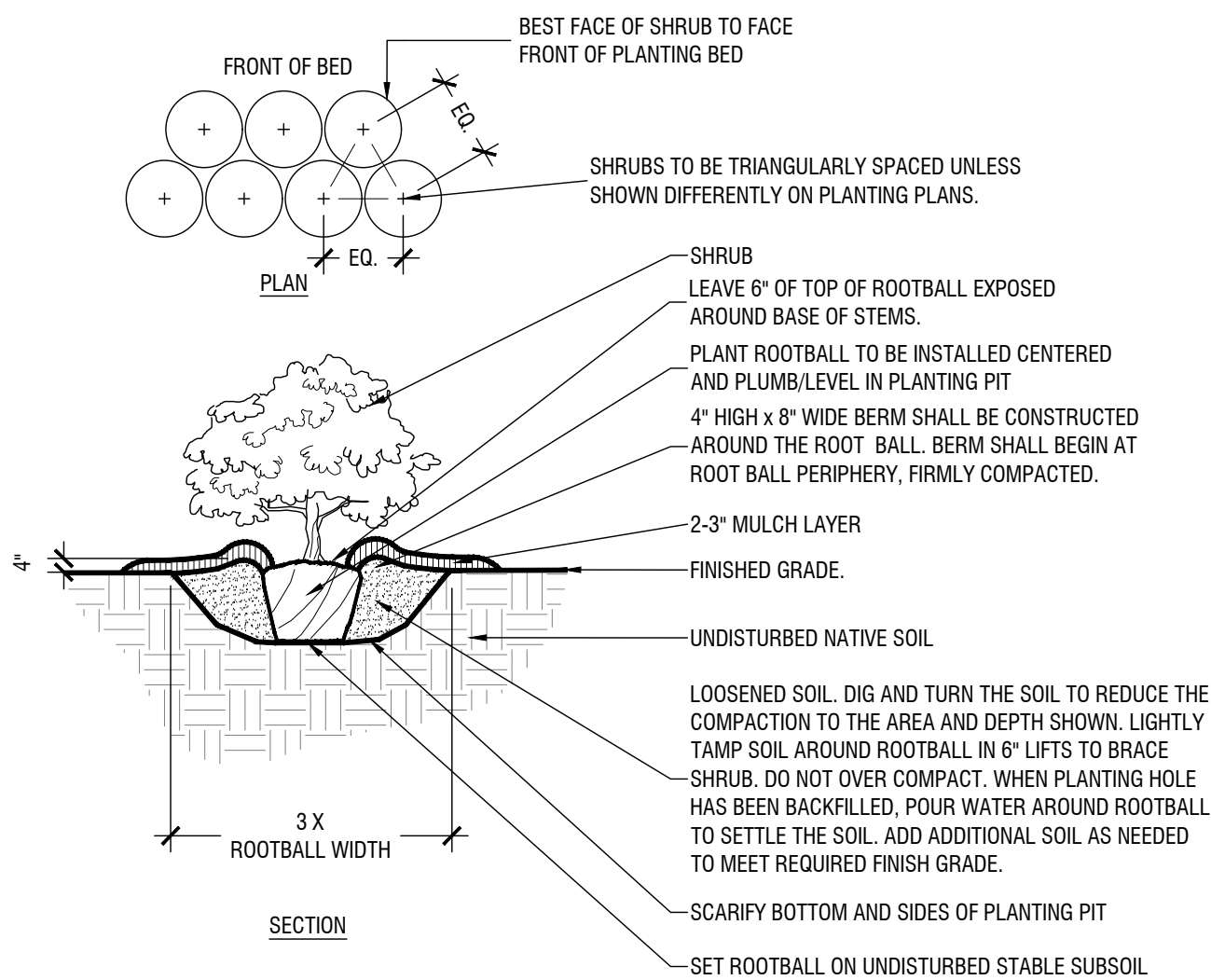
D



PLAN

- NOTES:**
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

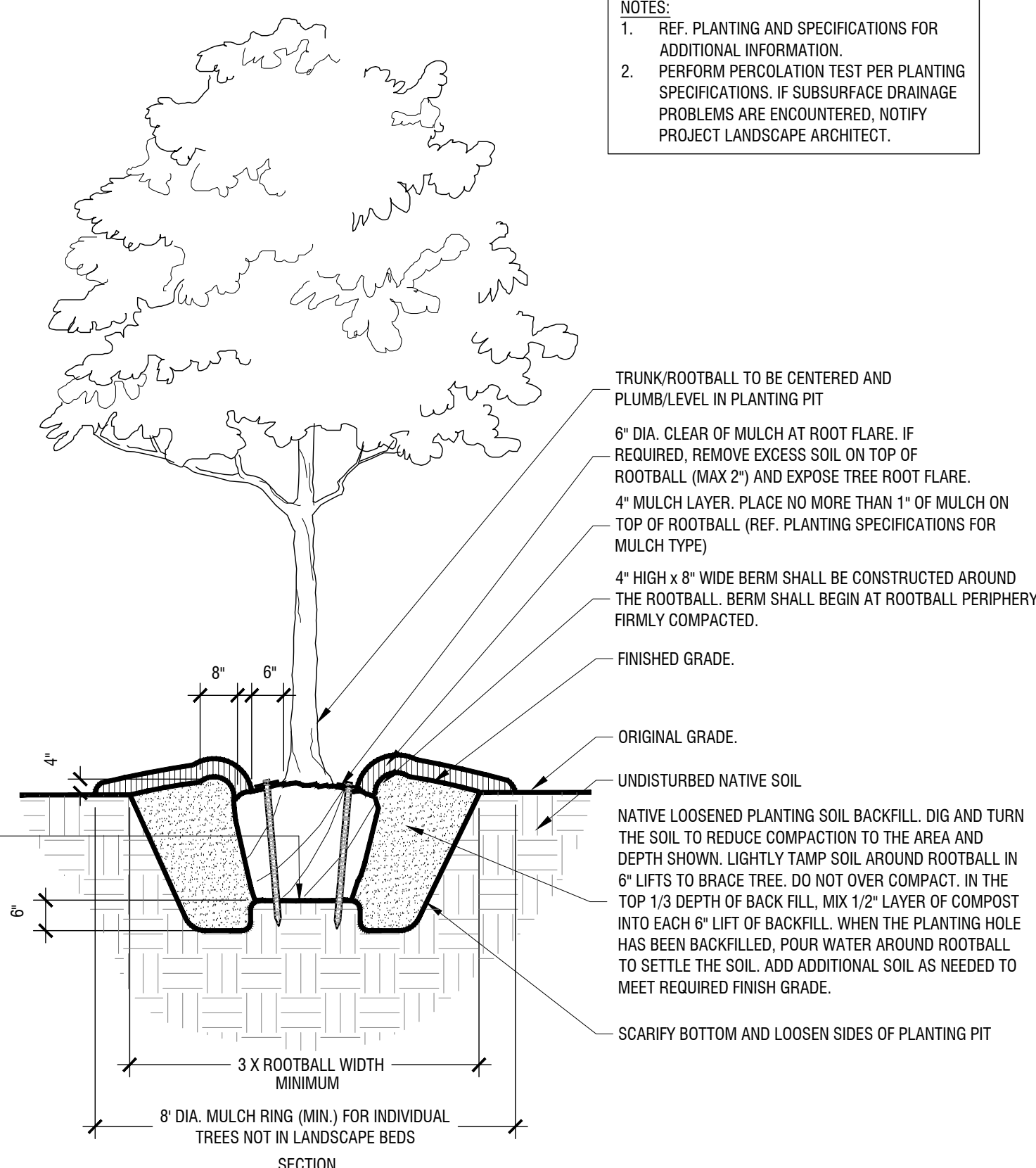
- NOTES:**
1. WHEN SHRUBS MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 2. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

Scale: NTS

C



TYPICAL TREE PLANTING

Scale: NTS

A

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FOR REVIEW ONLY
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Kimley-Horn

R.L.A. KYLE W. SCHELLHORN
 I.A. No. 3545 DATE: 12/05/2023

KHA PROJECT	064620300
DATE	12/05/2023
SCALE	AS SHOWN
DESIGNED BY	MMB
DRAWN BY	MMB
CHECKED BY	KWS

LANDSCAPE DETAILS

TEEL PARKWAY

RETAIL

PREPARED FOR
SKS PROSPER TEEL PKWY

TEXAS
PROSPER

SHEET NUMBER
LP 2.00