

Being a 5.74 acre tract or parcel of land situated in the Collin County School Land Survey, Abstract Number 147 in Collin County, Texas and being a portion of Lot 2, Block D, of the Revised Conveyance Plat of Prosper Center, recorded in Volume 2018, Page 308 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod stamped "KHA" found at the Northeast corner of said Lot 2;

THENCE South 00°26'47" West, with the East line of said Lot 2, a distance of 735.00 feet;

THENCE over and across said Lot 2 the following courses and distances:

North 89°40'36" West, a distance of 340.00 feet;

North 00°26'47" East, a distance of 735.00 feet the North line of said Lot 2;

THENCE South 89°40'36" East, with the North line of said Lot 2, a distance of 340.00 feet to the **POINT OF BEGINNING** and containing 5.74 acres of land more or less.



Exhibit B

January 18, 2022

Mr. Alex Glushko Planning Manager Town of Prosper 250 W. First Street Prosper, Texas 75078

Re: PD Zoning Request

Prosper Hotel – 5.74 Acre Tract

Letter of Intent

Dear Alex,

Please let this letter serve as the Letter of Intent for the PD Zoning request associated with the proposed hotel development located at the intersection of Mahard/Prairie Drive. The subject tract is currently zoned office based PD. This proposed PD zoning would accommodate the development of a hotel use on approximately 5.74 acres in accordance with the attached zoning site plan exhibit. The specific PD standards requested as part of this submittal are further detailed in Exhibit C attached.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymore Engineering, Inc. 301 S. Coleman, Suite 40 Prosper, TX 75078 817-201-6982

Matt Moore, P.E.

Mt de



Exhibit C – Planned Development Standards

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) shall apply. Except as noted below, the Tract shall develop in accordance with the Office (O) District, as it exists or may be amended.

1. Development Plans:

- A. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
- B. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
- C. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.
- **2. Uses:** Uses shall be permitted in accordance with the Office (O) District with the addition of the following:

A. Limited Service Hotel

3. Regulations: Regulations shall be permitted in accordance with the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) and only modified as follows:

A. Maximum Height:

- a. Limited-Service Hotel uses shall be no greater than Four (4) stories or Fifty-Five (55) feet in height.
- b. Limited-Service Hotel uses shall be subject to Access to guest rooms shall be restricted to exclusively to interior corridors.
- c. External balconies and walkways shall be set back 200 feet from any residential zoning district.
- d. Limited Service Hotel shall provide management staff on site 24 hours a day.



- e. Limited Service Hotel shall provide the following amenities.
 - A 1000 square foot conference room
 - Outdoor pool
 - Fitness center
 - Jogging trail
 - Outside patio with Webber Grill, fire pit, darts and cornhole
 - Daily housekeeping service
 - Daily breakfast
- f. Utility Easements shall be allowed to overlap required landscape setbacks, buffers, and easements.

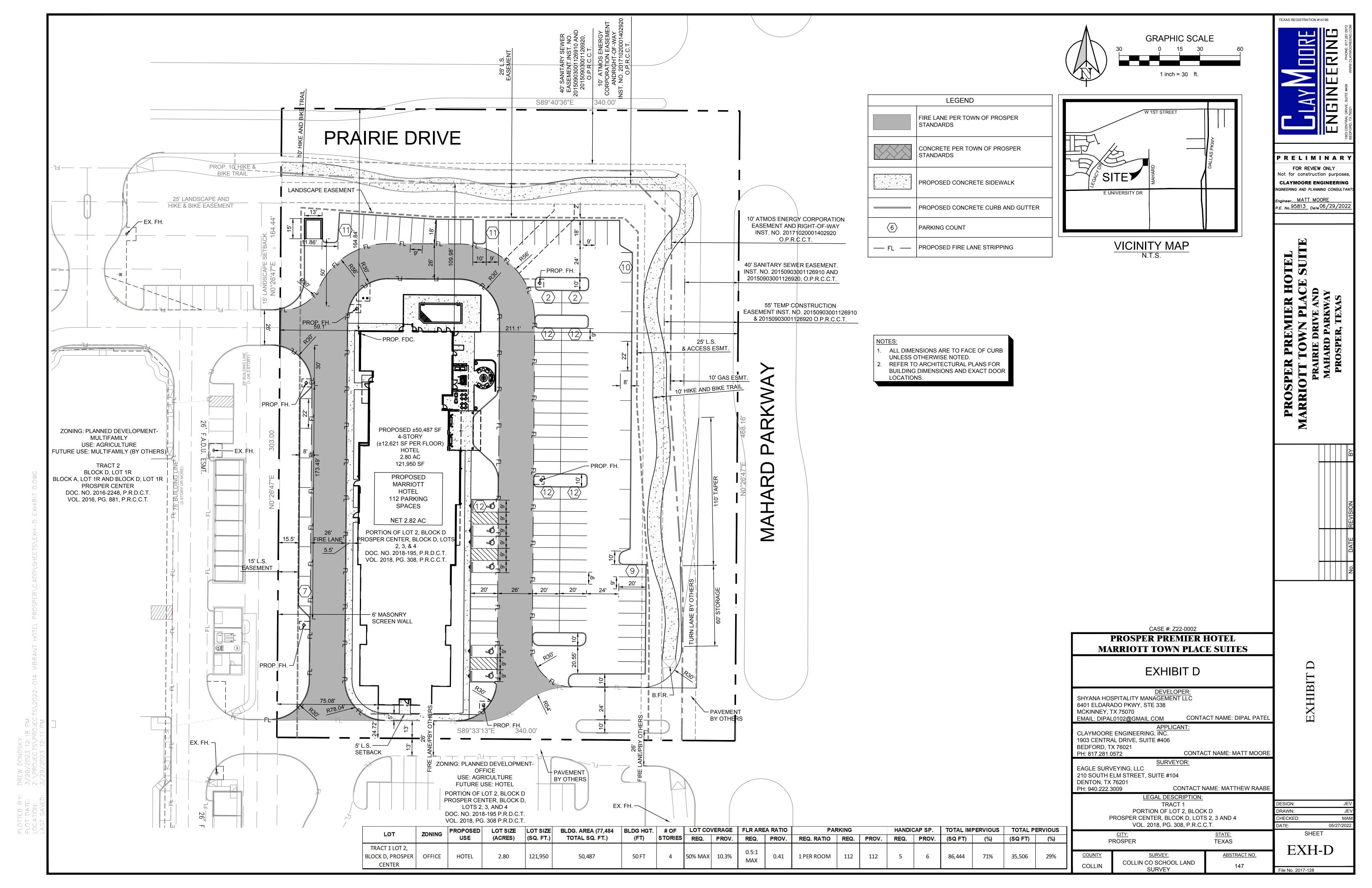




Exhibit E - Prosper Hotel PD

Below is an anticipated project schedule for the proposed Prosper Hotel Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town – 1/18/22 Zoning Approval from Town – 6/12/22

Development of the hotel will depend on market demands but we would anticipate that the project will proceed immediately for permit and construction given the necessary approvals.

Thank you and please call if you have any comments or need additional information.

Sincerely,

Matt Moore, P.E.

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.

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 ENCIRCLE THE ROOTBALL.

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 SEEDED 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.

- A. 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 PERPETUALLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS THAT DIE SHALL BE REPLACED BY PROPERTY OWNER, 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 THAT RESPONSIBILITY IS TRANSFERRED TO ANOTHER ENTITY THROUGH A COUNCIL-APPROVED AGREEMENT THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT SHALL ENSURE THAT THE TOWN, OR ITS CONTRACTOR, MONITORS AND CARES FOR TREES IN A WAY THAT PROMOTES A HEALTHY AND GROWING URBAN FOREST, IS PERFORMED ACCORDING TO ANSI A300, "STANDARDS FOR TREE CARE OPERATIONS," AND TREE CARE BEST MANAGEMENT PRACTICES PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. 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 PARKS AND RECREATION DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPING 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 MAY APPOINT AN ADVISORY COMMITTEE TO FOCUS ON ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.

PLANT SCHEDILLE

PLANT_SCH	1EDUL	<u>.E</u>			
TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
•;	CC	Texas Redbud / Cercis canadensis 'texensis min. 7' ht.;	CONT.	3" Cal	10
%	IV	'Pride of Houston' Yaupon Holly / Ilex vomitoria 'Pride of Houston min. 7' ht.; multi-trunk	CONT.	3" Cal	17
u ()	LI	Tuscarora Crape Myrtle / Lagestroemia indica 'Tuscarora' min. 7' ht.; multi-trunk	CONT.	3" Cal.	20
·	UC	Cedar Elm / Ulmus crassifolia min. 7' ht.	CONT.	3" Cal	3
+	QV	Live Oak / Quercus virginiana min. 7' ht.	CONT.	3" Cal	28
D	QS	Red Oak / Quercus shumardii min. 7' ht.	CONT.	3" Cal	13
<u>SHRUBS</u>	CODE	COMMON / BOTANICAL NAME	SIZE		<u>QTY</u>
\odot	AG	Glossy Abelia / Abelia grandiflora 36" o.c; min. 24" tall	5 gal		65
(*)	СР	Hardy Plumbago / Ceratostigma plumbaginoides	1 gal		20
\bigoplus	IVN	Dwarf Yaupon / Ilex vomitoria `Nana` 36" o.c.; 24" tall	5 gal		67
\odot	LF	Texas Sage / Leucophyllum frutescens 'Compacta' 48" o.c.; 24" tall	5 gal.		49
	IC	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 36" o.c.; Min. 24" tall @ time of planting, 36" tall in one grow	5 gal wing seaso	า	239
*	LM	Super Blue Liriope / Liriope muscari 'Super Blue' 12" tall	3 gal		18
0	MP	Dwarf Wax Myrtle / Myrica pusilla 48" o.c.; 24" tall	5 gal		44
\triangle	ND	Obsession Nandina / Nandina domestica 'Seika' 36" o.c.; Min. 24" tall @ time of planting, 36" tall in one grow	5 gal. wing seaso	า	231
£ . 3	HS	Althea / Hibiscus syriacus 36" o.c.; 24" tall	5 gal		7
\bigoplus	RI	Snow White Hawthorn / Rhaphiolepis indica 'Snow White' 36" o.cl.; 24" tall	5 gal		56
₩	NDH	Harbour Dwarf Nandina / Nandina domestica 'Harbour Dwa 36" o.c.	arf' 5 gal		40
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		24,180 s

Exhibit E

LANDSCAPE CALCULATIONS

LOT AREA: 159,327 SF REQUIRED OPEN SPACE 11,153 SF (7%) PROVIDED OPEN SPACE: 20,854 SF (13.1%)

STREET FRONTAGE:

MAHARD PARKWAY 468.16 LF TREES @ 1 / 30 LF: 16 TREES REQUIRED 16 TREES PROVIDED 234 SHRUBS REQUIRED SHRUBS @ 15 / 30 LF 288 SHRUBS PROVIDED

PRAIRIE DR. 340 LF TREES @ 1 / 30 LF: 12 TREES REQUIRED 12 TREES PROVIDED 170 SHRUBS REQUIRED SHRUBS @ 15 / 30 LF 170 SHRUBS PROVIDED

PARKING LOT

TOTAL PARKING SPACES: 1.680 SF (15 SF / PARKING SPACE) REQUIRED INTERIOR LANDSCAPE AREA: PROVIDED INTERIOR LANDSCAPE AREA: 4,220 SF 1 TREE PROVIDED AT THE TERMINUS OF EACH PARKING BAY ADDITIONAL SHRUBS PROVIDED AS A SOLID LIVING SCREEN

PERIMETER LANDSCAPE

WEST PROPERTY LINE 476.44 LF TREES REQUIRED (1 ORNAMENTAL TREE / 15 LF): TREES PROVIDED SHRUBS REQUIRED (1 SHRUBS/15 LF): SHRUBS PROVIDED:

SOUTH PROPERTY LINE - 340.58 TREES REQUIRED (1 ORNAMENTAL TREE / 15 LF): TREES PROVIDED: SHRUBS REQUIRED (1 SHRUBS/15 LF): 23

NO EXISTING TREES ON SITE

SHRUBS PROVIDED: * DUE TO SHARED DRIVE ACCESS

TOWN OF PROSPER GENERAL LANDSCAPE NOTES

- 1) Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and
- 2) All plant substitutions are subject to Town approval and must be specified on the approved landscape plan. 3) All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- 4) 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.
- 5) Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other healthy root growth. 6) 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.
- alternative drainage. 8) Trees shall not be planted deeper than the base of the "trunk flare".
- 9) The tree pit shall be backfilled with native topsoil free of rock and other debris. 10) Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- 11) 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 wate
- 12) 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.

7) 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

- 13) 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
- 14) 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.
- 15) All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- 16)Trees overhanging walks and parking shall have a minimum clear trunk height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of fourteen (14) feet. 17) 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. 18) Trees planted on a slope shall have the tree well at the average grad of slope.
- 19) No shrubs shall be permitted within areas less than three (3) feet in width. All beds less than three (3) feet in width shall be grass, groundcover, or some type of
- 20) 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.
- 21) 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 thirty (30) days unless otherwise approved in writing by the Town of Prosper. 22) Landscape and open areas shall be kept free of trash, litter, and weeds.
- 23) An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the Building Inspection Division is required for each irrigation system 24) No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or
- 25) No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- 26) Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grad of the berm prior to acceptance. 27) All walkways shall meet ADA and TAS requirements.
- 28) Contact Town of Prosper Parks and Recreation Division at (972) 569-1160 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- 29) Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- 30) Prior to calling for a landscape inspection, the contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

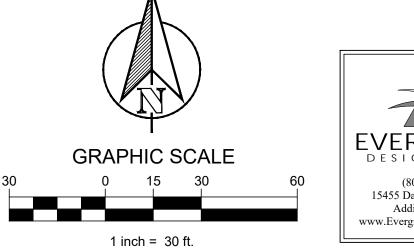
NOTE TO LANDSCAPE CONTRACTOR:

NEW INSPECTIONS WILL BE MADE FOR THE FOLLOWING: 1.) TREE HEIGHT, WIDTH & CALIPER (AT DELIVERY) 2.) SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY) (ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED BY PARKS AT INSPECTION)

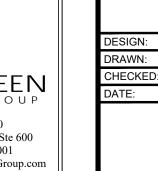
3.) INSPECTION OF TREE PIT SIDE WALLS & DEPTH. 4.) INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT.

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 TURF 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
- 4. 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). 11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 12. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS







01/31/202 SHEET LP-1

RING

ENGINEE

A

05/04/2023

SUITE

PROSPI MARRIOT

File No. 2017-128

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE

A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES

THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS 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

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.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY

AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. 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

ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. 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 CLIMACTIC CONDITIONS.

ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL 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.

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. CALIPER MEASUREMENTS FOR 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. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

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. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF

WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM 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 COMPOSITION OF THE SEED.

TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR

ANIMAL-BASED PRODUCTS SHALL BE USED. 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

H. MULCH: SIZÉ AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF

WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED

TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.

GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE

STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE

H. WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES

SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL

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 PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS.

ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.

AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.

TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER - 10 LBS, PER CU, YD.

AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.

IRON SULPHATE - 2 LBS, PER CU, YD.

CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS. AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS, MUI CH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL

ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL

REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE

TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ 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). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ

c. ALTER 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 PAINTS. C. TREE PLANTING

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 TO FOUR INCHES. SCARIFY 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. FOR CONTAINER AND BOX 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 "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES

ABOVE THE SURROUNDING GRADE. 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, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL

CLASS AND COMPOSITION IN THE ON-SITE SOIL. 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 STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

TWO STAKES PER TREE a. 1"-2" TREES 2-1/2"-4" TREES THREE STAKES PER TREE

TREES OVER 4" CALIPER GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO MULTI-TRUNK TREES STABILIZE THE TREE 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).

SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED

BARRIER CLOTH IN PLACE WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. 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. CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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

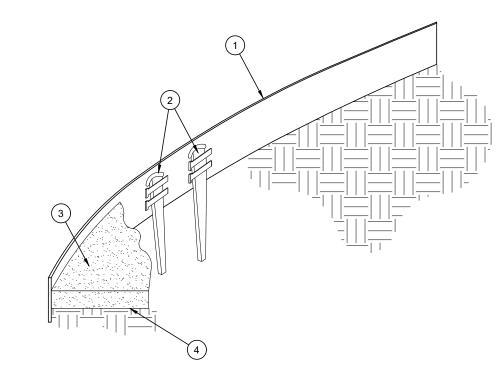
THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.

PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD. SEEDED/HYDROMULCHED 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.

DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS

Exhibit E

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 MARKUPS.



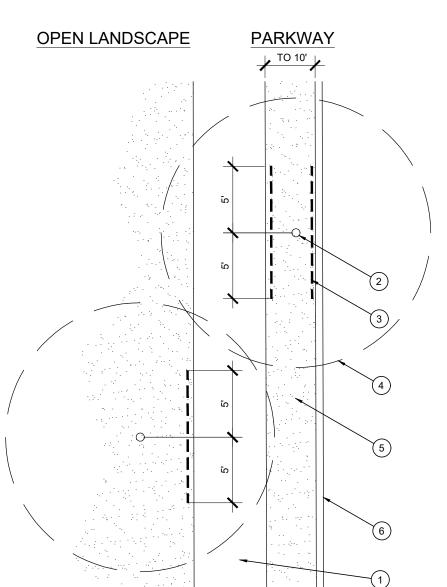
(1) ROLLED-TOP STEEL EDGING PER PLANS.

(2) TAPERED STEEL STAKES. (3) MULCH, TYPE AND DEPTH PER PLANS

(4) FINISH GRADE.

1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.





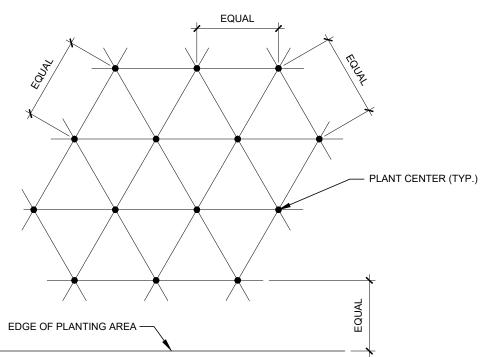
TYPICAL WALKWAY OR PAVING TREE TRUNK

TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING INSTALL PER MANUFACTURER'S SPECIFICATIONS.

(4) TREE CANOPY

(5) TYPICAL PLANTING AREA (6) TYPICAL CURB AND GUTTER

ROOT BARRIER - PLAN VIEW 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.

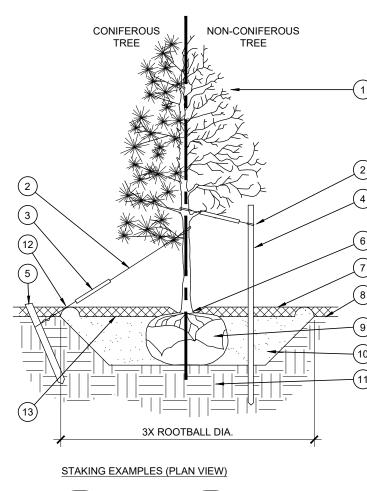
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:

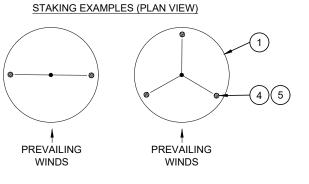
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS 0.39 3.46 0.60 5.41 0.87 7.79

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING SCALE: NTS





TREE PLANTING

SCALE: NOT TO SCALE

(1) TREE CANOPY.

(2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 2 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

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05/04/2023

3 24" X 3/4" P.V.C. MARKERS OVER WIRES.

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

) BACKFILL. AMEND AND FERTILIZE ONLY AS

RECOMMENDED IN SOIL FERTILITY ANALYSIS

(6) TRUNK FLARE.

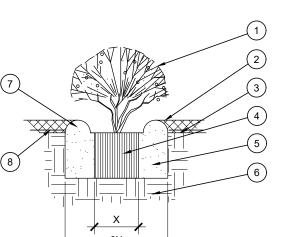
(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

(8) FINISH GRADE.

(9) ROOT BALL.

(11) UNDISTURBED NATIVE SOIL.

(12) 4" HIGH EARTHEN WATERING BASIN. (13) FINISH GRADE.



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. (2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

CENTER. 3) FINISH GRADE

(4) ROOT BALL.

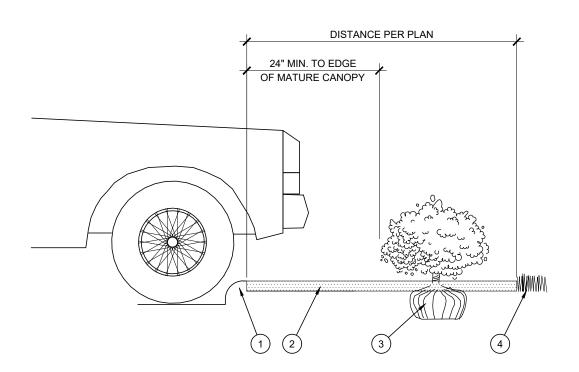
(5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(6) UNDISTURBED NATIVE SOIL

(7) 3" HIGH EARTHEN WATERING BASIN

(8) WEED FABRIC UNDER MULCH

SHRUB AND PERENNIAL PLANTING



1) CURB. (2) MULCH LAYER.

(3) PLANT. (4) TURF (WHERE SHOWN ON PLAN).

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



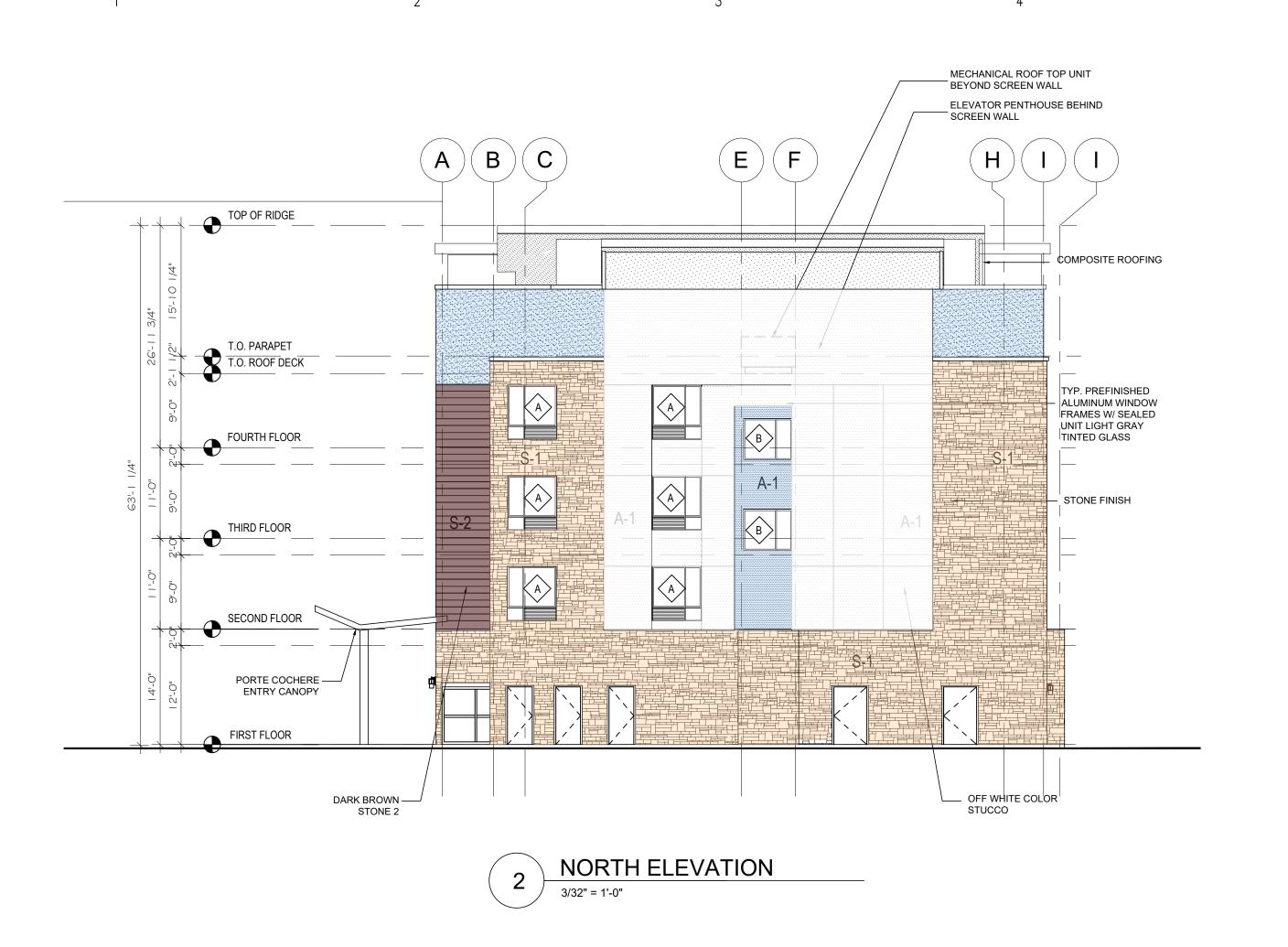
HECKED

LP-2

CIFICATION

01/31/202 SHEET

File No. 2017-128



MATERIAL C	MATERIAL CALCULATIONS-OVERALL W/OUT WINDOW			
	AREA	PERCENTAGE		
STONE -1	11,972	38%		
STUCCO	15,595	50%		
STONE -2	3,635	12%		
TOTAL	31,202	100%		
· · · · · · · · · · · · · · · · · · ·				

MATERIAL CALCULATIONS-EAST W/OUT WINDOW

PERCENTAGE

36%

51%

13%

PERCENTAGE

47%

49%

4%

100%

AREA

4,580

6,418

1,663

12,661

MATERIAL CALCULATIONS-NORTH W/OUT WINDOW

AREA

1,601

1,656

144

3,401

MATERIA	MATERIAL CALCULATIONS-OVERALL W/ WINDOW		
	AREA	PERCENTAGE	
STONE - 1	11,972	33%	
STUCCO	15,595	43%	
STONE -2	3,635	10%	
WINDOW	5,200	14%	
TOTAL	36,402	100%	

14,578

	AREA	PERCENTAGE
1	11,972	33%
	15,595	43%
2	3,635	10%
V	5,200	14%
	36,402	100%

MATER	IAL CALCULATIONS-EAST W/	/ WINDOW
IVIATEN	AREA	PERCENTAGE
-1	4,580	31%
O	6,418	44%
-2	1,663	11%
w	1,917	13%

MATERIAL CALCULATIONS-NORTH W/WINDOW			
	AREA PERCENTAGE		
STONE-1	1,601	43%	
STUCCO	1,656	45%	
STONE-2	144	4%	
WINDOW	300	8%	
TOTAL	2 701	100%	

MATERIAL LEGEND:

S1	STONE FINISH
P1	OFF WHITE COLOR STUCCO
P2	GRAY COLOR STUCCO



INDICATES 1" SEALED UNIT WINDOW IN **CLEAR ANODIZED** ALUMINUM FRAMES WITH VARYING SIZES

DARK BROWN

STONE 2

STONE-1

STUCCO

STONE-2

WINDOW

TOTAL

GENERAL NOTES:

- This Facade Plan is for conceptual purposes only. all building plans require review and approval from the Building Inspections Division.
- All mechanical equipment shall be screened from public view. rooftop mounted equipment shall be screed
- by a parapet wall or screening wall. screening walls shall be 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 Inspections Division.
- Windows shall have a maximum exterior visible reflectivity of ten (10) percent. • Any deviation from the approved Facade Plan will require re-approval by the Town of Prosper.

STONE - 1

STUCCO

STONE -2

STONE -1

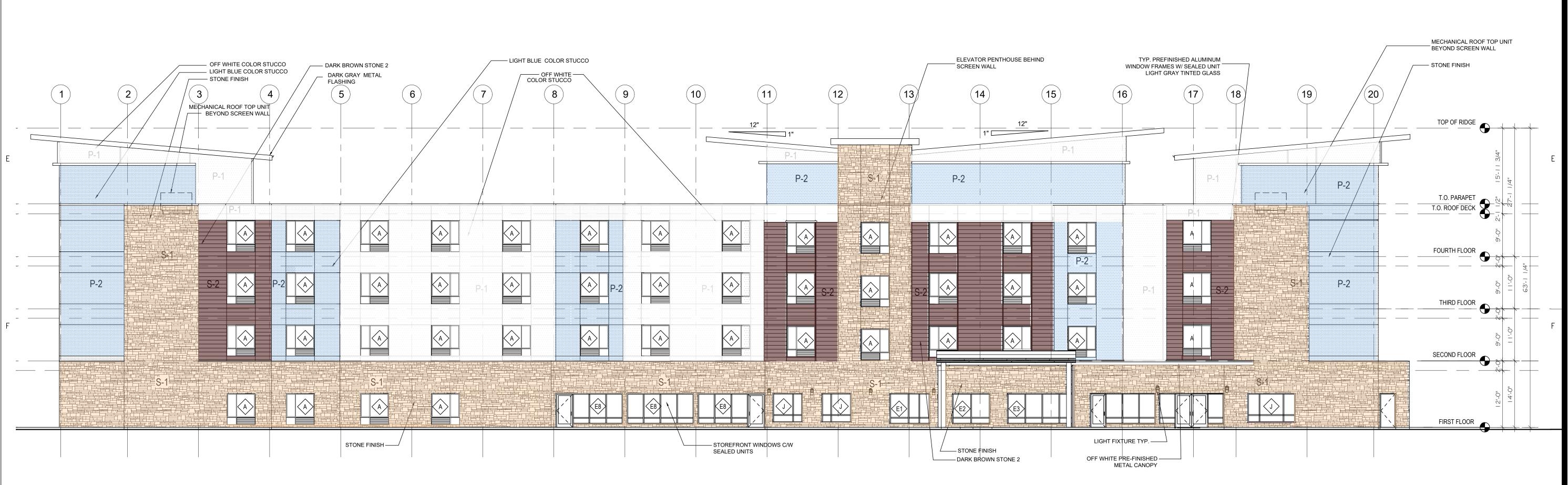
STUCCO

STONE- 2

TOTAL

5

1. A MINIMUM 4'X4' BUILDING MATERIAL MOCK-UP BOARD MUST BE CONSTRUCTED AT THE SITE AND INSPECTED BY THE PLANNING DIVISION PRIOR TO VERTICAL CONSTRUCTION.



EAST ELEVATION 3/32" = 1'-0"

Exhibit F

ARK - MARRIOTT ND MAHARD ARCHITECT:

CONSULTANT:

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN

TownePlace-logo.tif

PRP.ARQ, corp.

email: ppatel2030@gmail.com

3 Colonial Court

www.prparq.com

FRISCO TEXAS USA

Frisco, Texas 75034 tel: 972 900 3104

> **EXTERIOR ELEVATONS**

DESCRIPTION

PROFESSIONAL SEALS

3/4/2023

PROJECT ABBREVIATION 13 FEBRUARY 2022



PERCENTAGE 37%
49%
14%

MATERIA	L CALCULATIONS-SOUTH W/	OUT WINDOW
	AREA	PERCENTAGE
STONE-1	1,315	41%
STUCCO	1,652	52%
STONE-2	209	7%

	AL CALCULATIONS-WEST W/ WINDOW AREA PERCENTAGE	
CTONE 4		
STONE-1	4,476	31%
STUCCO	5,869	41%
STONE-2	1,619	11%
WINDOW	2,285	16%
TOTAL	14,249	100%

MATERIAL CALCULATIONS-SOUTH W/ WINDOW		
	AREA	PERCENTAGE
STONE-1	1,315	34%
STUCCO	1,652	43%
STONE-2	209	5%
WINDOW	698	18%
TOTAL	3,874	100%

Exhibit F

MATERIAL LEGEND:

STONE FINISH OFF WHITE COLOR

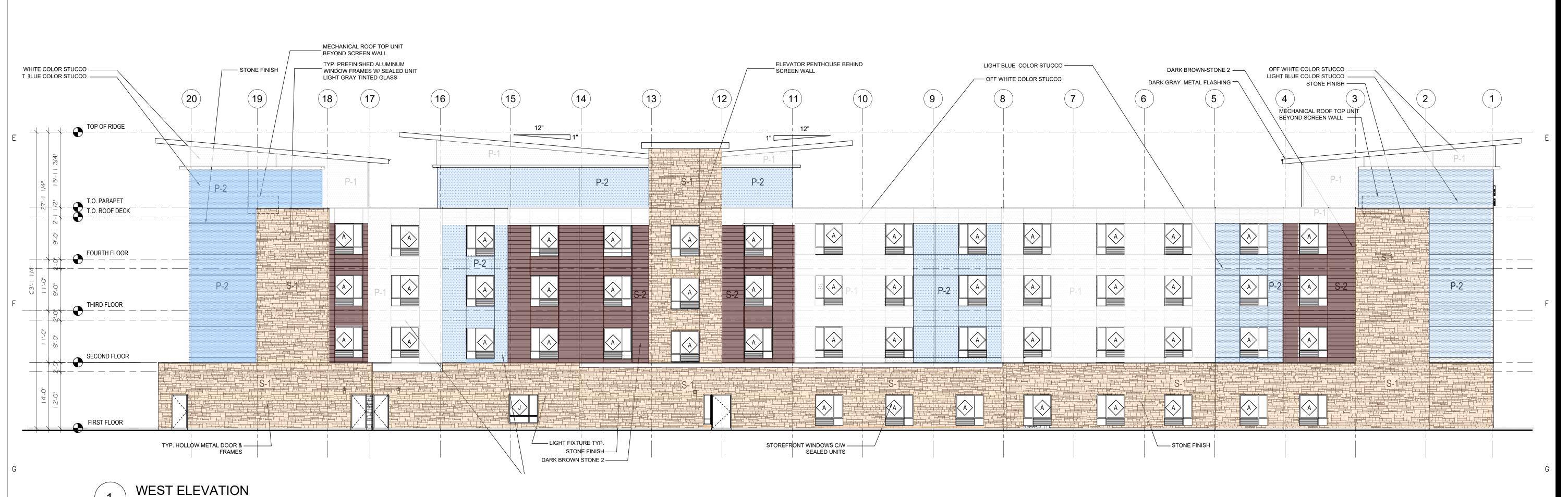
STUCCO **GRAY COLOR** STUCCO

> DARK BROWN WALL PANEL

GENERAL NOTES:

5

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TownePlace-logo.tif HARD

ARCHITECT:

CONSULTANT:

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN

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tel: 972 900 3104

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FRISCO TEXAS USA

FownePlace Suites - PRAIRIE DRIVE A

3/4/2023 PROFESSIONAL SEALS

EXTERIOR ELEVATONS

13 FEBRUARY 2022