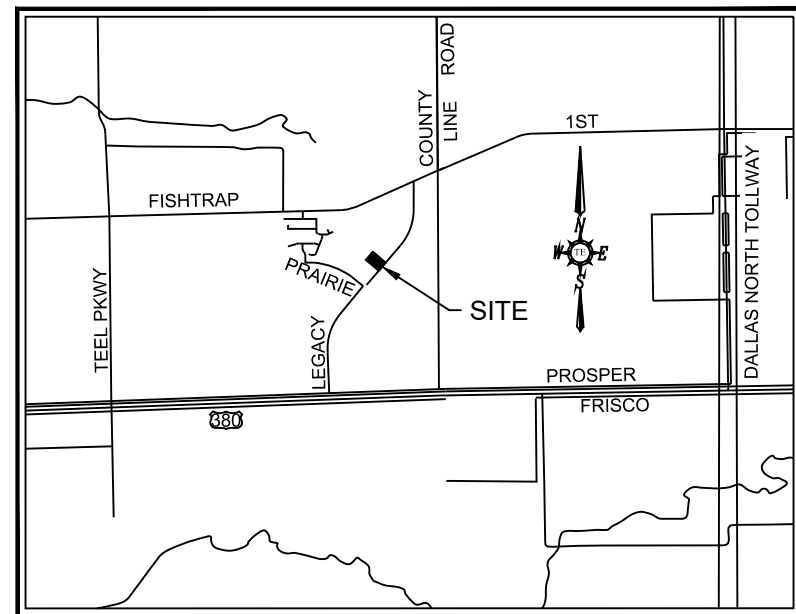


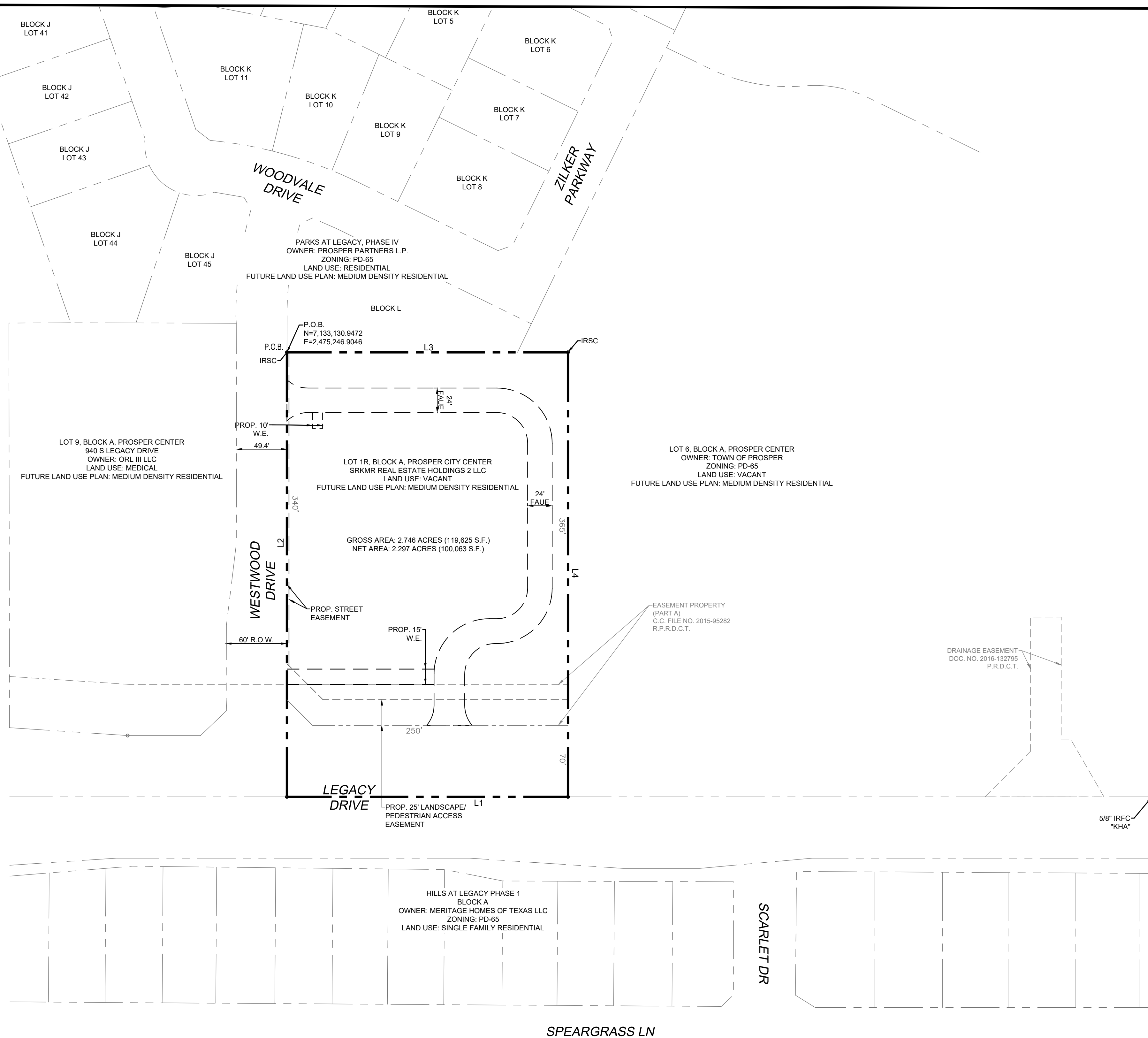
TOWN OF PROSPER, DENTON COUNTY, TEXAS



VICINITY MAP
N.T.S

LEGEND

L.B	LANDSCAPE BUFFER
F.A.U.E	FIRE LANE ACCESS & UTILITY EASEMENT
W.E	WATER EASEMENT



LEGEND

EXISTING BOUNDARY
BOUNDARY LINE
EXISTING CURB & GUTTER
EXISTING CONTOURS

LEGEND

IRSC	5/8" IRON ROD W/"KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING

OWNER / APPLICANT
SRKMR REAL ESTATE HOLDINGS 2 LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
KIMLEY HORN & ASSOCIATES, INC.
5750 GENESIS COURT, STE 200
FRISCO, TEXAS 75034
CONTACT: SYLVIANA GUNAWAN
TEL: (972) 335-3580
FAX: (972) 335-3779

BOUNDARY LINE DATA

LINE	BEARING	LENGTH
L1	S 40°36'14" W	275.00'
L2	N 49°23'46" W	435.00'
L3	N 40°36'14" E	275.00'
L4	S 49°23'46" E	435.00'

NO.	DATE	DESCRIPTION	B
1	10/17/22	1st SUP SUBMITTAL	K
2	10/31/22	2nd SUP SUBMITTAL	K

EXHIBIT "A": SUP CASE NO. S22-0010
PROSPER CENTER ADDITION
BLOCK A, LOT 1R
2.746 ACRES (119,625 S.F.)
L. NETHERLY SURVEY
ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS



T: 469.331.8566 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

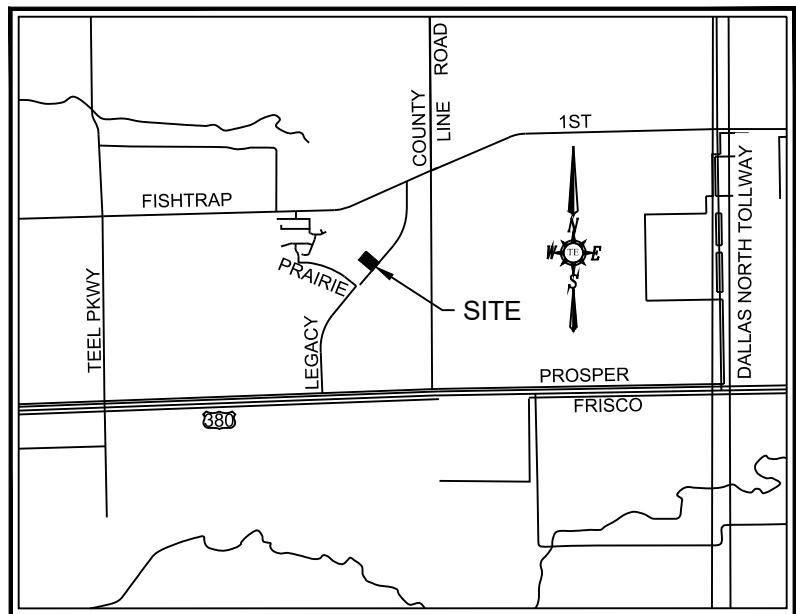
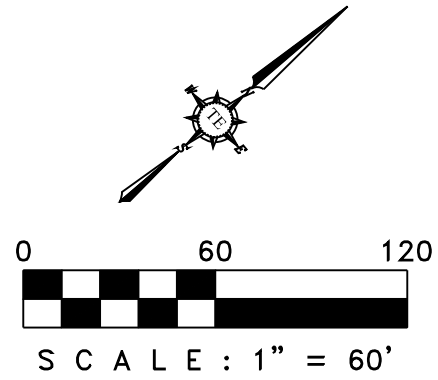
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	10/17/22	1"=60'	105-22	1
TX PE FIRM #11525					

LITTLE WONDERS MONTESSORI SITE DEVELOPMENT

2.746 ACRES IN THE L. NETHERLY SURVEY ABSTRACT NO. 962

TOWN OF PROSPER, DENTON COUNTY, TEXAS

VICINITY MAP
N.T.S.

LEGEND

EXISTING BOUNDARY	---
EXISTING ASPHALT P.V.M.T.EDGE	---
EXISTING WATER MAIN	W 8" WTR
EXISTING SANITARY SEWER	S 8" SEWER
EXISTING CLEANOUT	C.C.O.
EXISTING POWER POLE	PP 24" RCP
EXISTING STORM SEWER	EX 24" RCP
EXISTING FIRE HYDRANT	PH
PROP. FIRE HYDRANT	PH
BOUNDARY LINE	---
PROPOSED CURB	---
EXISTING CURB	---
PROPOSED HANDICAP SIGN	+
PROPOSED HANDICAP LOGO	+
PROPOSED WATER METER	WM
PROP. BACK FLOW PREVENTOR	NH
PROP. CONCRETE WHEEL STOP	+
PROP. SANITARY SEWER MANHOLE	SSMH
PROP. MONUMENT/POLE SIGN	+
EXISTING CONTOURS	---
PROPOSED CLEAN OUTS	C.C.O.
PROP. SEWER LINE	8"W
PROP. WATER LINE	6"SS

LEGEND

SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
GAS RISER	GR
BUILDING SETBACK	B.S.
LANDSCAPE BUFFER	L.B.
PROPOSED 24' WIDE FIRE LANE	---
OVERHANG	O.H.
BARRIER FREE RAMPS	B.F.R.
PROPOSED HEADLIGHT SCREENING	H.S.

SITE DATA SUMMARY TABLE

ZONING	*PD-65
PROPOSED USE	DAYCARE
LOT AREA	2,746 ACRES (119,625 S.F.)
TOTAL BUILDING AREA	13,917 S.F.
MAX. BUILDING HEIGHT (FEET/ STORY)	30'-10.5" / ONE STORY
LOT COVERAGE	11.63%
FLOOR AREA RATIO	0.11:6
PARKING REQUIREMENTS	PARKING REQUIRED
BUILDING	ALPHA MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)
	40 (196 STUDENTS & 20 STAFF)
TOTAL PARKING REQUIRED	40
TOTAL PARKING PROVIDED	44
HANDICAP PARKING REQUIRED PER ADA	2
HANDICAP PARKING PROVIDED	2
LANDSCAPING REQUIRED	15 S.F. x 44 SPACES (660 S.F.)
PERCENTAGE OF OPEN SPACE PROVIDED	51,949 S.F. (43.42 %)
IMPERVIOUS COVERAGE	67,364 S.F. (56.58 %)

FEMA NOTES

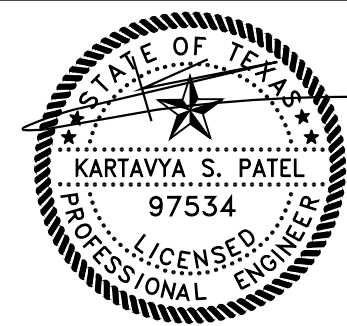
- ACCORDING TO MAP NO. 48085C0230J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, AND MAP NO. 48121C0430J, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

OWNER/APPLICANT SRKMR REAL ESTATE HOLDINGS 2 LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL PHONE: (214) 609-9271	ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: (214) 609-9271	SURVEYOR KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN PHONE: (972) 335-3580 FAX: (972) 335-3779
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BOUNDARY LINE DATA

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NO.	DATE	DESCRIPTION	BY
1	10/17/22	1st SUP SUBMITTAL	KP
2	10/31/22	2nd SUP SUBMITTAL	KP

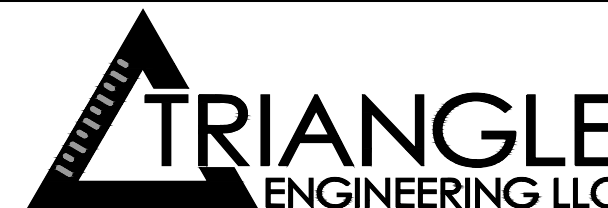


10/31/2022

TOWN OF PROSPER SITE PLAN GENERAL NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

EXHIBIT "B": SUP CASE NO. S22-0010
PROSPER CENTER ADDITION
BLOCK A, LOT 1R
2.746 ACRES 119,625 S.F.
L. NETHERLY SURVEY
ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS



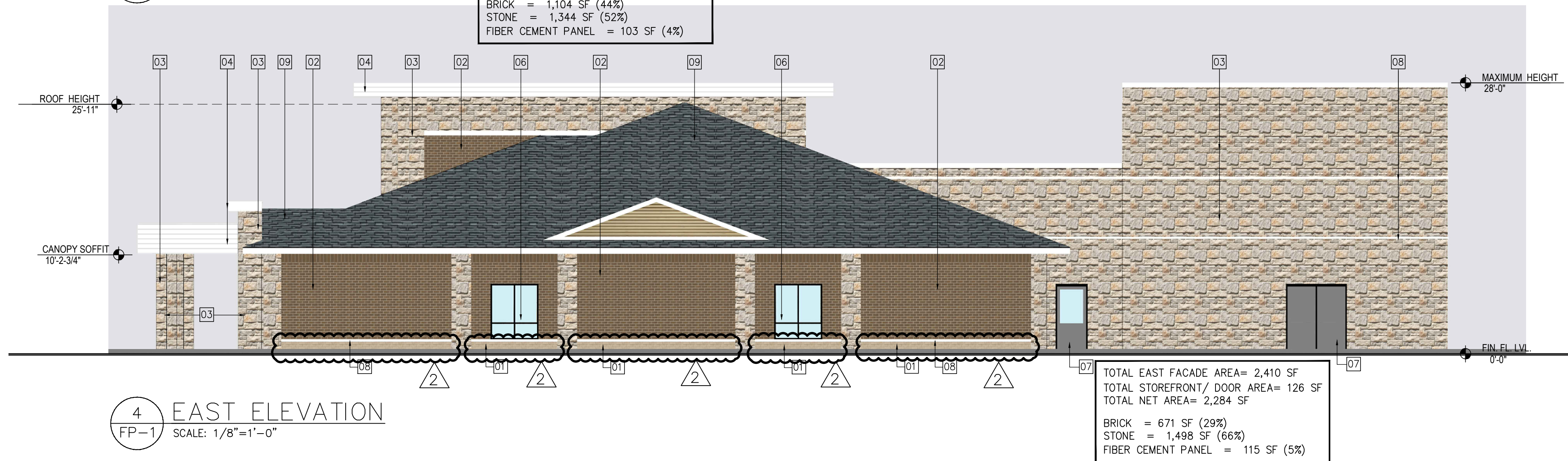
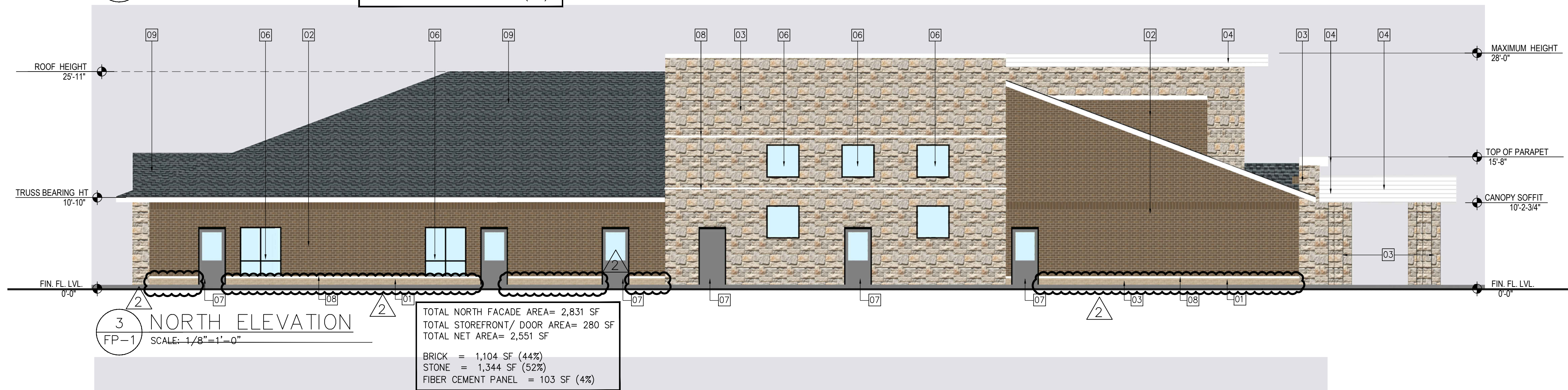
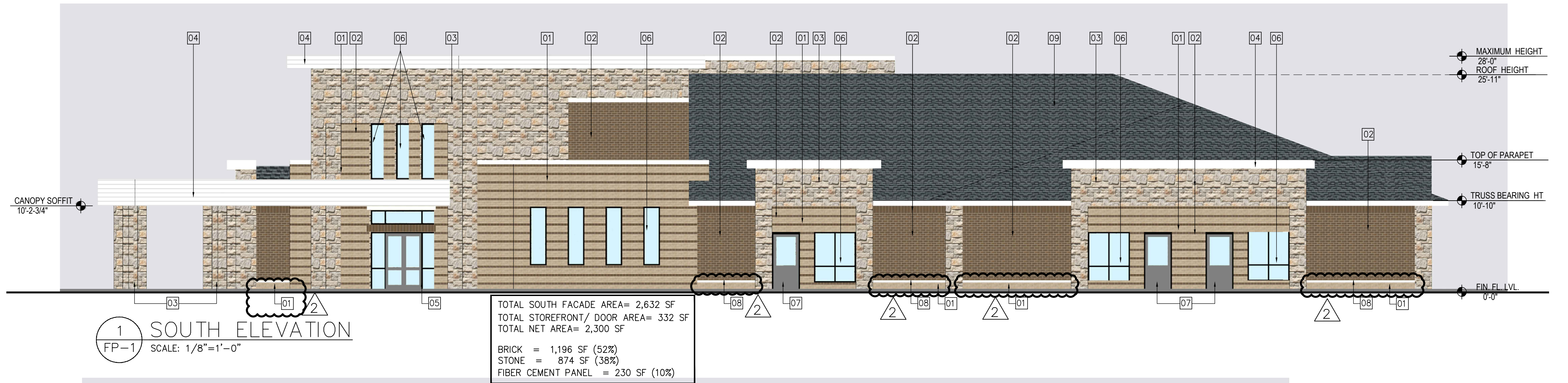
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Planning | Civil Engineering | Construction Management

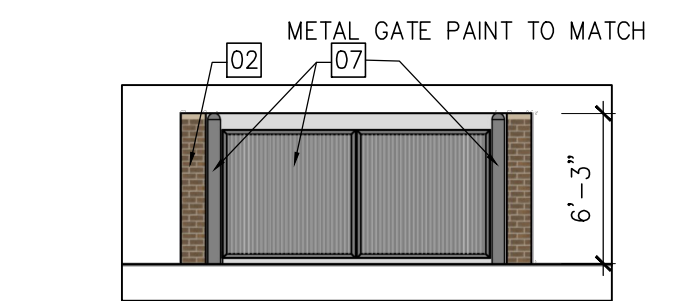
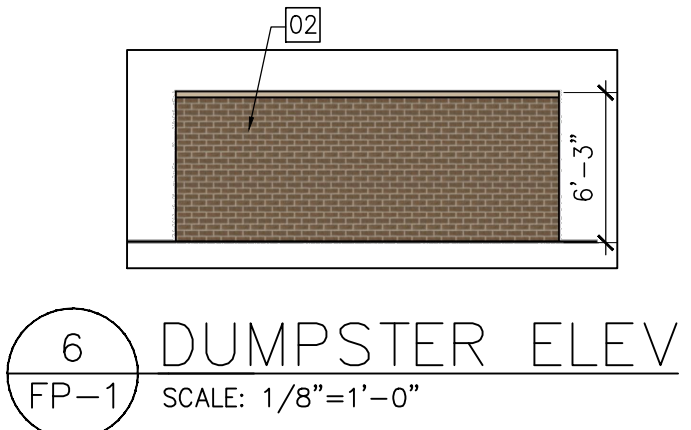
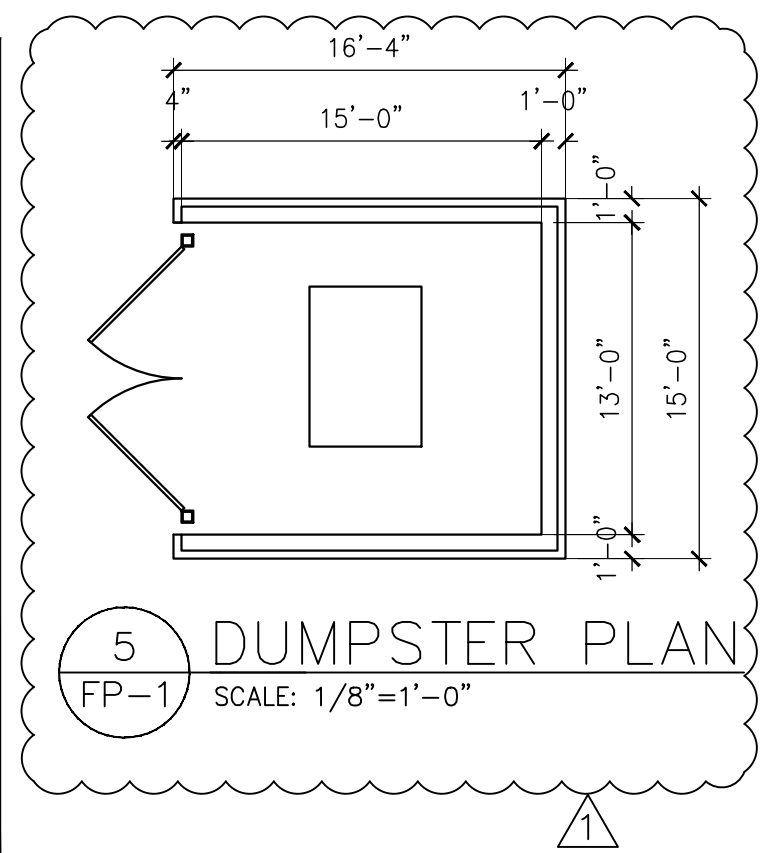
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	10/17/22	1":60'	105-22

TX PE FIRM #11525

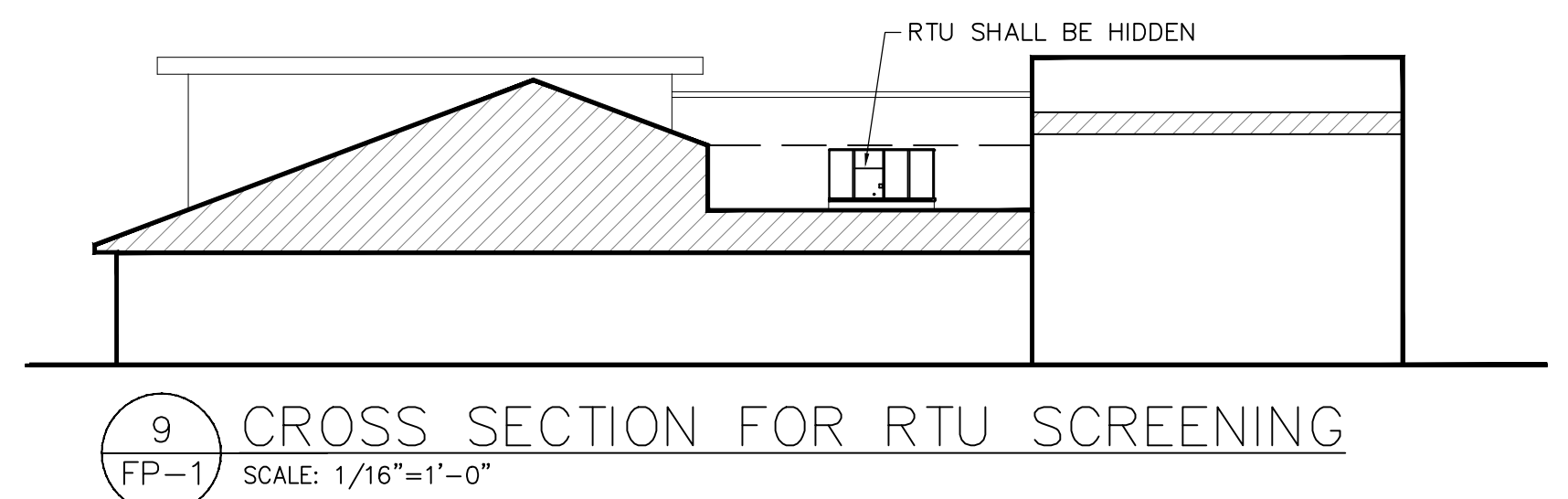
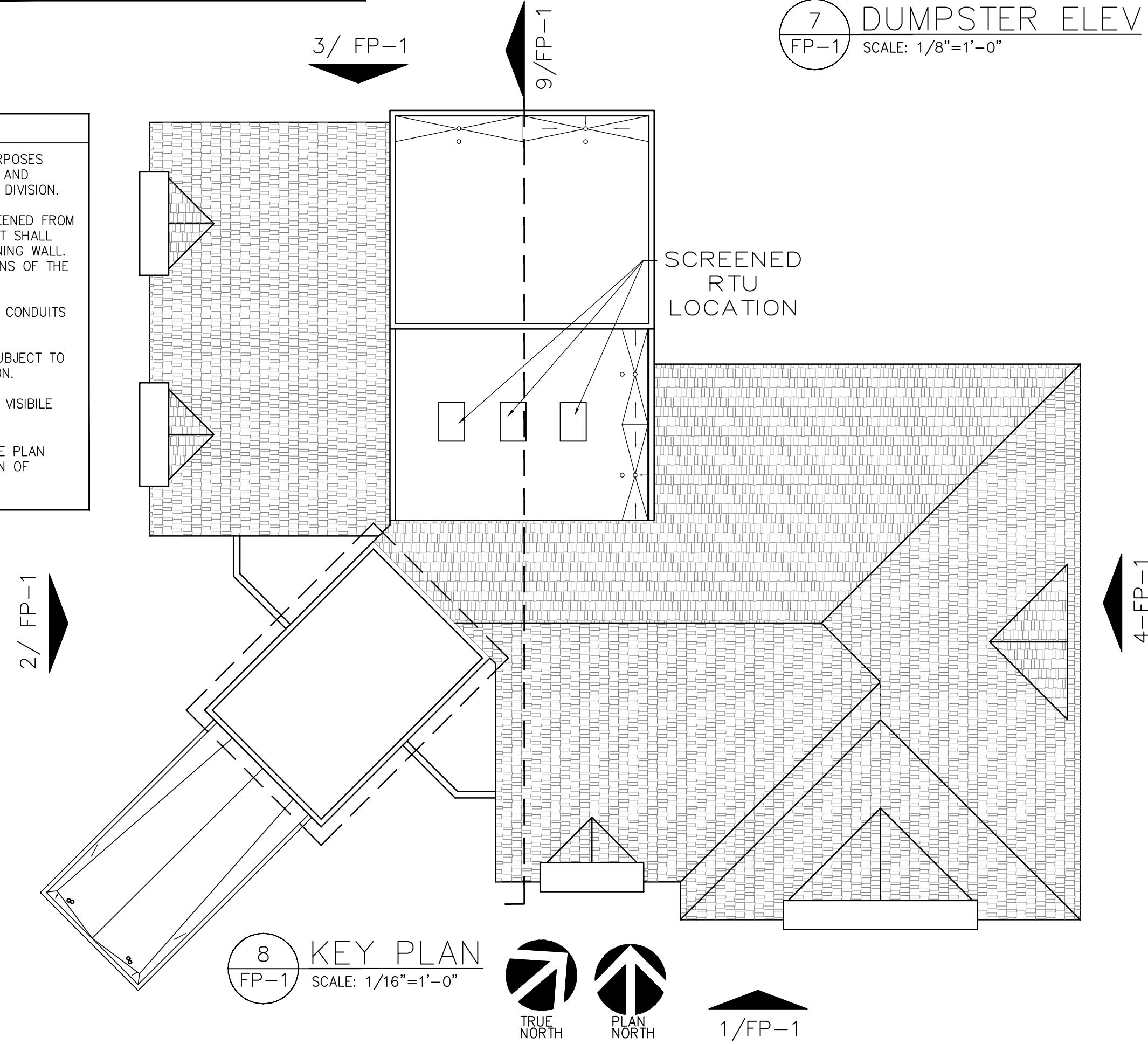
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BUILDING MATERIAL LEGEND	
01	KING SIZE ACME BRICK DOVEGRAY
02	KING SIZE ACME BRICK MUSHROOM BROWN
03	CORONADO STONE VENEER TEXAS RUBBLE- TEXAS CREAM
04	NICHHA FIBER CEMENT ACCENT WALL PANEL LATURA-"V" GROOVE, WHITE, AWP-1818
05	BRONZE ALUMINUM STOREFRONT EQUAL TO KAWNEER- TRIFAB-451
06	DOUBLE PANE, LOW-E, PRE-FINISHED, VINYL FRAME WINDOWS
07	INSULATED HOLLOW METAL PAINTED DOOR SHERWIN WILLIAMS- SW-7069 IRON ORE
08	CAST STONE WATERTABLE BY CONTINENTAL COLOR: 1100 WHITE STONE
09	GAF TIMBERLINE UHD ASPHALT ROOF SHINGLES COLOR: PEWTER GRAY



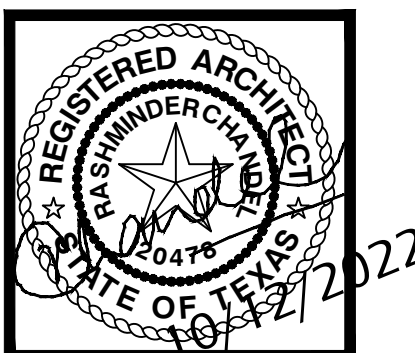
- STANDARD NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALL SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
 3. WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DEVISION.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
 6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF PROSPER.



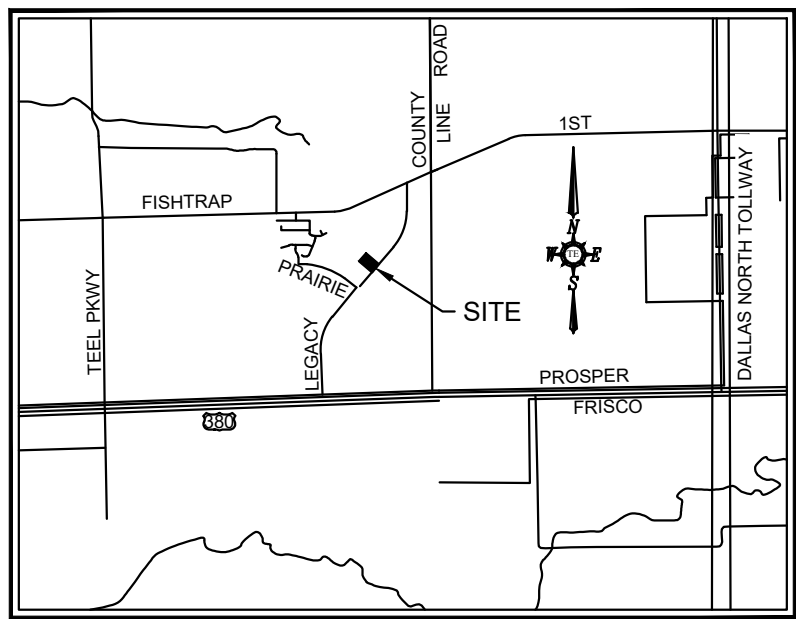
OWNER/APPLICANT	SURVEYOR
SRKMR REAL ESTATE HOLDINGS 2 LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTC: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779
ARCHITECT	CIVIL ENGINEER
RASHMI C INCORPORATED CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com	TRIANGLE ENGINEERING LLC. CONTACT: KARTAVYA (KEVIN) PATEL PH. NO. (469) 213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM

#	REVISION DATE	REVISION DESCRIPTION
1	10/28/2022	CITY COMMENTS
2	11/14/2022	ARCH REQUESTED REV.

CASE #S22-0010
LITTLE WONDER'S MONTESSORI PROSPER CENTER ADDITION BLOCK A, LOT 1R1, 2.297 ACRES (100.063 S.F.) L. NETHERLY SURVEY, ABSTRACT NO. 962 TOWN OF PROSPER DENTON COUNTY, TEXAS DATE PREPARED: 10/12/2022



SHEET NO.
FP-1



VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: 25' landscape buffer along right-of-way. (1) large tree, 3" cal. minimum and (15) shrubs, 5 gallon minimum per 30 l.f.

Legacy Drive(250 l.f.)

Required	Provided
(9) large trees	(9) large trees
(125) shrubs	(141) shrubs

Westwood Drive (375 l.f.)

Required	Provided
(13) large trees	(13) large trees
(188) shrubs	(191) shrubs

Requirements: (1) small tree and (1) 5 gallon shrub per 15 l.f.. Trees and shrubs may be clustered.

Perimeter (645 l.f.)

Required	Provided
(22) large canopy trees	(22) large canopy trees
(43) shrubs	(43) shrubs

INTERIOR PARKING REQUIREMENTS

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

54 Parking spaces

Required	Provided
810 s.f. of landscape area	1,498 s.f. of landscape area
(9) large tree	(9) large trees

NO LARGE CANOPY TREES SHALL BE BE PLANTER CLOSER THAN 4 FEET TO ANY CURB, SIDEWALK, UTILITY LINE, SCREEN WALL OR STRUCTURE

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AE	11	Aliso Elm	<i>Ulmus parvifolia</i> 'Elmer II'	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	33	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	49	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'nana'	5 gal.	container 18" ht., 18" spread
IH	34	Indian Hawthorn 'Clara'	<i>Rhaiopileus indica</i> 'Clara'	5 gal.	container, 18" ht., 18" spread
MIS	73	Adagio Miscanthus	<i>Miscanthus sinensis</i> 'Adagio'	5 gal.	container full, well rooted
NPH	285	Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'	5 gal.	container, 24" ht., 20" spread
NRS	18	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 30" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	200	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon</i> '419'	4" pots	selection by owner, container, 12" o.c. Solid Sod refer to notes

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

SITE DATA SUMMARY TABLE

ZONING	"PD-65"
PROPOSED USE	DAYCARE
GROSS LOT AREA	2,367 ACRES (103,125 S.F.)
NET LOT AREA	2,297 ACRES (100,063 S.F.)
TOTAL BUILDING AREA	10,273 S.F.
MAX. BUILDING HEIGHT (FEET/ STORY)	30'-10 5" / ONE STORY
LOT COVERAGE	13.28%
FLOOR AREA RATIO	0.13:1
PARKING REQUIREMENTS	
BUILDING	PARKING REQUIRED
ALPHA MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)	39 (186 STUDENTS & 20 STAFF)
TOTAL PARKING REQUIRED	39
TOTAL PARKING PROVIDED	55
HANDICAP PARKING REQUIRED PER ADA	3
HANDICAP PARKING PROVIDED	3
LANDSCAPING REQUIRED	15 S.F. X 55 SPACE (825 S.F.)
PERCENTAGE OF OPEN SPACE PROVIDED	42,209 S.F. (42.18 %)
IMPERVIOUS COVERAGE	57,854 S.F. (57.82 %)

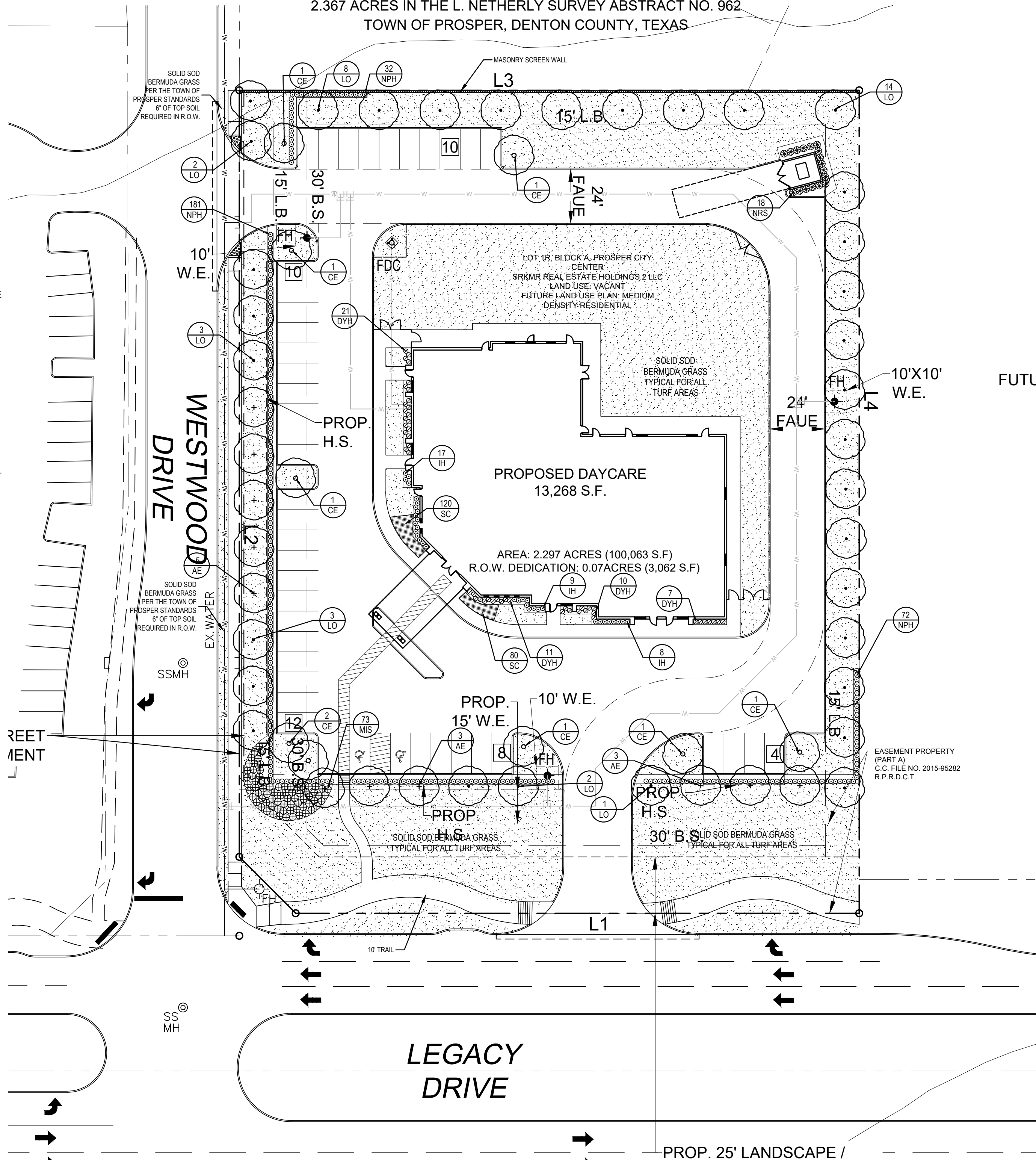
LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALPHA MONTESSORI SCHOOL SITE DEVELOPMENT

2.367 ACRES IN THE L. NETHERLY SURVEY ABSTRACT NO. 962

TOWN OF PROSPER, DENTON COUNTY, TEXAS



TOWN OF PROSPER STANDARD NOTES

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit with in a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free off trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

MAINTENANCE NOTES

THE OWNER, TENANT AND / OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THE TOWN OF PROSPER LANDSCAPE ORDINANCE. ALL PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINER IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED BY THE PROPERTY OWNER, TENANT OF 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.

01 LANDSCAPE PLAN

SCALE 1"=30'-0"

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

OWNER/APPLICANT	ENGINEER	SURVEYOR
SRKMR REAL ESTATE HOLDINGS 2 LLC 1784 W McDERMOTT ROAD STE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	TRIANGLE ENGINEERING LLC 1784 W McDERMOTT ROAD STE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779

BOUNDARY LINE DATA

LINE	BEARING	LENGTH
L1	S 40°36'14" W	275.00'
L2	N 49°23'46" W	370.00'
L3	N 40°36'14" E	275.00'
L4	N 49°23'46" E	370.00'

NO.	DATE	DESCRIPTION	BY
1	10/14/22	1ST SITE PLAN SUBMITTAL	
2	10/31/22	CITY COMMENTS	



CASE #S22-0010

LANDSCAPE PLAN

PROSPER CENTER ADDITION
BLOCK A, LOT 1R
2.367 ACRES 103,125 S.F.
L. NETHERLY SURVEY
ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS



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

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
CT	CT	10/14/22		087-16	

TX PE FIRM #11525

L.1