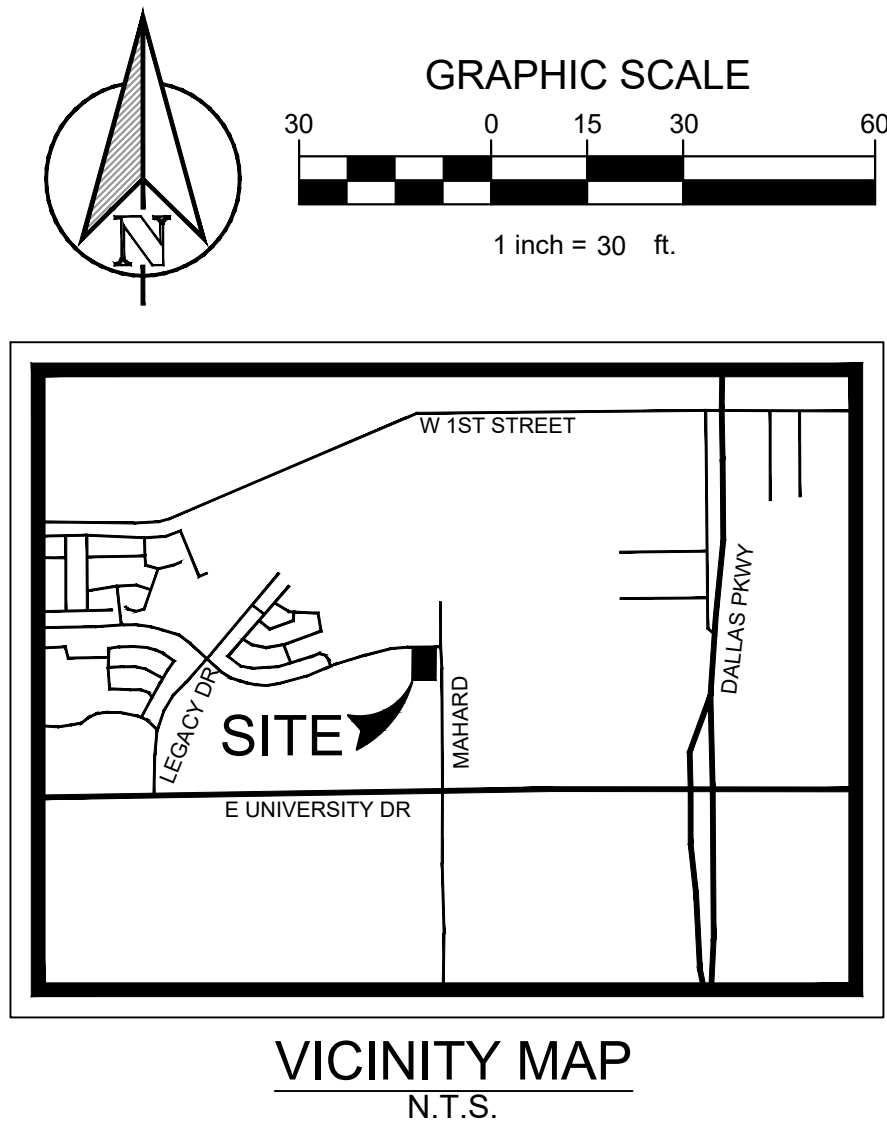
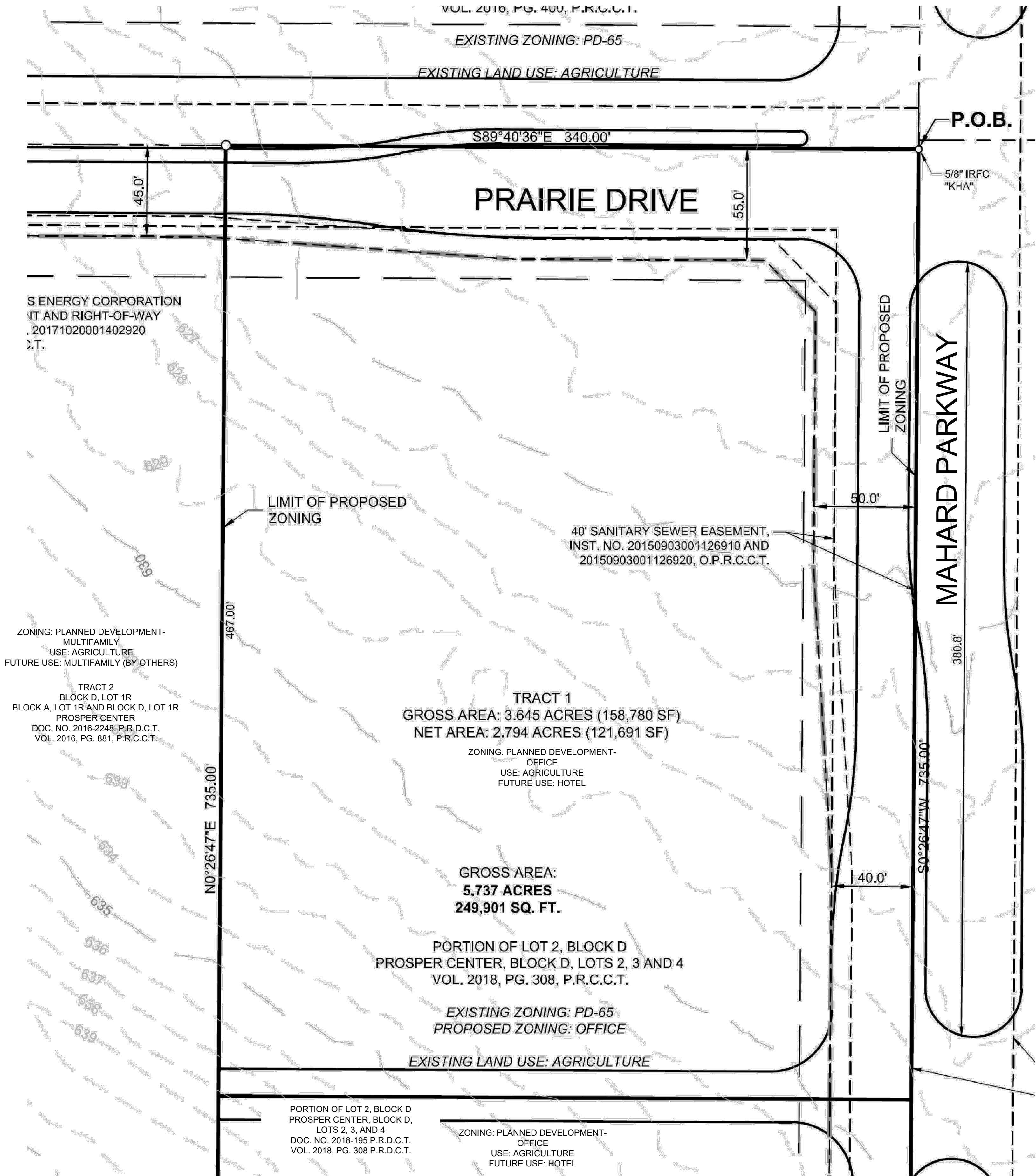


PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 1/14/2022 9:57 AM
 LOCATION: X:\SHARED\PROJECTS\SITE PLAN - PROSPER TX\CADD\SHEETS\EXH-A EXHIBIT A.DWG
 LAST SAVED: 1/14/2022 9:57 AM



CASE #:-		
PROSPER HOTEL		
EXHIBIT A		
DEVELOPER: SHYANA HOSPITALITY MANAGEMENT LLC 6401 ELDARADO PKWY, STE 338 MCKINNEY, TX 75070 EMAIL: DIPAL0102@GMAIL.COM CONTACT NAME: DIPAL PATEL		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE		
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE		
LEGAL DESCRIPTION: TRACT 1 PORTION OF LOT 2, BLOCK D PROSPER CENTER, BLOOK D, LOTS 2, 3 AND 4 VOL. 2018, PG. 308, P.R.C.C.T.		
CITY: PROSPER	STATE: TEXAS	
COUNTY: COLLIN	SURVEY: COLLIN CO SCHOOL LAND SURVEY	ABSTRACT NO. 147

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	01/10/2022
SHEET	
EXH-A	
File No. 2017-128	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: MATT MOORE
P.E. No. 95813 Date: 01/07/2022

PROSPER HOTEL
PRAIRIE DRIVE AND
MAHARD PARKWAY
PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT A

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

A handwritten signature in blue ink, appearing to read 'Matt Moore'.

Matt Moore, P.E.

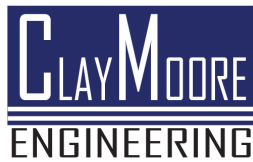


Exhibit C – Planned Development Standards

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:

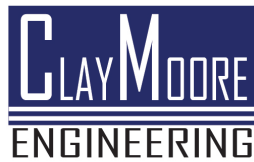
A. Maximum Height:

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.

CLAYMOORE
ENGINEERING

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANT

Engineer MATT MOORE
P.E. No. 95813 Date 06/29/2022

**PROSPER PREMIER HOTEL
MARRIOTT TOWN PLACE SUITE
PRAIRIE DRIVE AND
MAHARD PARKWAY
PROSPER, TEXAS**

[illegible]

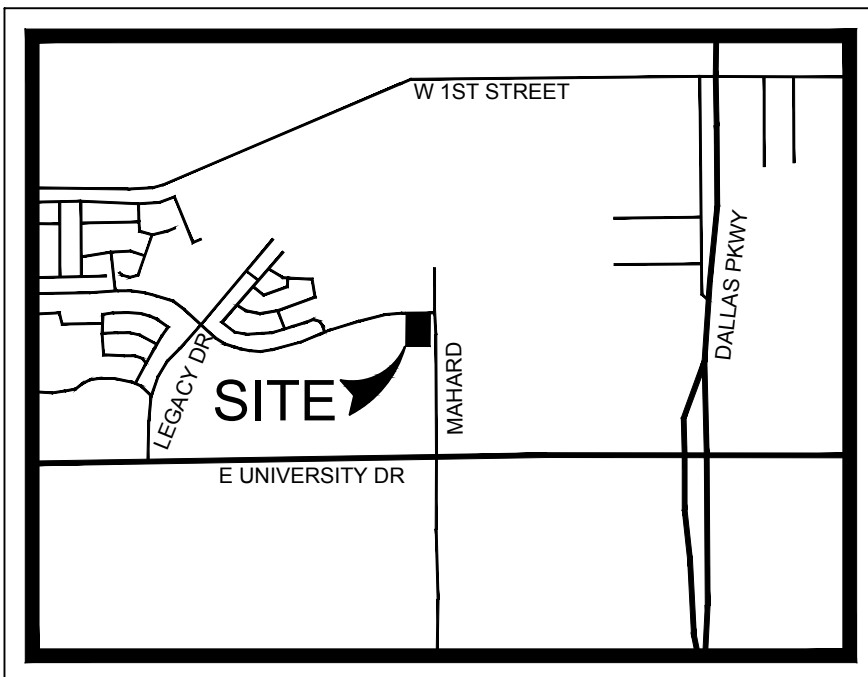
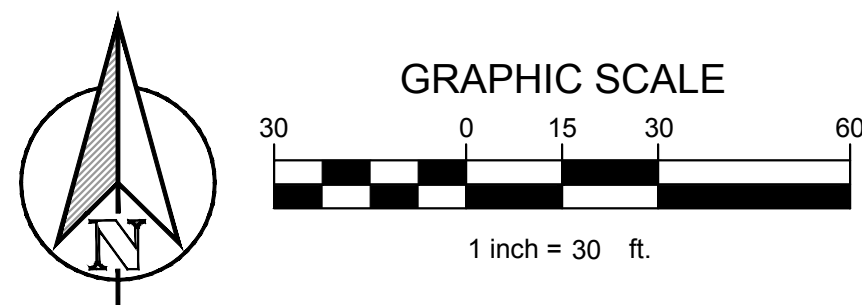
EXHIBIT D

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	05/27/2022







SHEET

EXH-D

File No. 2017-128



VICINITY MAP
N.T.S.

LEGEND	
	FIRE LANE PER TOWN OF PROSPER STANDARDS
	CONCRETE PER TOWN OF PROSPER STANDARDS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPPING

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA 1ST FLR. (77,484 TOTAL SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS	
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
TRACT 1 LOT 2, BLOCK D, PROSPER CENTER	OFFICE	HOTEL	2.80	121,950	19,371	50 FT	4	50% MAX	15.9%	0.5:1 MAX	0.16	1 PER ROOM	112	112	5	6	86,444	71%	35,506	29%

[illegible]

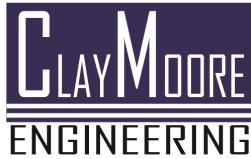


Exhibit E – Prosper Hotel PD

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,

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.



PRP.ARQ, corp.

FRISCO TEXAS USA

CONSULTANT:

TownePlace-logo.tif

SHYANA HOSPITALITY MANAGEMENT LLC
6401 ELDARADO PKWY, STE 338

6401 ELDARADO PKWY, STE 338
MCKINNEY, TX 75070

EMAIL: DIPAL0102@GMAIL.COM

[illegible]

SUE	DESCRIPTION	DATE
PROFESSIONAL SEALS		

EXTERIOR ELEVATIONS

DRAWN BY	CHECKED BY	PRP
PROJECT NUMBER	PROJECT ABBREVIATION	
DATE 13 FEBRUARY 2022	CURRENT DOCUMENTATION STAGE	PERMIT
DRAWING NUMBER		

A210



MATERIAL CALCULATIONS-NORTH W/ WINDOW		
	AREA	PERCENTAGE
STONE	2,045	44%
STUCCO	2,193	47%
WALL PANEL	144	3%
WINDOW	300	6%
TOTAL	4,682	100%

- This Façade 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 screened 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 Façade Plan will require re-approval by the Town of Prosper.

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



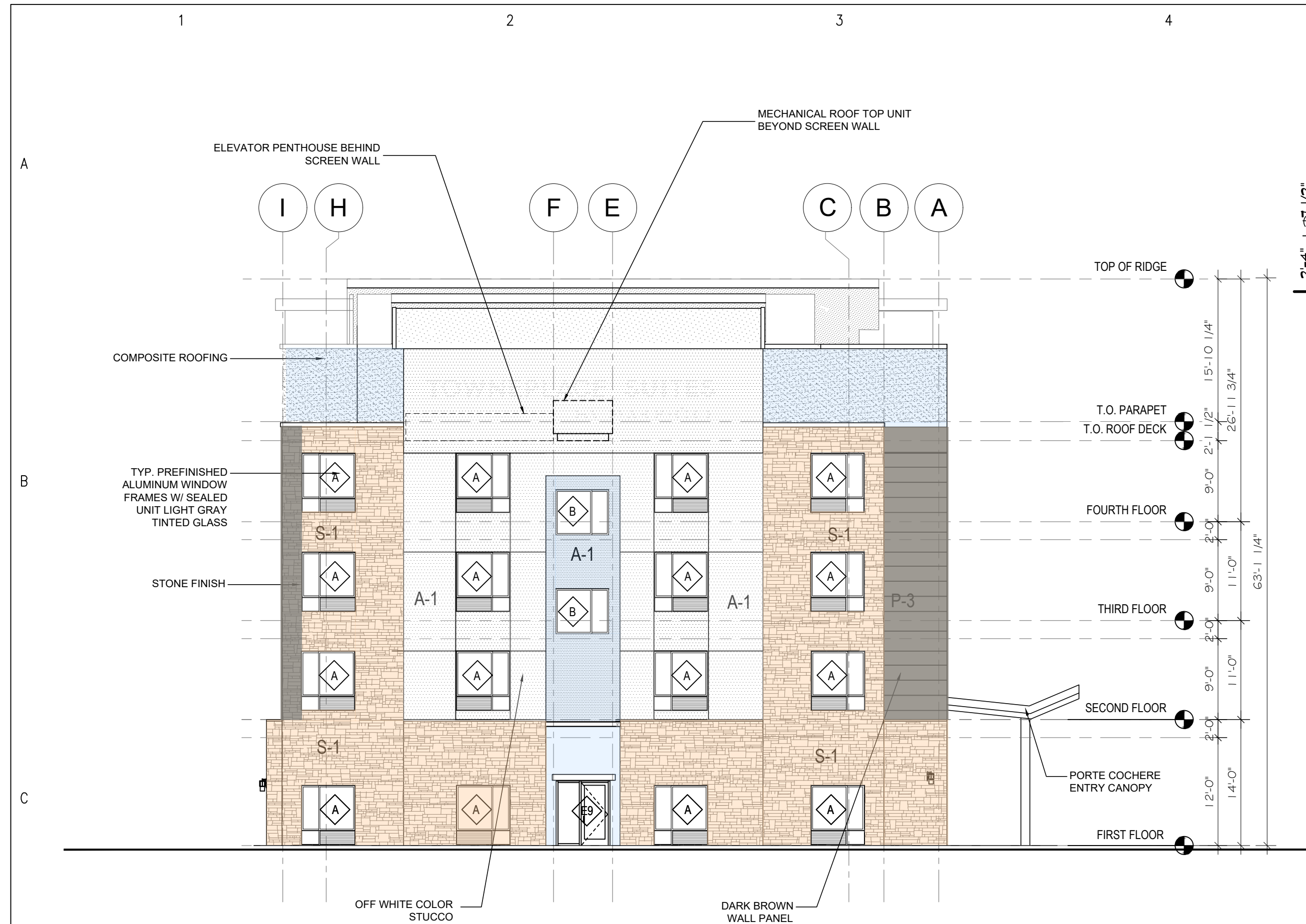
Exhibit F

LEGAL DESCRIPTION:
TRACT 1
PORTION OF LOT 2, BLOCK D
CENTER, BLCOK D, LOTS 2, 3 AND 4
DL. 2018, PG. 308, P.R.C.C.T.

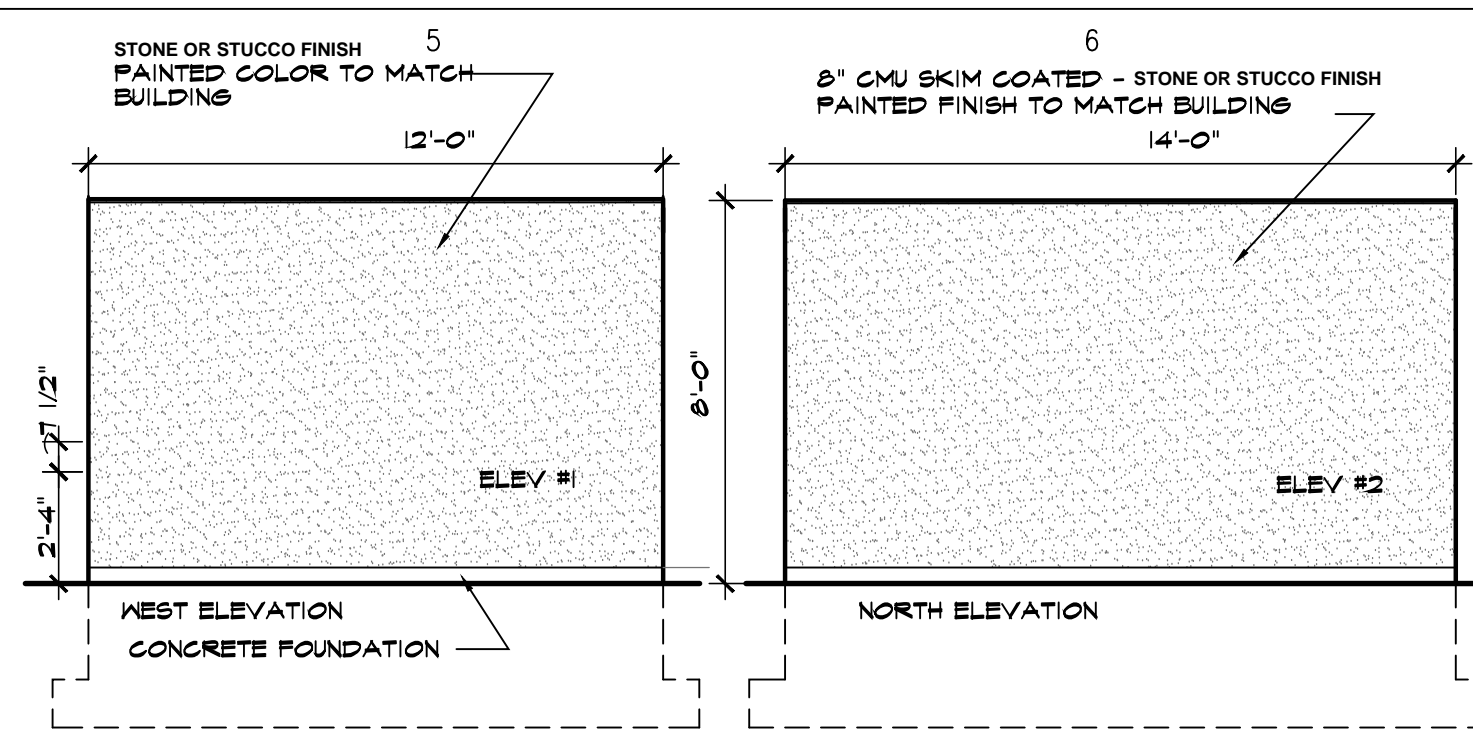
CITY:
PROSPER

STATE:
TEXAS

<u>COUNTY</u>	<u>SURVEY:</u>	<u>ABSTRACT NO.</u>
COLLIN	COLLIN CO SCHOOL LAND SURVEY 9	147



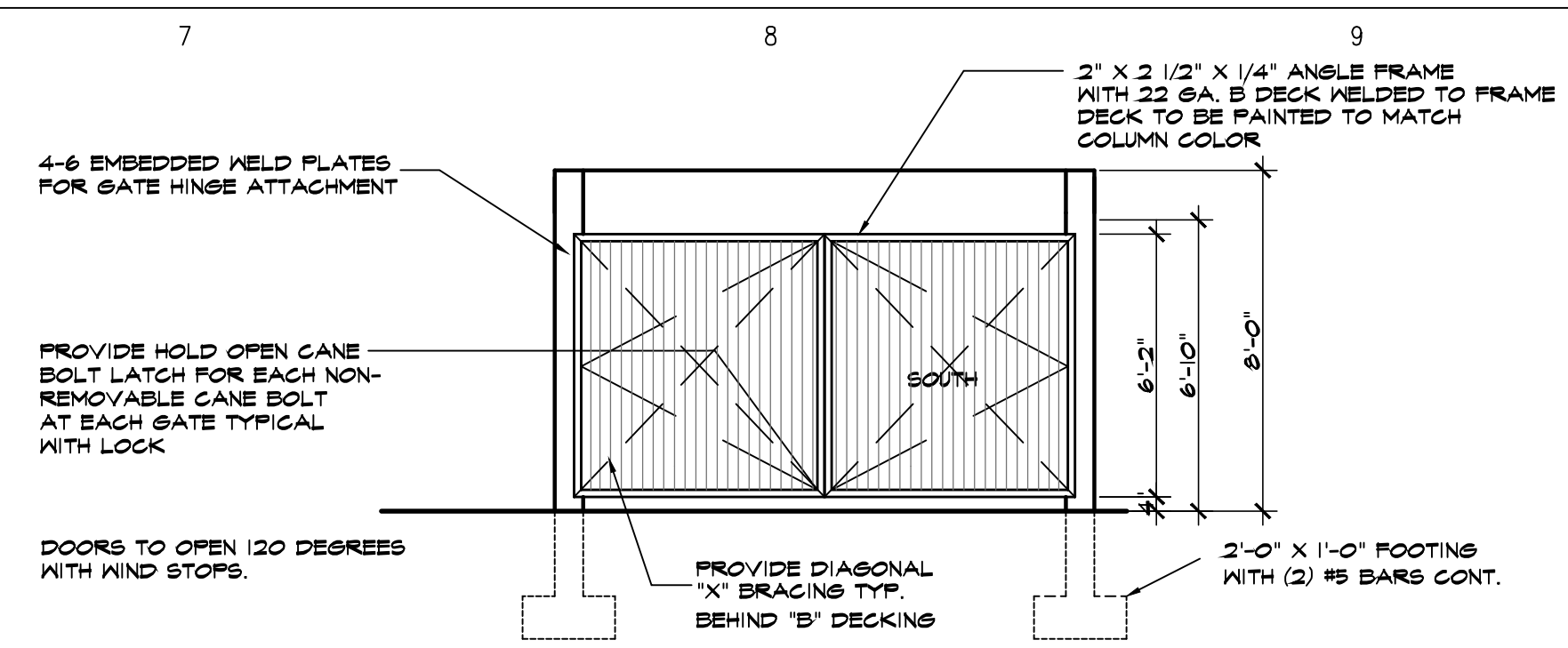
2 SOUTH ELEVATION
3/32" = 1'-0"



DUMPSTER ELEVATIONS

MATERIAL CALCULATIONS-WEST W/OUT WINDOW		
	AREA	PERCENTAGE
STONE	5,307	39%
STUCCO	6,930	51%
WALL PANEL	1,314	10%
TOTAL	13,551	100%

MATERIAL CALCULATIONS-SOUTH W/OUT WINDOW		
	AREA	PERCENTAGE
STONE	1,493	40%
STUCCO	2,039	55%
WALL PANEL	209	6%
TOTAL	3,741	100%



DUMPSTER GATE ELEVATION

MATERIAL CALCULATIONS-WEST W/ WINDOW		
	AREA	PERCENTAGE
STONE	5,269	33%
STUCCO	6,930	43%
WALL PANEL	1,314	8%
WINDOW	2,474	15%
TOTAL	15,987	100%

MATERIAL CALCULATIONS-SOUTH W/ WINDOW		
	AREA	PERCENTAGE
STONE	1,493	34%
STUCCO	2,039	46%
WALL PANEL	209	5%
WINDOW	698	16%
TOTAL	4,439	100%

MATERIAL LEGEND:

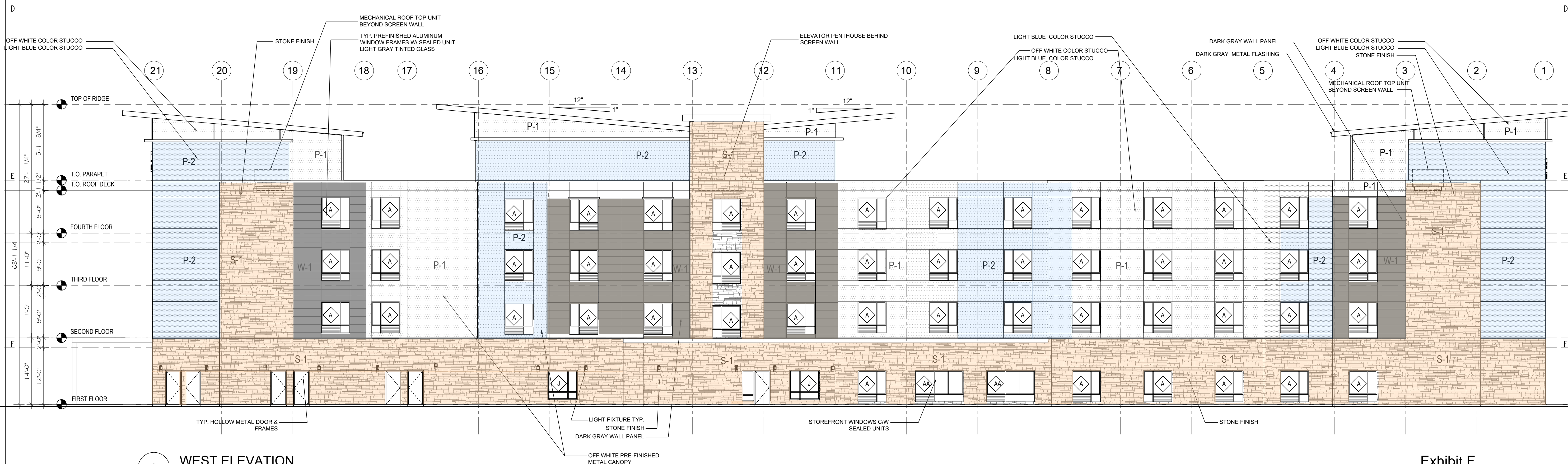
- S1 STONE FINISH
P1 OFF WHITE COLOR STUCCO
P2 BLUE COLOR STUCCO
W1 DARK GRAY WALL PANEL
- INDICATES 1" SEALED UNIT WINDOW IN CLEAR ANODIZED ALUMINUM FRAMES WITH VARYING SIZES

GENERAL NOTES:

- This Façade 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 screened 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 Façade Plan will require re-approval by the Town of Prosper.

SPECIAL NOTE:

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



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

Exhibit F

LEGAL DESCRIPTION:		
TRACT 1 PORTION OF LOT 2, BLOCK D PROSPER CENTER, BLOCOK D, LOTS 2, 3 AND 4 VOL. 2018, PG. 308, P.R.C.C.T.		
CITY: PROSPER	STATE: TEXAS	
COUNTY COLLIN	SURVEY: COLLIN CO SCHOOL LAND SURVEY	ABSTRACT NO. 147

ARCHITECT:
PRP ARQ
CORP.
ARCHITECTURE-URBAN PLANNING-INTERIOR DESIGN
PRP.ARQ, corp.
3 Colonial Court
Frisco, Texas 75034
tel: 972 900 3104
email: pparet2030@gmail.com
www.praprq.com
FRISCO TEXAS USA

CONSULTANT:

TownePlace-logo.tif

TownePlace Suites - MARIOTT
PRAIRIE DRIVE AND MAHARD PARKWAY
PROSPER, TEXAS - 75078
FOR
SHYANA HOSPITALITY MANAGEMENT LLC
6401 EL DARADO PKWY, STE 338
MCKINNEY, TX 75070
EMAIL: DPAL0102@GMAIL.COM

ISSUE DESCRIPTION DATE
PROFESSIONAL SEALS

EXTERIOR
ELEVATIONS

DRAWN BY: _____ CHECKED BY: PRP
PROJECT NUMBER: _____ PROJECT ABBREVIATION: _____
DATE: 13 FEBRUARY 2022 CURRENT DOCUMENTATION STAGE: PERMIT
DRAWING NUMBER: _____

A211

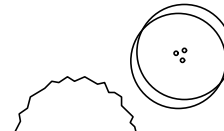




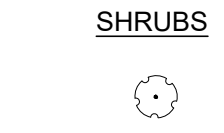
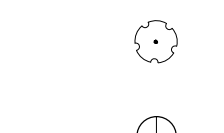
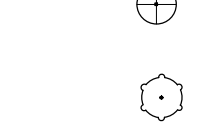
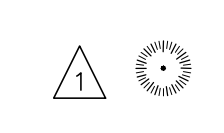
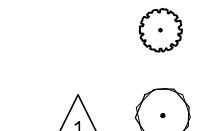
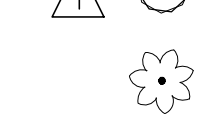
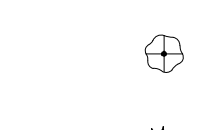



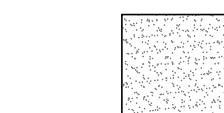
DATE	REVISION	BY
06/30/22		

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	01/31/2022

SHEET

LP-1

PLANT SCHEDULE

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	15
	LI	Tuscarora Crape Myrtle / Lagerstroemia indica 'Tuscarora' min. 7' ht.; multi-trunk	CONT.	3" Cal.	20
	UC	Cedar Elm / Ulmus crassifolia min. 7' ht.	CONT.	3" Cal	2
	QV	Live Oak / Quercus virginiana min. 7' ht.	CONT.	3" Cal	28
	QS	Red Oak / Quercus shumardii min. 7' ht.	CONT.	3" Cal	13
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	AG	Glossy Abelia / Abelia grandiflora 36" o.c.; min. 24" tall	5 gal		48
	IVN	Dwarf Yaupon / Ilex vomitoria 'Nana' 36" o.c.; 24" tall	5 gal		59
	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 growing season	5 gal		239
	MP	Dwarf Wax Myrtle / Myrica pusilla 48" o.c.; 24" tall	5 gal		44
	ND	Obsession Nandina / Nandina domestica 'Seika' 36" o.c.; Min. 24" tall @ time of planting, 36" tall in one growing season	5 gal.		220
	HS	Althea / Hibiscus syriacus 36" o.c.; 24" tall	5 gal		3
	RI	Snow White Hawthorn / Rhaphiolepis indica 'Snow White' 36" o.c.; 24" tall	5 gal		33
	NDH	Harbour Dwarf Nandina / Nandina domestica 'Harbour Dwarf' 36" o.c.	5 gal		29
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		22,935

STEEL EDGING BETWEEN TURF AND SHRUB/TREE PLANTING BEDS

MAHARD PARKWAY
RIGHT-OF-WAY VARIES

TOWN OF PROSPER GENERAL LANDSCAPE 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 (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other healthy root growth.
- 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 within 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 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 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.
- 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 slope.
- 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 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, moving, 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 thirty (30) days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of 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 Division 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 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris. Contractor must correct spillage or damage to the smooth finish grad of the berm prior to acceptance.
- All walkways shall meet ADA and TAS requirements.
- 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.
- 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, 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:
- TREE HEIGHT, WIDTH & CALIPER (AT DELIVERY)
 - SHRUB HEIGHT, WIDTH & CONTAINER SIZE (AT DELIVERY)
 - (ANY UNDERSIZED PLANT NOT FULLY ROOTED MAY BE DENIED BY PARKS AT INSPECTION)
 - INSPECTION OF TREE PIT SIDE WALLS & DEPTH.
 - INSPECT AT LEAST ONE (1) PERCOLATION TESTED PIT.

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
288 SHRUBS PROVIDED

SHRUBS @ 15 / 30 LF:

PRAIRIE DR. 340 LF

TREES @ 1 / 30 LF:

12 TREES REQUIRED
12 TREES PROVIDED
170 SHRUBS REQUIRED
170 SHRUBS PROVIDED

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

112
1,680 SF (15 SF / PARKING SPACE)
4,220 SF

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:

32
32
32
91

SOUTH PROPERTY LINE - 340.58

TREES REQUIRED

(1 ORNAMENTAL TREE / 15 LF):

TREES PROVIDED:

SHRUBS REQUIRED (1 SHRUBS/15 LF):

SHRUBS PROVIDED:

23
14*
23
37

* DUE TO SHARED DRIVE ACCESS

NO EXISTING TREES ON SITE

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 GRASSES 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 GRASS 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 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.
- 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.

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.

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 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.
- 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 APPPOINT AN ADVISORY COMMITTEE TO FOCUS ON ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.

