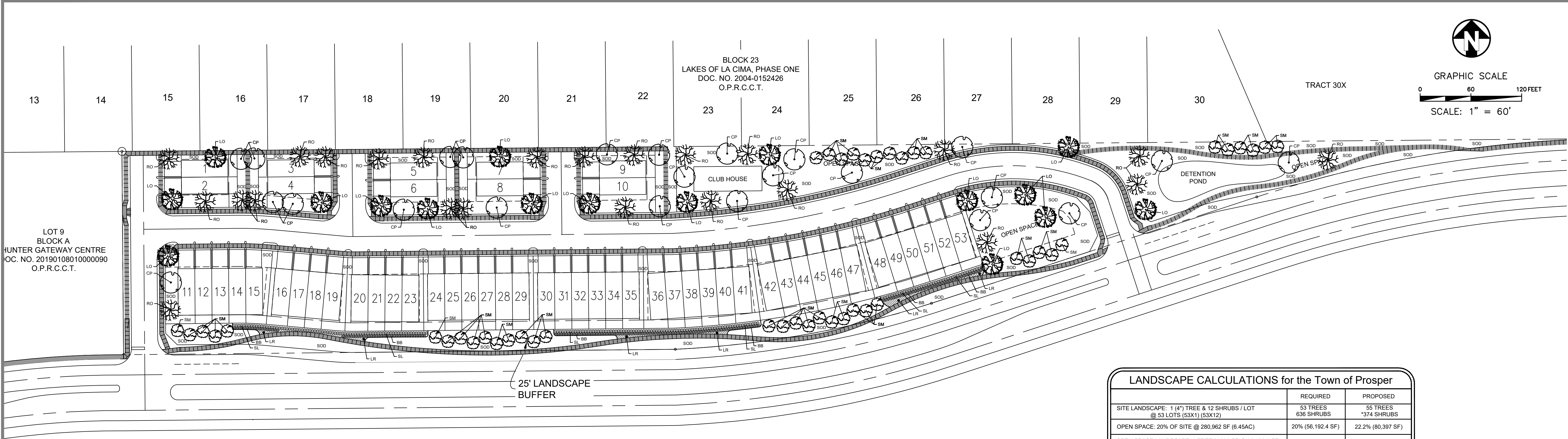


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Town of Prosper landscape general notes

- Standard language and/or notations, as follows:
 - Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
 - All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
 - Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
 - Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
 - All root flares shall be set at three (3) to four (4) inches above surrounding grade
 - The tree pit shall be backfilled with native topsoil free of rock and other debris
 - Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
 - A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
 - No person(s) or entity may use improper or malicious maintenance or pruning techniques including, but not limited to.; topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison
 - Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
 - Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
 - All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
 - Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
 - A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
 - Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
- All areas of less than three (3) feet in width shall be grass, groundcover, or some type of Decorative river rock, pavers, or concrete.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de-weeding, and trash removal.
- Plant material that is damaged, destroyed, or removed shall be replaced with Plants meeting minimum specifications per landscape plan. All turf/ground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
- An automatic irrigation system shall be provided to irrigate all landscape areas into streets, sidewalks, or alleys.
- No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris.
- All walkways shall meet ADA and TAS requirements.
- Landscape installation must comply with approved landscape plans, and as-built plans submitted to Parks and Recreation, prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
- Call Parks and Recreation at (972) 569-1160 at least forty-eight (48) hours prior to the following inspections:
 - Proposed trail alignment
 - Berm construction & grading
 - Escrow release
 - Final inspection

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (filled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone valve boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/8" min. thickness unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Plant Material List

Town of Prosper Reference Recommended Plant Material List									
SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
RO	17		Live Oak Quercus virginiana	N/A	B&B	3" cal.	14' min.	6' min.	Large Full Canopy, Healthy, Good Form Strong Central Leader, 6' Clear Trunk Height
LR	24		Texas Red Oak Quercus texana	N/A	B&B	3" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CP	24		Chinese Pistache Pistacia chinensis	N/A	B&B	3" cal.	12' min.	5' min.	Full Canopy, Healthy, Good Form
SM	46		Majestic Beauty® Southern Magnolia Magnolia grandiflora 'Majestic'	N/A	Cont.	30 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form
BB	174		Pygmy Ruby™ Barbary Berberis thunbergii 'Pygmyruby'	36"	Cont.	5 gal.	12" min.	12" min.	Full, Healthy, Even Growth
LG	200		'Sunshine' Ligustrum Ligustrum sinense 'Sunshine'	36"	Cont.	5 gal.	24" min.	18" min.	Full, Healthy, Even Growth
LR	800 sf		Big Blue Liriope Liriope muscarifolia 'Big Blue'	18"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy

In Accordance to the Current Edition of The American Standard for Nursery Stock.

LANDSCAPE REQUIREMENTS for the Town of Prosper

PROSPER ZONING CODE - CHAPTER 4 - DEVELOPMENT REQUIREMENTS
SECTION 2. LANDSCAPING

2.6 Landscape area requirements.

A. Single Family, two family (duplex), town home, and mobile home landscape area requirements.

- Trees from the large tree list in Section 2.7 below shall be planted on all single-family detached, two family (duplex), and town home lots. Trees shall be planted to meet the total number of caliper inches referenced in the table below. Required trees shall not be smaller than three caliper inches. A minimum of one- (four caliper inch tree(s) shall be located in the front yard of all residential lots less than 7,000 square feet in size. A minimum of two- (four caliper inch trees shall be located in the front yard of all residential lots 7,000 square feet in size and larger. The remaining required large trees may be placed in the front or rear of the residential lot. The total caliper inches of large trees and number of shrubs are required as shown in the table below.

Size of Lot (sq. ft.)	Caliper inches	Number of Shrubs
2,500-6,999	4	12
7,000-8,999	8	15
9,000-19,999	11	20
20,000+	14	25
- A minimum of one tree from the large tree list in Section 2.7 below shall be planted in the side yard area adjacent to the street on a corner lot. When more than two trees are required per lot, the corner lot, side yard tree may count toward the requirement. Street trees (trees located in the parkway area between the curb and the sidewalk) adjacent to the side yard of a corner lot may count toward the requirement.
- Required shrubs shall be a minimum of three gallon in size when planted and shall be planted in the front yard of all residential lots.
- Two family (duplex) and townhome open space. Each parcel of land developed under the 2F or TH standards shall provide usable open space totaling ten percent (10%) and 20 percent (20%) for TH of the area being developed. The open space shall be computed on the percentage of total planted area in the subdivision, excluding right-of-way dedicated major thoroughfares. This open space shall be owned and maintained by a homeowners' association. Areas provided as usable open space shall meet the following criteria:
 - All residential lots must be located within 1,400 feet of a usable open space area as measured along a street. In order to preserve existing trees or should a property have unique topography, size, or configuration, this distance may be increased by the Planning and Zoning Commission with approval of the plat.
 - All open space areas shall be minimum of 20,000 square feet with no slope greater than ten percent and no width less than 50 feet. The Planning and Zoning Commission may give full or partial credit with approval of the plat for open areas that exceed the maximum slope or that are otherwise unusable, if it is determined that such areas are environmentally or aesthetically significant.
 - Open space areas must be easily viewed from adjacent streets and homes. Open space areas must abut a street on a minimum of 40 percent of the perimeter of the open space. However, the perimeter street requirement may be reduced to 30 percent with Planning and Zoning Commission approval of the preliminary plat when:
 - Preserving existing trees;
 - Preserving natural geographic features; or
 - Physical constraints such as overall property size, configuration, or topography exist.
 - Landscaping, sidewalks, and amenities such as tennis courts and swimming or wading pools may be located within usable open space areas. Detention ponds that contain a constant water level, are landscaped, or otherwise treated as an amenity for the development, as determined by the Director of Development Services or his/her designee, may be calculated toward the required open space.
 - Open space shall contain one minimum three-inch caliper large tree for every 1,000 square feet of required open space. The tree shall be maintained in a healthy and growing condition, and must be replaced with trees of similar variety and size if damaged, destroyed, or removed. A landscape plan must be approved prior to approval of the final plat.

ZONE 24-0018
EXHIBIT G - Landscape Plan
HUB 380 Townhomes



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW &
APPROVAL BY JURISDICTIONAL ENTITIES



COJAX
designs

P.O. Box 8232 Greenville, TX 75404
Direct: 972.670.9407
Email: jill@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	
			APPR	MJR
	11/23/2024	ISSUE FOR PRELIMINARY REVIEW		
	01/17/2025	REVISED PER CITY COMMENTS		

L1.0 LANDSCAPE PLAN
HUB 380
55 LOTS (ZONING TOWNHOME)
6.45 ACRES
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

PLAN APPROVALS		DATE				

DRAWN BY	MJR
CHECKED BY	MJR
DATE	NOV. 2024
SHEET NO.	01 OF 1
FILE NO.	COJAX2024.0242