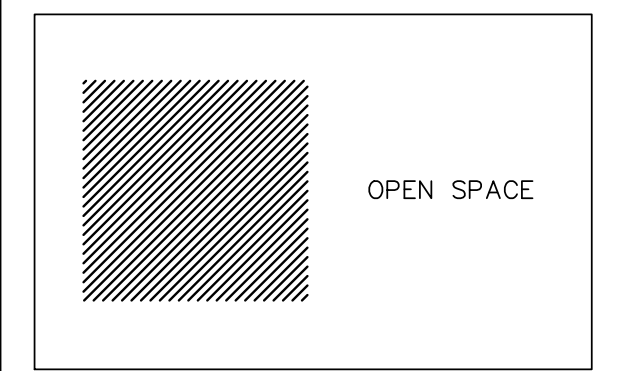


THIRD	11	1	1
FIFTH	11	1	1
TOTAL	44	4	4

**PROSPER LANDSCAPE ORDINANCE**

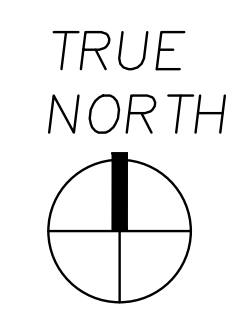
**LANDSCAPING REQUIREMENTS:**  
 Site: 257,875 sq. ft.  
 Perimeter Requirements:  
 \* Landscaped Areas from property line to R.O.W.  
 Maynard Parkway - 30 ft. buffer @ 378 L.F.-(1) tree every 30 ft. & (15) shrubs every 30 ft.  
 Trees Required: 13  
 Shrubs Required: 189  
 Shrubs Provided: 201  
 Landscape Area Required: 5,640 s.f.  
 Landscape Area Provided: 6,108 s.f.  
 Non-residential development next to non-residential development  
 North Property Line - 5 ft. wide landscape area  
 Area Required: 5 ft.  
 Area Provided: 10 ft., 7 in.  
 East Property Line - 5 ft. wide landscape area  
 Area Required: 5 ft.  
 Area Provided: 5 ft.  
 South Property Line - 5 ft. wide landscape area  
 Area Required: N/A  
 Area Provided: N/A  
 Interior Parking Requirements:  
 15 s.f. of landscaping for each parking space @ 336 spaces & 1 tree per 10 spaces  
 Landscape Area Required: 3,330 s.f.  
 Landscape Area Provided: 10,760 s.f.  
 Trees Required: 34  
 Trees Provided: 41  
 Landscape Islands required at terminus of each parking row @ 22 trees/minuses  
 Parking Islands Required: 22  
 Parking Islands Provided: 24  
 One large tree within 150 ft. of every parking space is required  
 \* Building Landscaping:  
 Building larger than 100,000 s.f. @ 132,365 s.f. requires -  
 (1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face  
 Trees Required: 13 (BT - BUILDING TREE)  
 Trees Provided: 12 large & 6 ornamental  
 \* Irrigation Requirements:  
 a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.  
 b. Trees and shrubs shall be irrigated by bubblers only.  
 c. Rain/freeze and wind detectors shall be installed on all irrigation lines.  
 Median Planting Requirements:  
 N/A  
 \* Open Space Requirements:  
 257,875 s.f. @15%  
 Required: 38,681 s.f.  
 Provided: 38,700 s.f. or 15%  
 No existing trees on site  
 Headlight screening is provided along Maynard Parkway

**OPEN SPACE KEY**



\* Open Space Requirements:  
 257,875 s.f. @15%  
 Required: 38,681 s.f.  
 Provided: 38,700 s.f. or 15%

**01 OPEN SPACE PLAN**  
 SCALE: 1" = 30'-0"

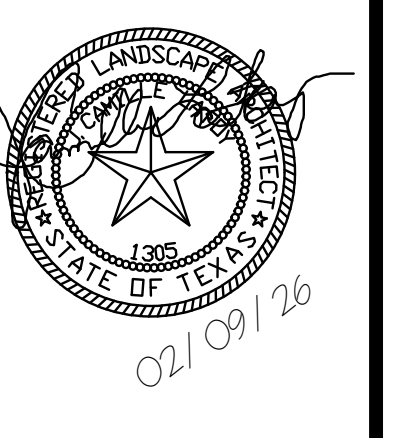


PROJECT STATUS: FINAL  
 PROJECT MANAGER: DBR  
 DESIGN MANAGER: RCM  
 PROJECT DATE: 04/09/22  
 REVISION DATE: 11/18/25

**PEACH TREE GROUP OF INVESTMENT INC**  
 1043 ELK MOUND DRIVE  
 FRISCO, TX 75033  
 PHONE: 620 253 0286  
 EMAIL: parmarvs@gmail.com

**JCL**  
 J. CAMILLE LA FOY  
 LANDSCAPE ARCHITECTURE CONSULTING  
 1902 NORTH TEXAS ROAD, SUITE 400  
 FORT WORTH, TEXAS 76108  
 PH: 817-339-8888

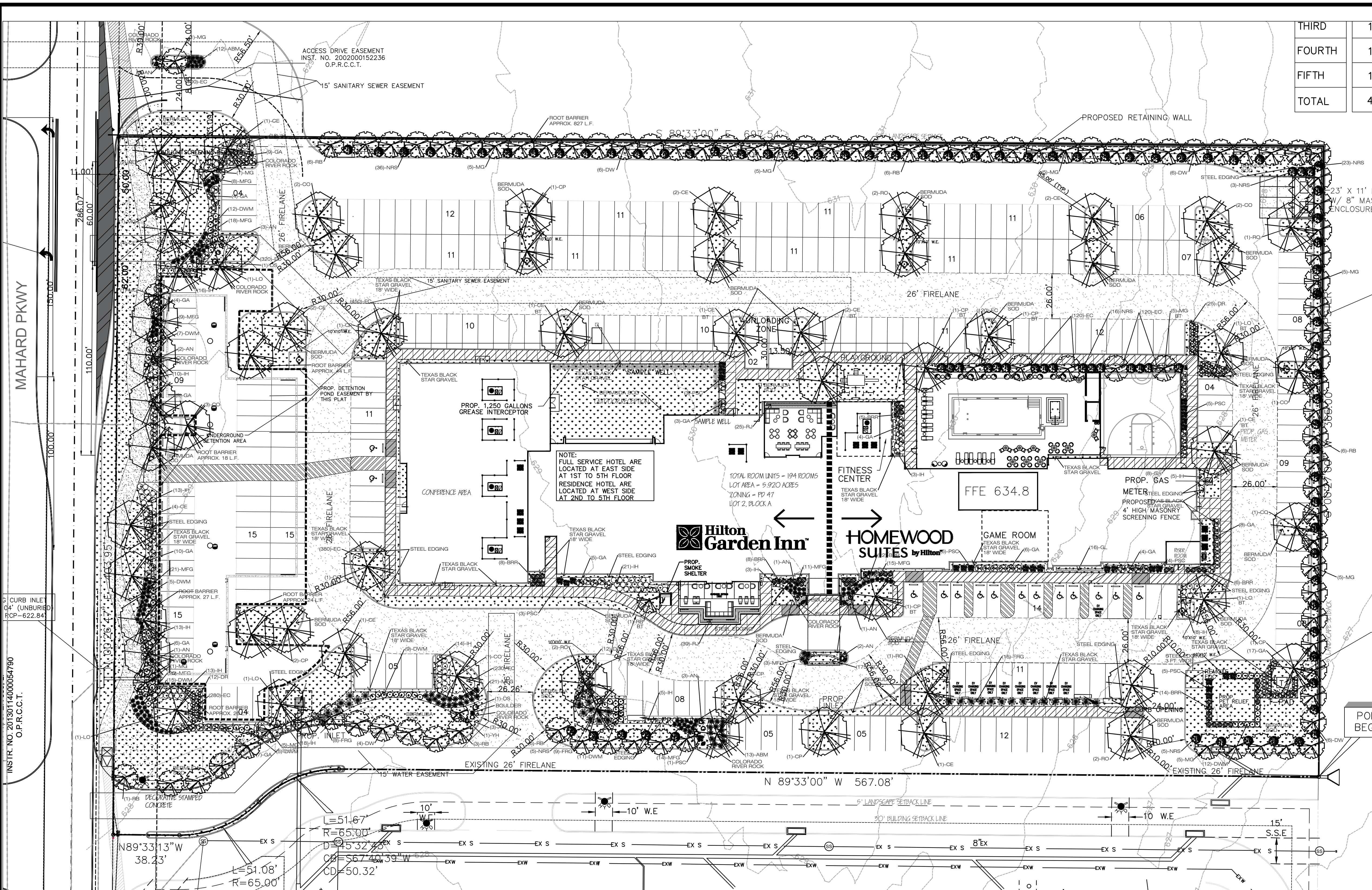
**Hilton Garden Inn HOMEGOOD SUITES by Hilton**  
 FACILITY # HGI PROSPER 58965  
 MAHARD PARKWAY  
 PROSPER, TEXAS



**ADR-DESIGNS-LLC**  
**TOTAL DESIGN MANAGERS**  
 601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050  
 PH: 972-262-1333 FAX: 214-272-2987  
 E-Mail: addressignsllc@addressigns.com  
 POR: JOHN C. SARGENT

JOB NUMBER:  
 PTG - 22706

SHEET NUMBER  
**L1.00**



THIRD	11
FOURTH	11
FIFTH	11
TOTAL	44

**PROSPER LANDSCAPE ORDINANCE**

LANDSCAPING REQUIREMENTS:  
 Site: 257,875 sq. ft.  
 Perimeter Requirements:  
 \* Landscaped Area from property line to R.O.W.  
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 Trees Provided: 13  
 Shrubs Provided: 201  
 Landscape Area Provided: 5,640 s.f.  
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 Area Required: 5 ft.  
 Area Provided: 10 ft. 7 in.  
 East Property Line - 5 ft. wide landscape area  
 Area Required: 5 ft.  
 Area Provided: 5 ft.  
 South Property Line - 5 ft. wide landscape area  
 Area Required: N/A  
 Area Provided: N/A  
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 15 s.f. of landscaping for each parking space @ 336 spaces & 1 tree per 10 spaces  
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 Parking Islands Required: 22  
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 \* Building Landscaping:  
 Building larger than 100,000 s.f. @ 132,365 s.f. requires -  
 (1) Large tree or (5) ornamental trees/10,000 s.f. located within 30 ft. of building face  
 Trees Required: 13 (BT - BUILDING TREE)  
 Trees Provided: 12 large & 8 ornamental  
 \* Irrigation Requirements:  
 a. Irrigation lines shall be placed a min. of 2 1/2' from a town sidewalk.  
 b. Trees and shrubs shall be irrigated by bubblers only.  
 c. Rain/freeze and wind detectors shall be installed on all irrigation lines.  
 \* Median Planting Requirements:  
 N/A  
 \* Open Space Requirements:  
 257,875 s.f. @ 15%  
 Required: 38,681 s.f.  
 Provided: 38,700 s.f. or 15%  
 No existing trees on site  
 Height screening is provided along Maynard Parkway

**PLANT MATERIAL LIST**

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	10	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
LO	5	QUERCUS VIRGINIANA LIVE OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CE	20	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CP	12	PISTACIA CHINENSIS CHINESE PISTACHE	3" CAL., MIN. 4' SPD., MIN. 10' HT.
CO	11	QUERCUS MUELENBURGII CHINKAPIN OAK	3" CAL., MIN. 4' SPD., MIN. 10' HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	22	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	30	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	30 GAL., 8" HT., 3' SPREAD
MG	46	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	30 GAL., 8" HT., MIN. 3 CANES
YH	1	ILEX VOMITORIA 'FEMALE' YAUPOH HOLLY	30 GAL., 8" HT., 3' SPREAD, MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DWM	76	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
DR	49	ROSA X 'NOVAROSPOP' POPCORN DRIFT ROSE	5 GAL., MIN. 20" HT., 24" O.C.
GA	100	ABELIA GRANDIFLORA GLOSSY ABELIA	7 GAL., MIN. 36" HT., 36" O.C.
IH	160	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	19	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
BRR	53	BARBERY THUNBERGII 'RED ROCKET' BARBERY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	27	SCUTELLARIA SUFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	88	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	20 GAL., 4" HT., 3' SPREAD
DS	2	DASYLIPION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RJ	64	JUNIPERUS HORIZONTALIS 'WILTONII' RUG JUNIPER	3 GAL., MIN. 8" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	2,120	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	22	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL, FULL PLANT
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	25	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
FRG	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	3 GAL., FULL PLANT 36" O.C.
MFG	120	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
KEY	QUANTITY	ANNUAL COLOR DESCRIPTION	SIZE
SC	175	SEASONAL COLOR SELECTED BY OWNER	4" POT, FULL PLANT 8" O.C.

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 clots and any other foreign material that is not beneficial to 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.

**LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"  
 TRUE NORTH

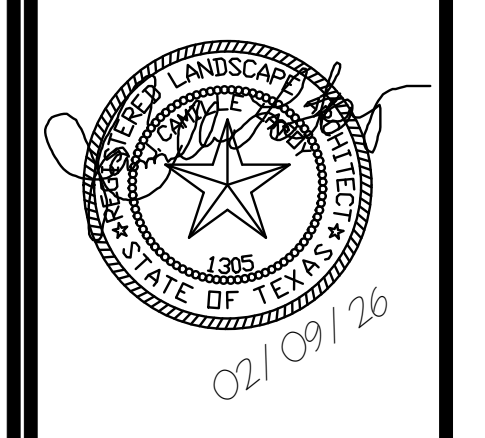
**Exhibit C: LANDSCAPE PLAN**  
 ZONE-25-008

PROJECT STATUS:  
 CONST. DOC.  
 PROJECT MANAGER:  
 DBR  
 DESIGN MANAGER:  
 RCM  
 PROJECT DATE:  
 04/09/22  
 REVISION DATE:  
 11/18/25

PEACH TREE  
 GROUP OF INVESTMENT INC  
 1043 ELK MOUND DRIVE  
 FRISCO, TX 75033  
 PHONE: 620 253 0286  
 EMAIL: parmarvs@gmail.com

JCL  
 J. CAMILLE LA FOY  
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 PH: 817.342.8866

Hilton Garden Inn  
 HOMewood Suites by Hilton  
 FACILITY # HGI PROSPER 58965  
 MAHARD PARKWAY  
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 TOTAL DESIGN MANAGERS  
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 PH: 972-262-1333 FAX: 214-272-2987  
 E-Mail: addressignsllc@addressigns.com  
 POR: JOHN C. SARGENT

JOB NUMBER:  
 PTG - 22706

SHEET NUMBER  
**L1.01**