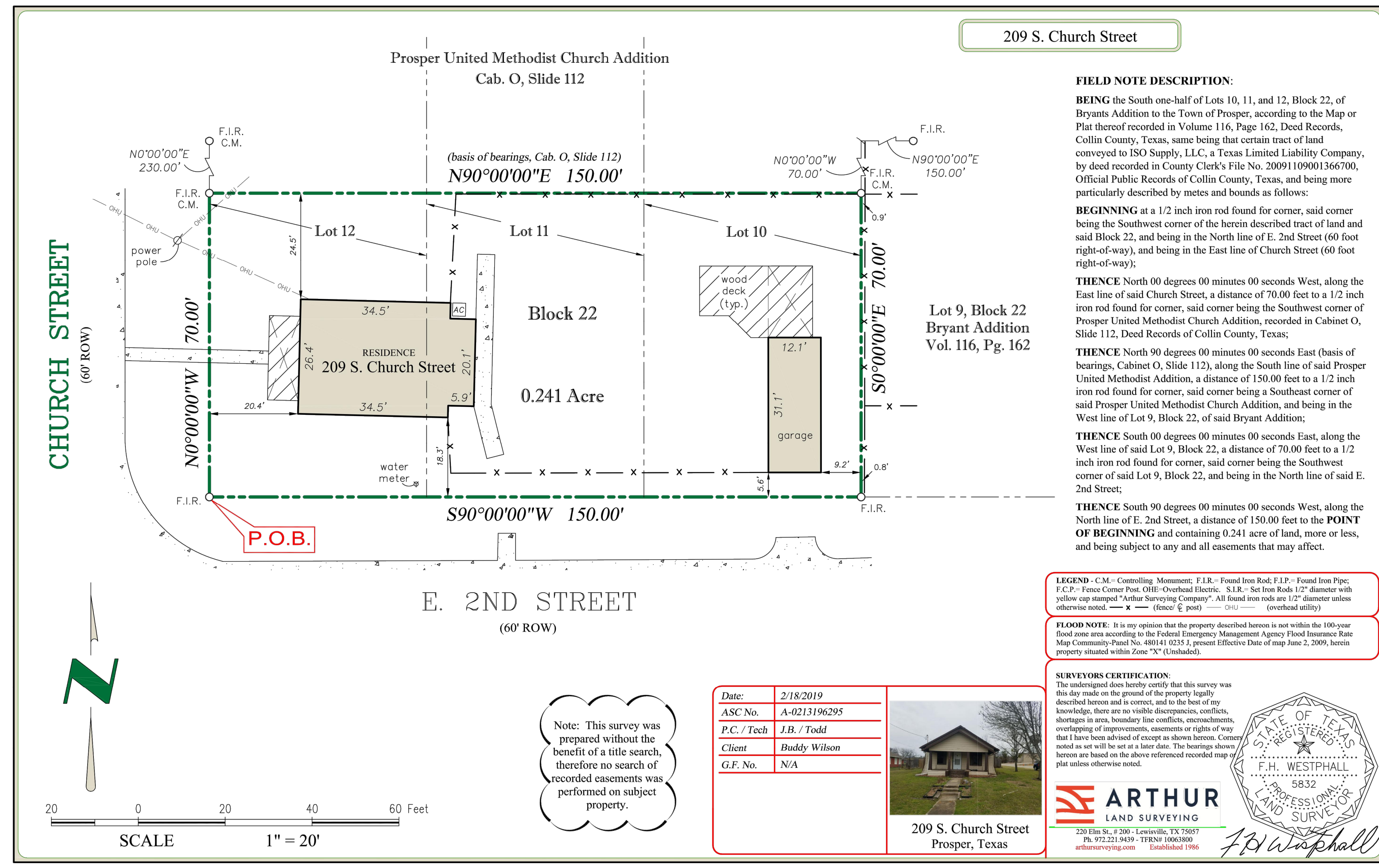
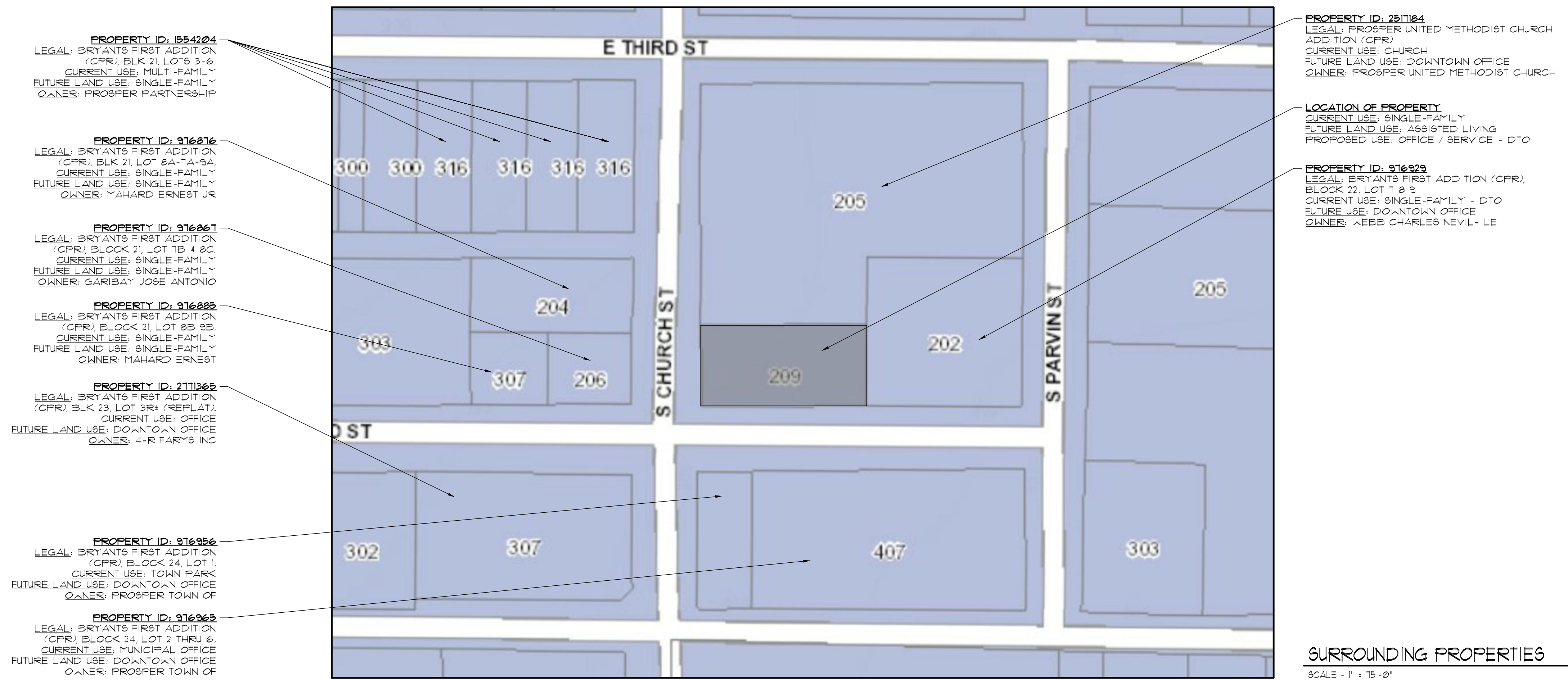
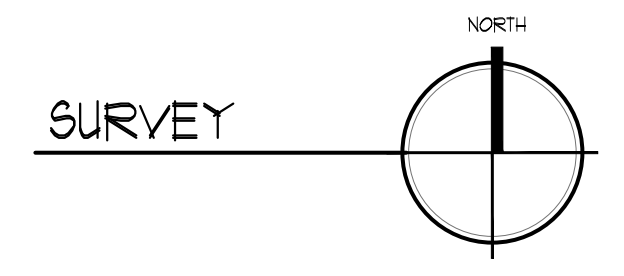
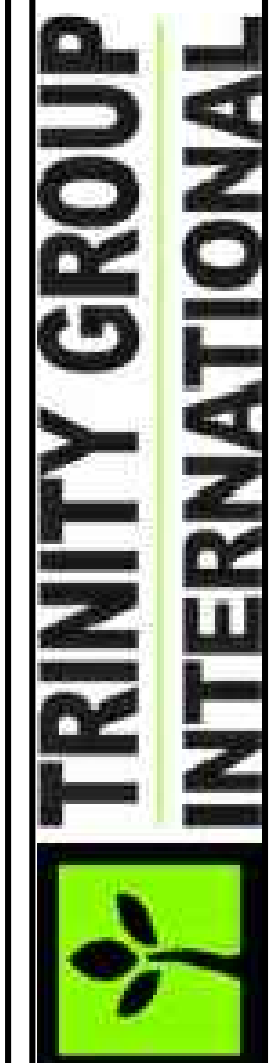


209 S. Church Street



FIELD NOTE DESCRIPTION:
BEING the South one-half of Lots 10, 11, and 12, Block 22, of Bryants Addition to the Town of Prosper, according to the Map or Plat thereof recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, same being that certain tract of land conveyed to ISO Supply, LLC, a Texas Limited Liability Company, by deed recorded in County Clerk's File No. 20091109001366700, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of the herein described tract of land and said Block 22, and being in the North line of E. 2nd Street (60 foot right-of-way), and being in the East line of Church Street (60 foot right-of-way);
THENCE North 00 degrees 00 minutes 00 seconds West, along the East line of said Church Street, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Prosper United Methodist Church Addition, recorded in Cabinet O, Slide 112, Deed Records of Collin County, Texas;
THENCE North 90 degrees 00 minutes 00 seconds East (basis of bearings, Cabinet O, Slide 112), along the South line of said Prosper United Methodist Addition, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Prosper United Methodist Church Addition, and being in the West line of Lot 9, Block 22, of said Bryant Addition;
THENCE South 00 degrees 00 minutes 00 seconds East, along the West line of said Lot 9, Block 22, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 9, Block 22, and being in the North line of said E. 2nd Street;
THENCE South 90 degrees 00 minutes 00 seconds West, along the North line of E. 2nd Street, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.241 acre of land, more or less, and being subject to any and all easements that may affect.



19-0013
Abstract Info: Bryant Addition-Block 9, Lot 22
Abstract No. A-0213196295
Lot Size .241 Acres
Date: August 1, 2019

Owner: Buddy Wilson
214-876-7224

Application: Trinity Group International
972-294-4944

Surveyor: Arthur Land Surveying
220 Elm St., #220 Little Elm, TX
972-221-9439

Church Street Assisted Living
209 Church Street
Prosper, Texas



Trinity Group International

20157 Fiddlers Green Rd. Frisco, Texas 75036

Z19-0013

EXHIBIT B

STATEMENT OF INTENT AND PURPOSE

New construction is intended to be of a high quality and above average aesthetic curb appeal with premium finishes and products, a luxury boutique lifestyle Senior Assisted Living building compatible with current downtown/district zoning and surrounding uses. The project will serve as a live-in facility to serve and enhance the quality of life for Prosper residents and other persons in/or relocating to the Dallas- Fort Worth Metroplex allowing residents to age in place, keeping them close to the families and town they love. This is a private pay, luxury full-service facility, and will be unique in the prosper market segment and immediate surrounding areas, filling a need not currently met but in demand.

Z19-0013

EXHIBIT "C"

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 exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

1. Except as noted below, the Tract shall continue to be used in accordance with the Downtown Office (DTO) District, as it exists or may be amended.
2. Development Plans
 - A. Conceptual Site Plan: The tract shall continue to be used in general accordance with the attached concept plan, set forth in Exhibit D.
 - B. Building Elevations: The tract shall continue to be used in general accordance with the attached façade plans, set forth in Exhibit F.
 - C. Landscape Plan: The tract shall continue to be used in general accordance with the attached landscape plan, set forth in Exhibit G.
3. Uses. Uses shall be permitted in accordance with the Downtown Office (DTO) District with the exception of the following:
 - A. Assisted Care or Living Facility shall be permitted on the subject property.
4. Regulations:
 - A. Size of Yards:
 1. Minimum Front Yard – Five (5) feet.
 2. Minimum Side Yard – Five (5) feet; ten (10) feet on corner adjacent to side street.
 - B. Landscape Setbacks:
 1. Minimum Front Yard – Five (5) feet.
 2. Minimum Side Yard – Five (5) feet; ten (10) feet on corner adjacent to side street.
5. Landscaping: Required perimeter landscaping shall be permitted to be located, either within the required landscape setbacks, or otherwise on the subject property where no other conflict exists.

TOWN OF PROSPER SITE PLAN NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE OF ZONING ORDINANCE
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH LIGHTING AND GLARE STANDARDS CONTAINED WITHIN ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH STANDARDS CONTAINED WITH 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.
- 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 AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM 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 FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THE THOROUGHFARES AND FIVE (5') FEET IN WIDTH ALONG COLLECTORS AND 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 TOWN ENGINEER.
- 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 COMPREHENSIVE ZONING ORDINANCE.
- LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) 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 FEE AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A 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 THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED THE SITE PLAN FOR THE PROPERTY IS NULL AND VOID.

SITE INFORMATION

ZONING	DOWNTOWN OFFICE
PROPOSED USE	ASSISTED LIVING
LOT AREA	10,500 SF.
BUILDING AREA	5,461 SF.
BUILDING HEIGHT	33'-10"
LOT COVERAGE	52.01%
FLOOR AREA RATIO	52:1
PARKING REQUIRED	4
PARKING PROVIDED	10
TOTAL IMPERVIOUS SURFACE	1,111 SF. (10.51%)
REQUIRED OPEN SPACE	1%
PROVIDED OPEN SPACE	1,492 SF. (14.21%)
PROVIDED LANDSCAPE AREA	1,110 SF. (10.56%)

5'0" X 5'0" CORNER CLIP (RIGHT OF WAY DEDICATION)

50'-0"

PUBLIC PARKING SPACES

FIRE HYDRANT **

6'-0" SIDEWALK

PROPERTY LINE 10'-0"

PROPOSED BUILDING AND LANDSCAPE 5'-0" SETBACK

PROPERTY LINE 150'-0"

PROPOSED BUILDING AND LANDSCAPE 10'-0" SETBACK

PROPERTY LINE 10'-0"

PROPOSED EMPLOYEE PARKING

PROPERTY LINE 10'-0"

PROPOSED 6'-0" TALL WROUGHT IRON FENCE AT COURTYARD GARDEN

ROOFTOP HVAC, 48" TALL HARDIE-SIDING SCREEN TO MATCH STRUCTURE

PROPOSED 12" TALL, HARDIE-SIDING TO MATCH STRUCTURE SCREEN FENCE FOR TRASH

STREET NORTH / SOUTH EXPANSION T.B.D.

60'-0" R.O.W.

24'-0" ULTIMATE PAVING WIDTH (T.B.D.)

24'-0" ULTIMATE PAVING WIDTH (T.B.D.)

60'-0" R.O.W.

STREET EAST / WEST EXPANSION T.B.D.

FUTURE 6'-0" SIDEWALK

73'-4"

73'-6"

73'-6"

74'-0"

74'-2"

74'-4"

74'-4"

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Trinity Group International

20157 Fiddlers Green Rd. Frisco, Texas 75036

Z19-0013

EXHIBIT E

DEVELOPMENT SCHEDULE

It is anticipated that construction of the 209 Church St. Luxury Senior Assisted Living building will begin Fall/Winter 2019, pending zoning, permitting and approval. Construction timeline will be approximately 8 months, with a construction schedule of 6 months from set of foundation. All construction related activities will occur onsite with professional and experienced daily onsite supervision and project management.



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



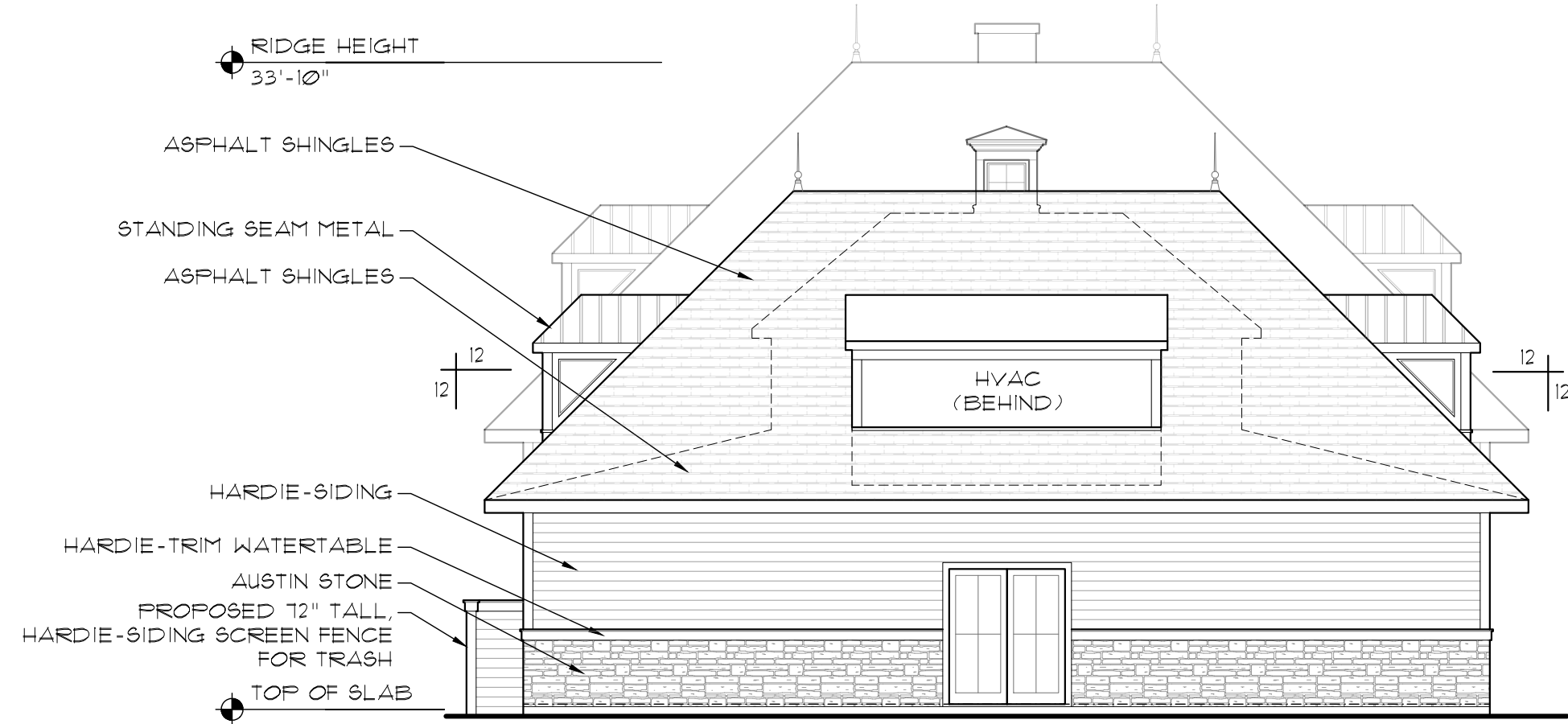
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



PROPOSED EAST ELEVATION

SCALE - 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE - 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE - 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE - 1/8" = 1'-0"

EXTERIOR MATERIALS SUMMARY

SOUTH		NORTH	
OVERALL	1264 S.F.	OVERALL	1264 S.F.
GLAZING	426 S.F.	GLAZING	426 S.F.
NET	888 S.F.	NET	838 S.F.
SIDING	771 S.F. (86.82%)	SIDING	712 S.F. (84.86%)
STONE	117 S.F. (13.18%)	STONE	127 S.F. (15.14%)

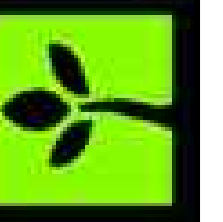
WEST		EAST	
OVERALL	916 S.F.	OVERALL	500 S.F.
GLAZING	234 S.F.	GLAZING	48 S.F.
NET	682 S.F.	NET	452 S.F.
SIDING	578 S.F. (84.75%)	SIDING	304 S.F. (67.26%)
STONE	104 S.F. (15.25%)	STONE	148 S.F. (32.74%)

FINISH INFORMATION

- HARDIE SIDING S.W. AGREEABLE GRAY
- TRIM S.W. WHITE
- STONE AUSTIN STONE
- ROOFING DIMENSIONAL ASPHALT SHINGLE
- STANDING SEAM METAL

Z19-0013

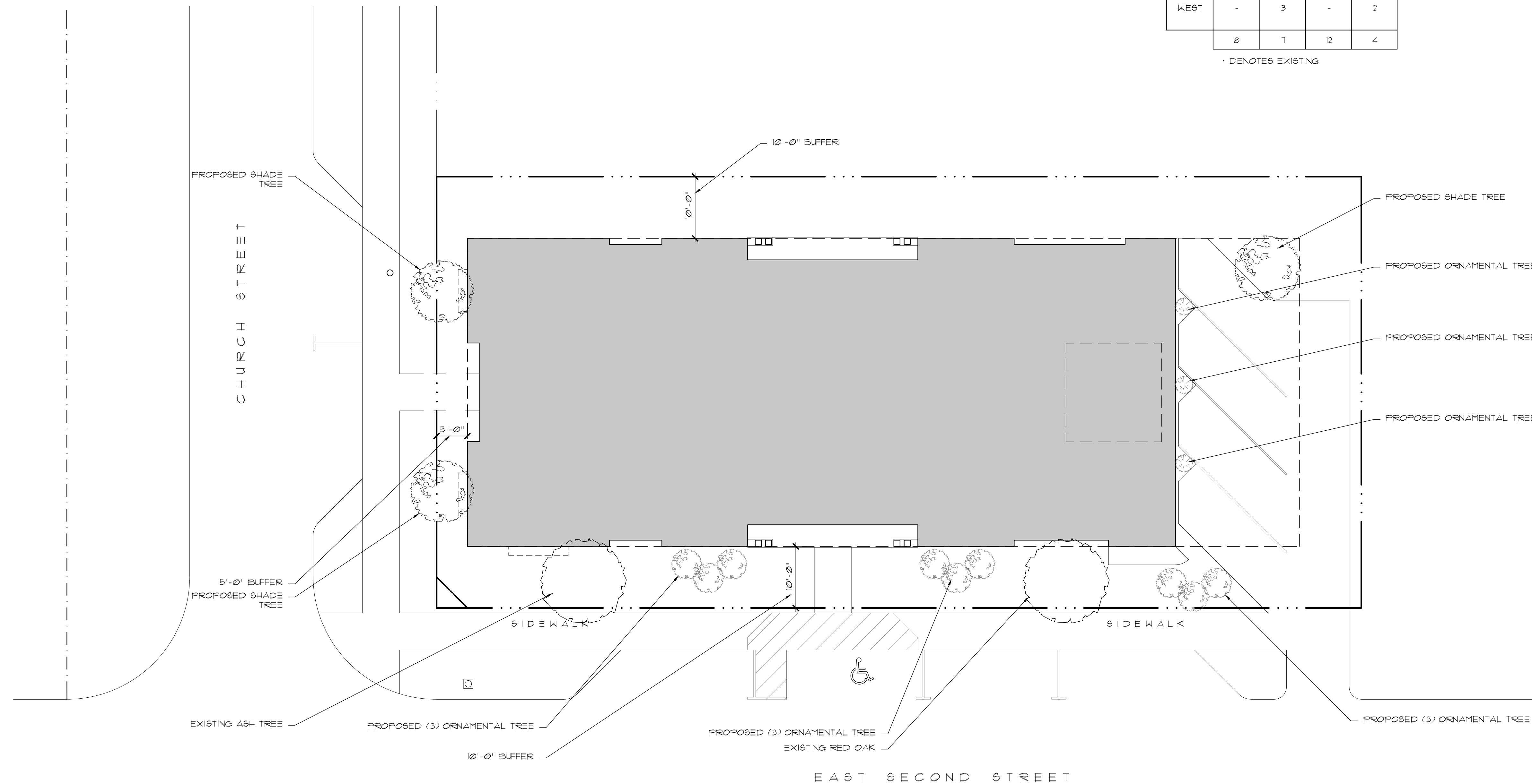
Abstract Info: Bryant Addition-Block 9, Lot 22
 Abstract No. A-0213196295
 Lot Size .241 Acres
 Date: August 1, 2019
 Owner: Buddy Wilson
 214-876-7224
 Application: Trinity Group International
 972-294-4944
 Surveyor: Arthur Land Surveying
 220 Elm St. #220 Little Elm, TX
 972-221-9439



PERIMETER LANDSCAPING CALCULATIONS
(TREE REQUIREMENTS)

	REQUIRED		PROVIDED	
	SMALL	LARGE	SMALL	LARGE
NORTH	5	-	-	-
EAST	3	-	3	1
SOUTH	-	4	9	2*
WEST	-	3	-	2
	8	7	12	4

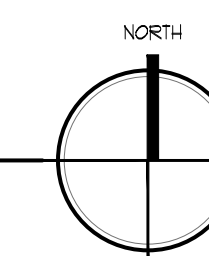
* DENOTES EXISTING



NOTES:

- NO 100-YEAR FLOODPLAIN EXISTS
- THE THOROUGHFARE ALIGNMENT(S) AS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
- TWO EXISTING PROTECTED TREES INCLUDING ONE RED OAK TREE AND ONE ASH TREE WILL BE PRESERVED OR REPLACED IN KIND.

PROPOSED LANDSCAPE PLAN
SCALE 1" = 10'-0"



Z19-0013

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