

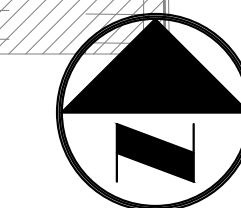
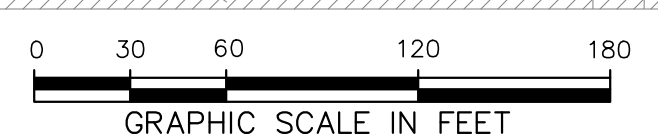
PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
PAVING / SURFACING	
P-101	STANDARD CONCRETE SIDEWALK, BROOM FINISH
P-102	CROSSWALK WITH STAMPED BRICK CONCRETE
SCREENING	
SC-101	6" MASONRY WALL WITH MASONRY COLUMNS
SC-102	6" WOOD SCREEN FENCE BY OTHERS
SC-103	PRIMARY COLUMN
SC-104	SECONDARY COLUMN
STRUCTURE	
ST-101	POND OVERLOOK AREA - SHADE STRUCTURE WITH BENCH SEATING
ST-102	ENTRY MONUMENT WITH UPLIGHTING
ST-103	PLAY AREA
ST-104	POND FOUNTAIN/AERATOR

1 TOWNHOME LANDSCAPE SITE PLAN
1" = 60'-0"



PROSPER LANDSCAPE GENERAL NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. 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.
4. 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.
5. ALL ROOT FLARES SHALL BE SET AT THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE.
6. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
7. BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
8. 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.
9. 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.
10. 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.
11. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
12. 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.
13. 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.
14. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.

15. ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUND COVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
16. 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.
17. 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.
18. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
19. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
20. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
21. 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.
22. 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.
23. 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.
24. 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

PLANT SCHEDULE TOWNHOMES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES				
	47	Fraxinus texensis Texas Ash	4" CAL / CONT	SINGLE, STRAIGHT LEADER, MATCHING
	42	Quercus shumardii Shumard Red Oak	4" CAL / CONT	SINGLE, STRAIGHT LEADER, MATCHING
	45	Quercus virginiana Southern Live Oak	4" CAL / CONT	SINGLE, STRAIGHT LEADER, MATCHING
	41	Ulmus crassifolia Cedar Elm	4" CAL / CONT	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES				
	7	Cercis canadensis 'Texensis' Eastern Redbud	3" CAL / 45 GAL	FULL, MATCHING
	3	Prunus mexicana Mexican Plum	3" CAL / 45 GAL	FULL, MATCHING

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS					
	548	Aquilegia chrysantha hinkleyana Texas Gold Columbine	1 gal	18" o.c.	FULL, MATCHING
	50	Chrysanthemum x superbum 'Snowcap' Shasta Daisy	1 gal	18" o.c.	FULL, MATCHING
GROUND COVERS					
	802	Trachelospermum asiaticum Asian Jasmine	1 gal	12" o.c.	FULL, MATCHING
SOD/SEED					
	173.008 sf	Cynodon dactylon Bermuda Grass	sod		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

LANDSCAPE REQUIREMENTS TABLE (PROSPER, TX) AS OF 02/04/2025

BROOKHOLLOW TOWNHOMES
ZONING: PD-114-TOWNHOME
TOWNHOME LIMIT OF WORK: 873,059 SF (20.2 ACRES)

LANDSCAPE AREA REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
MINIMUM ONE (1) 4 CAL. IN TREE LOCATED IN THE FRONT YARD PER LOT LESS THAN 7,000 SF	1 X 191 LOTS = 191 TREES	191 TREES	
TWELVE (12) 3 GALLON SHRUBS PER LOT LESS THAN 7,000 SF	12 X 191 LOTS = 2,292 SHRUBS	2,292 SHRUBS	REQUIRED BY BUILDER
GROUND COVER SHALL BE PLANTED IN THE FRONT, SIDE AND REAR YARDS.		YES	
MINIMUM ONE (1) 4 CAL. IN TREE LOCATED IN THE SIDE YARD ADJACENT TO STREET ON CORNER LOT.	1 X 191 LOTS = 191 TREES	191 TREES	
USABLE OPEN SPACE	CALCULATIONS	REQUIRED	PROVIDED
PROVIDE 20% OF USABLE OPEN SPACE	872,289.70 X 20% = 174,457.94	174,457.94 (20%)	189,142.62 (21.68%)
MUST BE LOCATED WITH 1,400' OF RESIDENTIAL LOTS		YES	YES
MINIMUM 20,000 SF WITH NO SLOPE GREATER THAN 10% AND NO WIDTH LESS THAN 50'		YES	YES
MUST ADJUT A STREET ON A MINIMUM OF 40% OF THE PERIMETER OF THE OPEN SPACE		YES	YES
ONE (1) MINIMUM 3 CAL. IN TREE FOR EVERY 1,000 SF OF REQUIRED OPEN SPACE.	174,457.94 / 1,000 = 174.5 TREES	175 TREES	175 TREES
TREE MITIGATION REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
TOTAL INCHES REMOVED TO BE MITIGATED	SEE TREE MITIGATION SHEETS	1670.25"	TBD

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TREN & WOODS
TEXAS REGISTRATION NUMBER 2225

NO.	DATE	ISSUE
6	03/05/2025	PRE-PLAT CITY SUBMITTAL REVIEW
5	02/04/2025	PRE-PLAT CITY SUBMITTAL REVIEW
4	01/14/2025	PRE-PLAT CITY SUBMITTAL REVIEW
3	11/21/2024	PRE-PLAT CITY SUBMITTAL REVIEW
2	10/10/2024	PRE-PLAT CITY SUBMITTAL REVIEW
1	08/30/2024	PRE-PLAT CITY SUBMITTAL REVIEW

Westwood 118 NORTH OHIO STREET
CELINA, TX 75009 T: 214.451.2765
Westwood Professional Services, Inc. www.westwoodpro.com
TREN & WOODS
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

**TOWNHOME LANDSCAPE SITE PLAN
BROOKHOLLOW TOWNHOMES
AND COMMERCIAL
LANDSCAPE IMPROVEMENTS
TOWN OF PROSPER, COLLIN COUNTY, TX**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	MAR. 2025	AS SHOWN			LA2.00