

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 2022-58

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A TRACT OF LAND CONSISTING OF 5.6 ACRES MORE OR LESS, SITUATED IN COLLIN COUNTY SCHOOL SURVEY ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-21 (PD21) & SINGLE FAMILY-15 (SF15) TO PLANNED DEVELOPMENT-118 (PD118); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the "Town Council"), has investigated and determined that the Zoning Ordinance should be amended; and

**WHEREAS**, the Town of Prosper, Texas ("Prosper") has received a request (Case Z22-0014) from Jack Patel ("Applicant"), to rezone 5.6 acres of land, more or less, situated in Collin County School Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, from Planned Development-21 (PD21) & Single Family-15 (SF15) To Planned Development-118 (PD118) and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

**WHEREAS**, all legal notices required for rezoning have been given in the manner and form set forth by law, Public Hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

**WHEREAS**, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:**

**SECTION 1**

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

Amendment to the Town's Zoning Ordinance. The Town's Zoning Ordinance, as amended, is hereby amended as follows: The zoning designation of the below described property containing 5.6 acres of land, more or less, situated in Collin County School Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and all streets, roads, and alleyways contiguous and/or adjacent thereto are hereby zoned as Planned Development-118 (PD118) and being more



particularly described in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with (1) the Statement of Intent and Purpose, attached hereto as Exhibit B; (2) the Development Standards, attached hereto as Exhibit C; (3) the Concept Plan, attached hereto as Exhibit D; (4) the Development Schedule, attached hereto as Exhibit E; and (5) the Façade Plans, attached hereto as Exhibit F; and (6) the Landscape Plans, attached here to as Exhibit G, all of which are incorporated herein for all purposes as if set forth verbatim.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

### **SECTION 3**

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

### **SECTION 4**

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

### **SECTION 5**

Penalty. Any person, firm, corporation, or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance, as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

### **SECTION 6**

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force



and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

#### **SECTION 7**

**Savings/Repealing Clause.** Prosper's Zoning Ordinance, as amended, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

#### **SECTION 8**

**Effective Date.** This Ordinance shall become effective from and after its adoption and publications as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 27TH DAY OF SEPTEMBER, 2022.**



David F. Bristol, Mayor

**ATTEST:**



Michelle Lewis Sirianni, Town Secretary

**APPROVED AS TO FORM AND LEGALITY:**

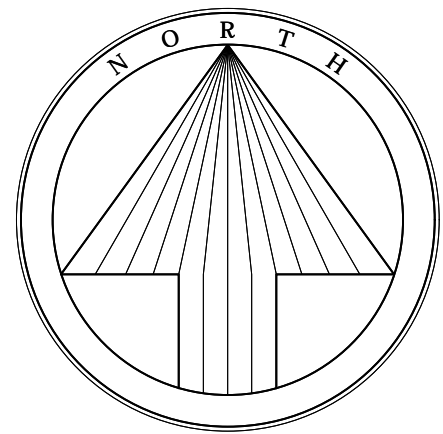


Terrence S. Welch, Town Attorney





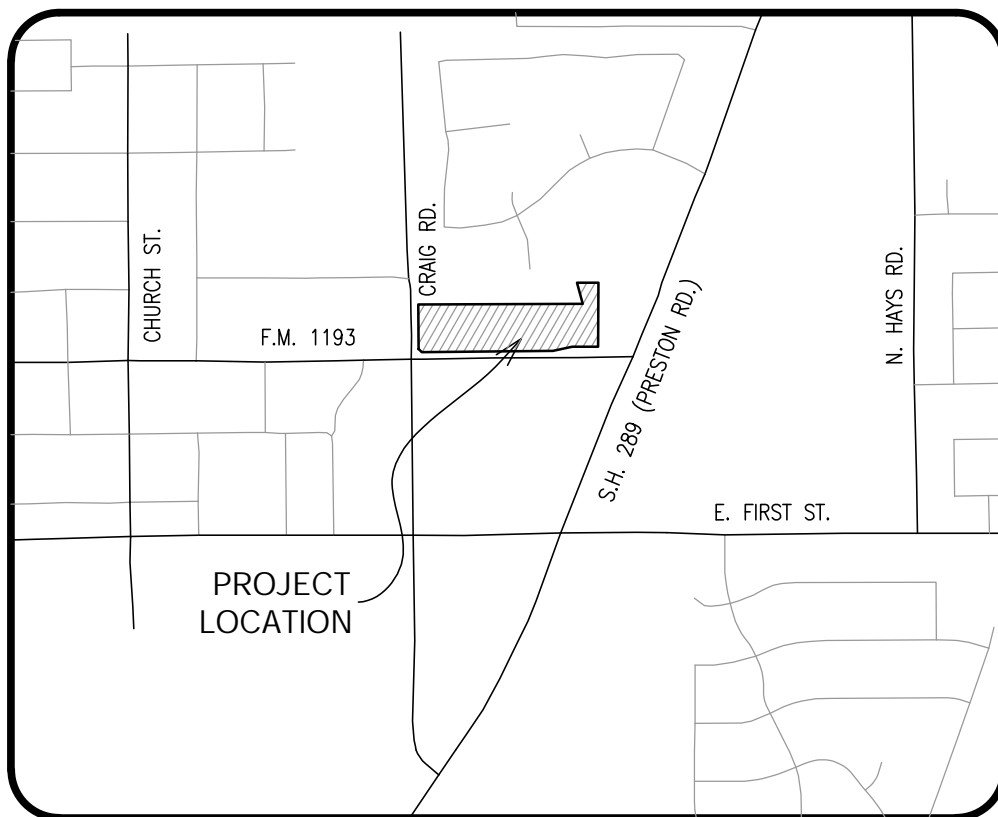
Printed by: nheibronk Plot Date: 7/5/2022 10:44 AM  
10:42:41 AM  
Drawing: © 2021, J0855.21-121 Winikates North (CAD) Unbld A.dwg Saved By: Nheibronk, A.dwg Saved Time: 7/5/2022



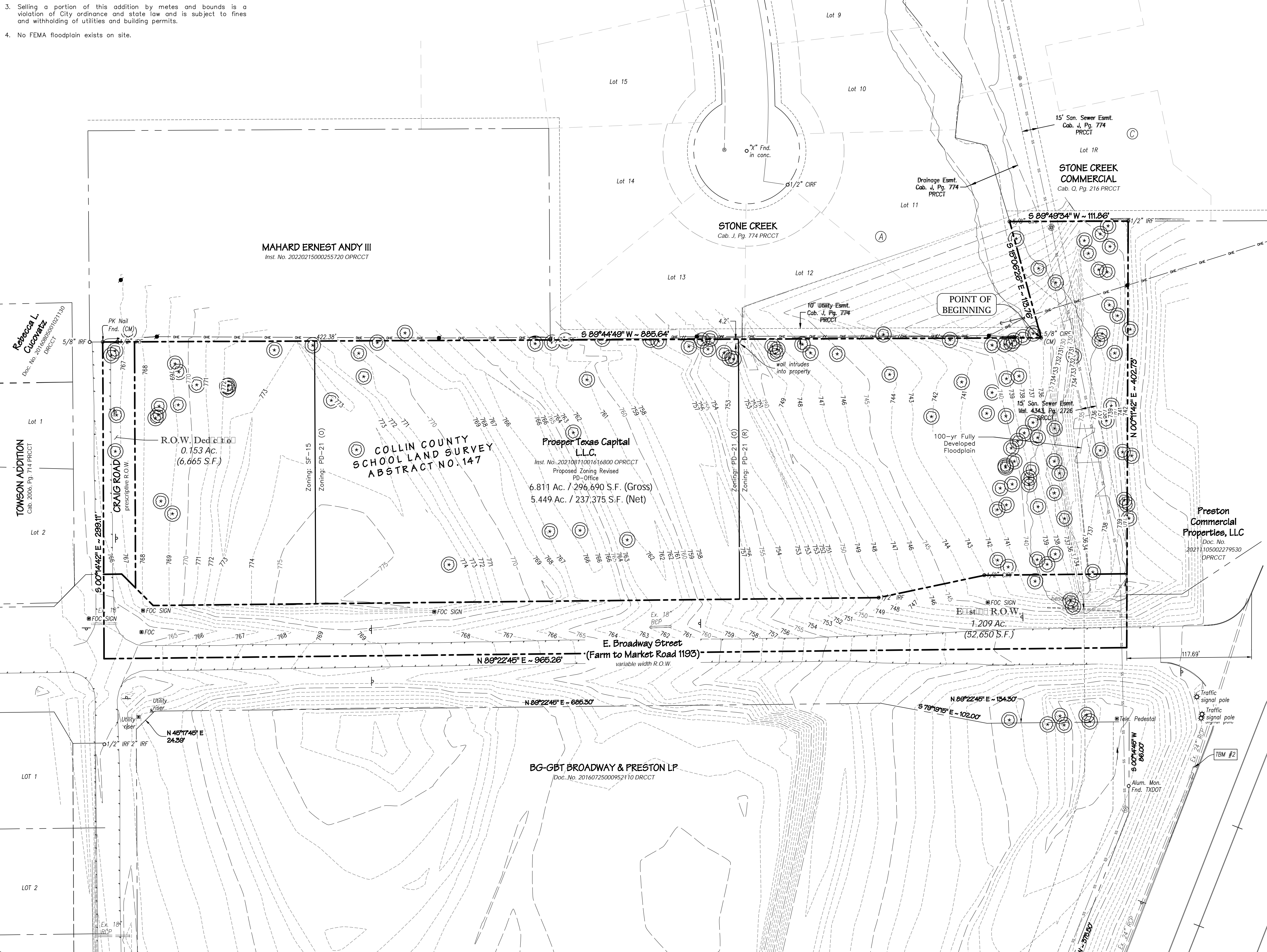
50 0 25 50 100  
1 inch = 50 ft.

#### NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No FEMA floodplain exists on site.



LOCATION MAP  
1" = 100'



#### METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, the subject tract being a portion of a tract conveyed to Prosper Texas Capital, LLC, according to the deed recorded in Instrument Number 20210811001616800 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the southeast corner of Lot 11, Block A, Stone Creek, an addition recorded in Cabinet J, Page 774, Plat Records, Collin County, Texas (PRCCT);

THENCE N 15°06'26" W, 113.76 feet along the east line thereof to a 5/8" iron rod with plastic cap found for the southwest corner of Lot 1R, Block C, Stone Creek Commercial, an addition recorded in Cabinet Q, Page 216 PRCCT;

THENCE N 89°49'34" E, 111.86 feet along the south line thereof to a 1/2" iron rod found for the remainder of a tract conveyed to Preston Commercial Properties, LLC, recorded in Document No. 20211105002279530 OPRCCT;

THENCE S 00°11'42" W, 402.73 feet along the west line of said remainder to a point on the north line of Farm to Market Road 1193, a variable width right-of-way;

THENCE S 89°22'45" W, 965.26 feet to the approximate centerline of Craig Road, a prescriptive right-of-way;

THENCE N 00°14'42" W, 299.11 feet along Craig Road to a PK nail found for the southwest corner of a tract conveyed to Mahard Ernest Andy III, recorded in Instrument No. 20220215000255720 OPRCCT;

THENCE N 89°44'49" E, 885.64 feet along the south line of said Mahard Ernest Andy III tract, passing at 422.38 feet a 1/2" iron rod found for the southwest corner of Lot 13, Block A, Stone Creek, to the POINT OF BEGINNING with the subject tract containing 296,690 square feet or 6.811 acres of land.

#### SURVEYOR'S CERTIFICATE

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spisarsengineering.com

#### EXHIBIT A

### WINIKATES NORTH

IN THE TOWN OF PROSPER, TEXAS, COLLIN COUNTY, TEXAS  
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147

244,009 Sq. Ft./5.602 Acres (Gross)  
237,383 Sq. Ft./5.450 Acres (Net)

#### ENGINEER / SURVEYOR / APPLICANT

Spisars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: David Bond

#### OWNER/DEVELOPER

Prosper Texas Capital LLC  
1225 Baynes Dr.  
McKinney, TX 75071-0034  
Telephone: (214) 278-4804  
Contact: Jason Patel



July 5<sup>th</sup>, 2022

## Exhibit B

Mr. David Soto  
Town of Prosper – Development Services  
250 W. First Street  
Prosper, Texas 75078

**RE: Winikates North PD Amendment  
Statement of Intent and Purpose**

Dear Mr. Soto:

Enclosed herewith, please find our application for a Planned Development revision associated with the proposed development at the northeast corner of Preston/Craig. The purpose of this submittal is to revise the existing PD to establish an underlying office district along the Craig Road Frontage into the existing PD district. The proposed plan calls for office and medical office developments on the western portion of the site in the existing single family zoning area, with retail occurring in the easternmost building, in accordance with the comprehensive plan and the existing Planned Development.

The developers of this site are committed to providing the community with an office/retail development that will be a credit to the Town of Prosper, and compliment the adjacent residences and we appreciate your consideration in this request.

If you have any questions, please do not hesitate to contact me.

Sincerely,



**Case Z22-0014**

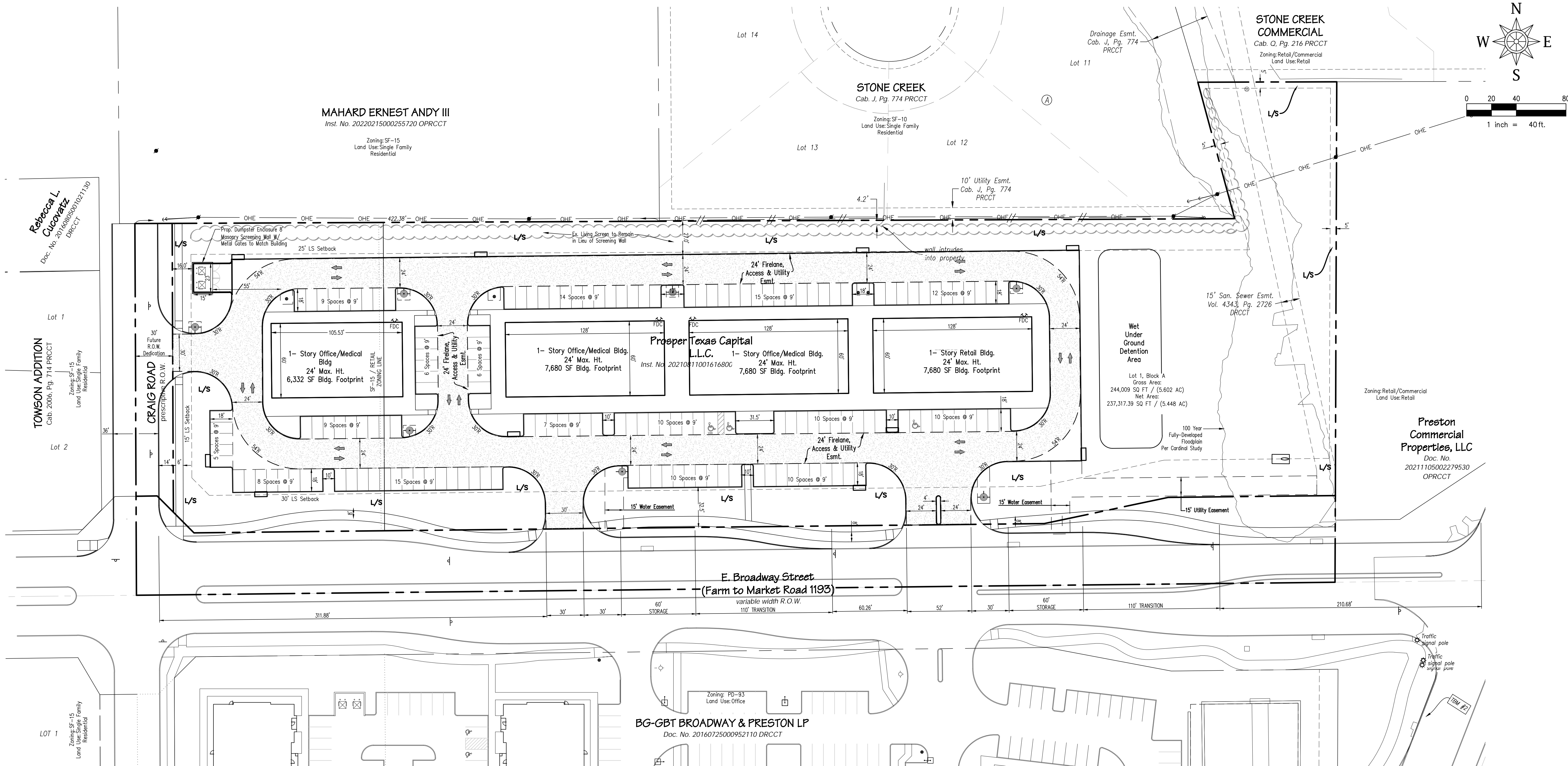
**EXHIBIT C**

**PLANNED DEVELOPMENT STANDARDS**

The proposed development will conform to the development standards of the Office District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Office District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
2. Development Plans
  - a) Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
  - b) Elevations: The tracts shall be developed in general accordance with the attached elevations, set forth in Exhibits F.
  - c) Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.
3. Uses shall be permitted in accordance with the Office District exception as follows:
  - a) Retail shall be restricted to the easternmost building per exhibit D.
4. Screening:
  - a) Existing living screen to remain in lieu of Screening Wall on the northern boundary as indicated on the Exhibit G. Living screening shall be well kept and maintained.





**Town of Prosper Site Plan Notes:**

- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within 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.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the 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 thoroughfares and five (5') 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 fees 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 approval, together with any preliminary site plan for the property, is null and void.

**LEGEND**

- FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING CONTOUR
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING LIVING SCREEN - TO REMAIN

**Notes:**

- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
- Headlight screening will be provided in accordance with Town Standards.
- Handicap Parking Is Provided In Accordance w/ ADA Standards.
- Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.

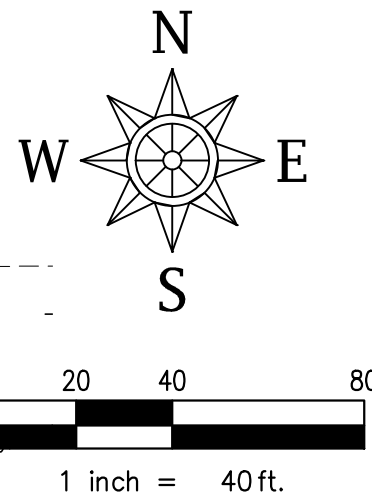
**SITE DATA**

Zoning  
Proposed Use  
Lot Area  
Building Area  
Building Height:  
Lot Coverage  
Floor Area Ratio  
Parking Required  
Total Parking Provided  
Total Impervious Surface  
Required Open Space (7%)  
Provided Open Space  
Required Landscape Area  
Provided Landscape Area

**LOT 1, BLOCK A**

Proposed PD  
Office / Medical Office / Retail  
5.602 Ac. (244,009 Sq. Ft.)  
29,972 Sq. Ft. Total  
1 Story, 24' Max.  
12.62%  
0.1262:1  
Medical Office (1:250) 23,040 Sq. Ft = 93 Sp.  
Retail (1:250) 6,332 Sq. Ft = 26 Sp.  
156  
99,000.0 Sq. Ft.  
17,080.6 Sq. Ft.  
111,206.2 Sq. Ft.  
2,445 Sq. Ft.  
7,566.36 Sq. Ft.

All dimensions are to face of curb or edge of building unless otherwise noted.



220014  
EXHIBIT D

**WINIKATES NORTH**  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147  
244,009 Sq. Ft./5.602 Acres (Gross)  
237,317 Sq. Ft./4.448 Acres (Net)

**ENGINEER / SURVEYOR / APPLICANT**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: David Bond

**OWNER/DEVELOPER**  
Prosper Texas Capital LLC  
1225 Baynes Dr.  
McKinney, TX 75071  
Telephone: (214) 278-7808  
Contact: Jason Patel

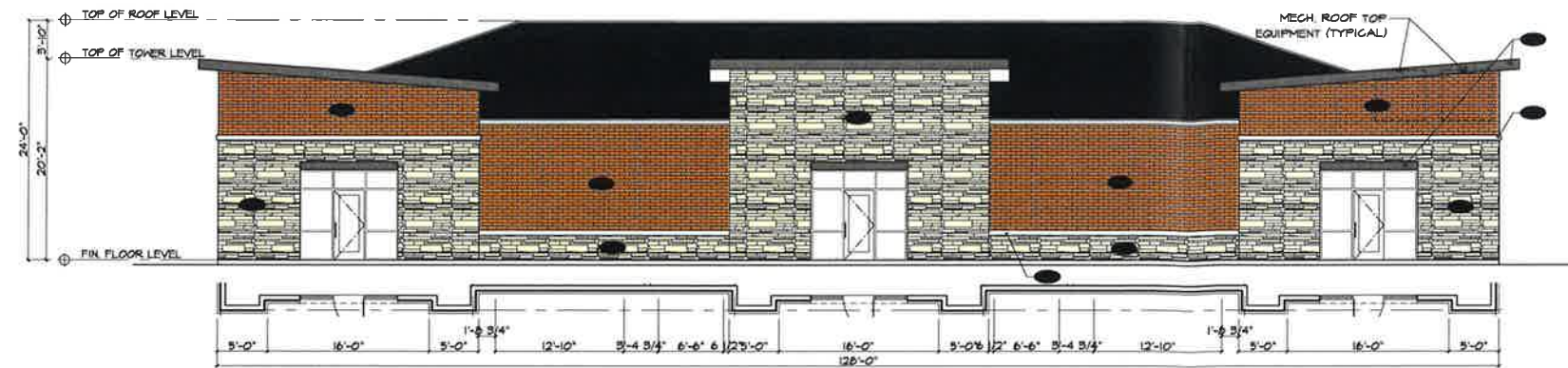


## Exhibit E - Conceptual Development Schedule

A conceptual development schedule for the Winikates North Tract is as follows:

- September 2022 – Obtain Zoning Approval
- October 2022 – Begin Infrastructure Design and Submission
- December 2022 – Begin Infrastructure Construction
- February 2023 – Begin Building Construction
- April 2023 – Completion of infrastructure construction





04 NORTH ELEVATION (REAR)  
SCALE: 1/8"=1'-0"



02 EAST ELEVATION (RIGHT)  
SCALE: 1/8"=1'-0"



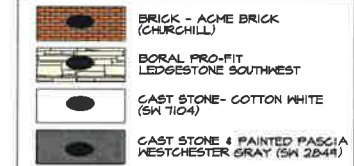
03 WEST ELEVATION (LEFT)  
SCALE: 1/8"=1'-0"



01 SOUTH ELEVATION (FRONT)  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE				
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION	SOUTH ELEVATION
AREA	AREA	AREA	AREA	AREA
TOTAL FACADE	2,864 SQ. FT. (100%)	1,258 SQ. FT. (100%)	1,258 SQ. FT. (100%)	2,864 SQ. FT. (100%)
MATERIALS EXCEPT GLAZING	2,084 SQ. FT. (73%)	1,084 SQ. FT. (86%)	1,084 SQ. FT. (86%)	2,084 SQ. FT. (73%)
* BRICK	519 SQ. FT. (20%)	480 SQ. FT. (38%)	480 SQ. FT. (38%)	519 SQ. FT. (20%)
* STONE	614 SQ. FT. (24%)	340 SQ. FT. (27%)	340 SQ. FT. (27%)	614 SQ. FT. (24%)
* CAST STONE	166 SQ. FT. (6%)	41 SQ. FT. (3%)	41 SQ. FT. (3%)	166 SQ. FT. (6%)
* ROOF SHINGLES	665 SQ. FT. (23%)	173 SQ. FT. (14%)	173 SQ. FT. (14%)	665 SQ. FT. (23%)
GLAZING/PENESTRATION	780 SQ. FT. (27%)	174 SQ. FT. (14%)	174 SQ. FT. (14%)	780 SQ. FT. (27%)

#### FINISH LEGEND

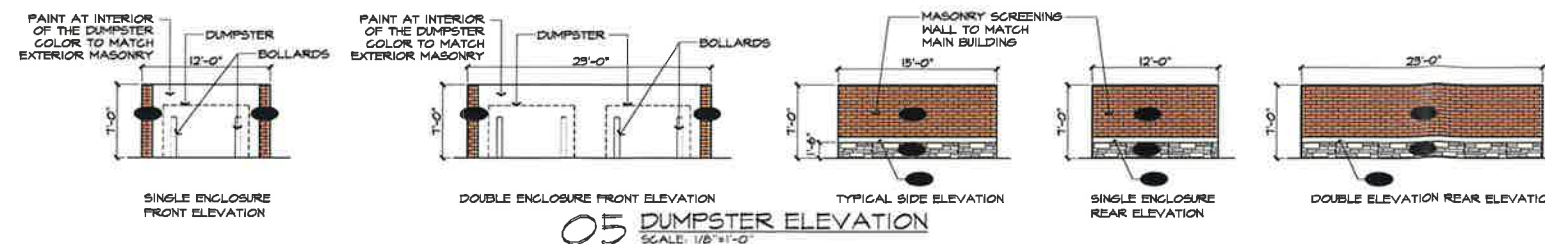


#### FACADE NOTES

THIS FACADE 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 FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.



Ordinance 2022-58, Exhibit F



05 DUMPSTER ELEVATION  
SCALE: 1/8"=1'-0"

City Project No.

**MEDICAL - RETAIL OFFICES**  
WINIKATES NORTH  
S.H. 289 PRESTON RD.  
TOWN OF PROSPER, TEXAS  
Preparation Date: 08/11/21

OWNER  
Prosper Texas Capital LLC

1225 Baynes Drive  
McKinney, TX 75071,0034  
Telephone: (214) 278-4808  
Email: l\_pate22@yahoo.com

ENGINEER

APPLICANT  
**ADR-DESIGNS-LLC**  
TOTAL DESIGN MANAGERS

601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050  
PH: 972-262-1333 FAX: 214-272-2987  
E-Mail: adrdesignsllc@adrdesigns.com

PROJECT STATUS:  
PRELIMINARY  
PROJECT MANAGER:  
DBR  
DESIGN MANAGER  
RCM  
PROJECT DATE:  
12/21/21  
REVISION DATE:  
08/11/22

Prosper Texas Capital LLC

1225 Baynes Drive  
McKinney, TX 75071,0034  
Telephone: (214) 278-4808  
Email: l\_pate22@yahoo.com

MEDICAL - RETAIL  
OFFICES

WINIKATES NORTH  
S.H. 289 PRESTON RD.  
TOWN OF PROSPER, TEXAS

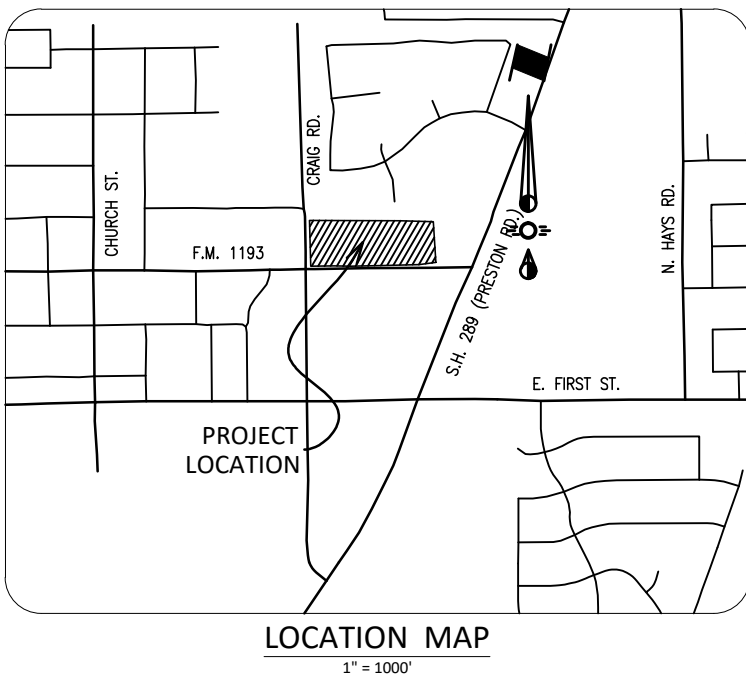
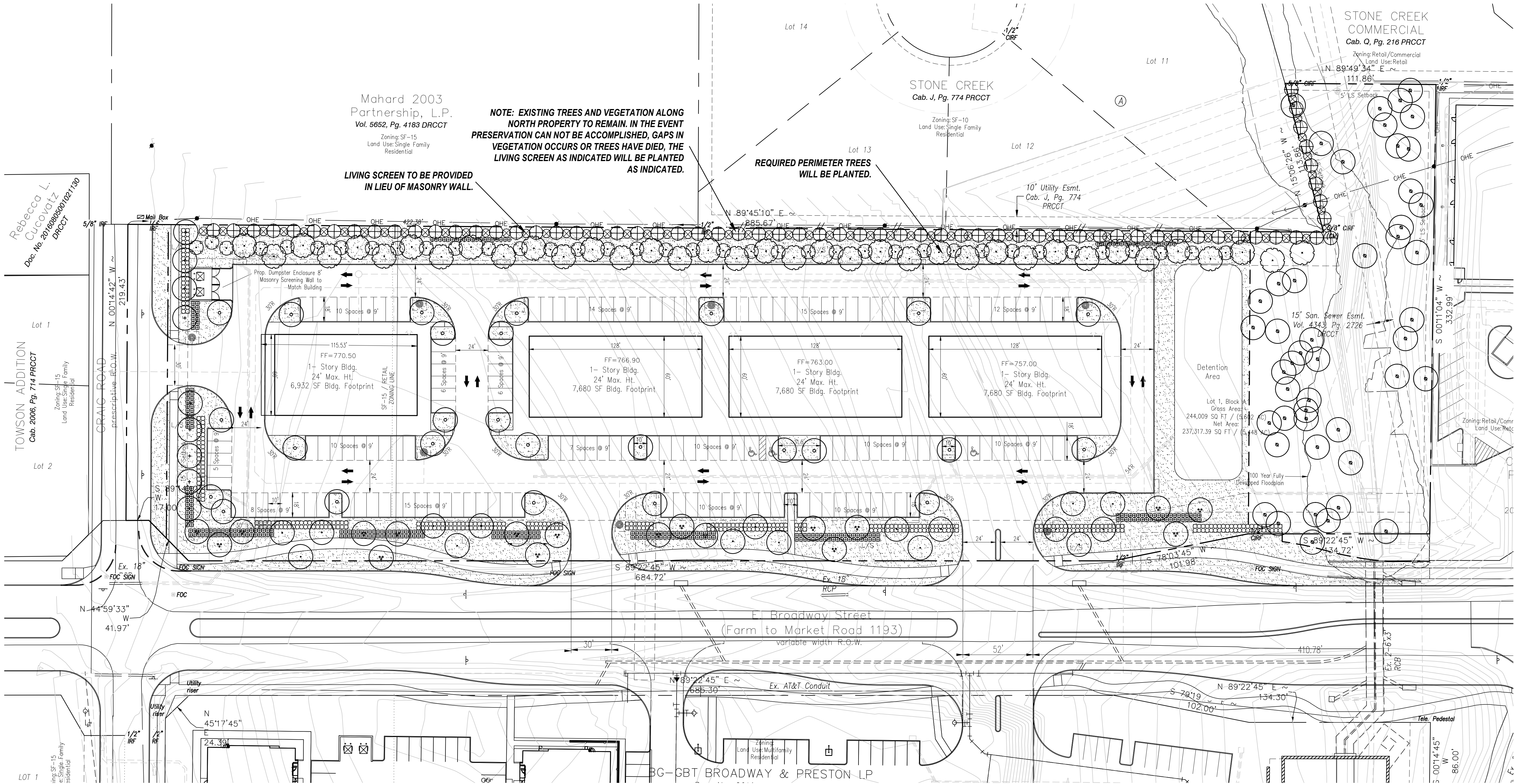
ADR-DESIGNS-LLC  
TOTAL DESIGN MANAGERS

601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050  
PH: 972-262-1333 FAX: 214-272-2987  
E-Mail: adrdesignsllc@adrdesigns.com  
FOR: JOHN C. SARGENT

JOB NUMBER:

SHEET NUMBER  
**A310**





TOWN OF PROSPER 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 rougher 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.
- Burial, 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" 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, rocks, and clods 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 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, mowing, 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. Overlap on streets and walks is prohibited. A permit from the building inspection department 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" horizontal to 1" vertical).
- Earthen berms shall not include construction debris.
- Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet ADA and TAS requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 400-0023. Attention: Michael Zachary 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.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- CEDAR ELM
- LIVE OAK
- RED OAK
- CHINESE PISTACHE
- CREPE MYRTLE
- TREE YAUPON HOLLY 8' HT. at install
- NELLIE R. STEVEN HOLLY 8' HT. at install
- DWARF WAX MYRTLE 'DOWS DWARF'
- NEEDLEPOINT HOLLY
- LAWN, BERMUDAGRASS, SOLID SOD
- EXISTING TREE TO REMAIN

LANDSCAPE TABULATIONS

STREET REQUIREMENTS	
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage (15) shrubs, 5 gal., per 30 l.f. of frontage or 3" ht. berm	
EAST BROADWAY STREET: (921.42 l.f.)	Required (31) trees, 3" cal. (465) shrubs
Provided (32) trees, 6" cal. (522) shrubs	
CRAIC ROAD: (274.30 l.f.)	Required (9) trees, 3" cal. (135) shrubs
Provided (9) trees, 6" cal. (144) shrubs	
PARKING LOT (163 spaces)	Requirements: (1) tree, 3" cal., per every island and 15 s.f. of landscape per each parking space tree within 150' of any space
HEADLIGHT SCREEN PROVIDED	Required 2,445 s.f. Provided 2,445 s.f.
PERIMETER LANDSCAPE: Residential Adjacency	Requirements: 15' width; (1) tree, 3" cal. per 30 l.f.
North Property Line: (865.67 l.f.)	Required (30) trees, 3" cal. Provided (30) trees, 3" cal.
Requirements: 5' width; (1) small tree / (1) shrub per 15 l.f.	
East / North and NE Property Line: (568.71 l.f.)	Required (37) trees, 3" cal. (37) shrubs
Provided (37) trees, 3" cal. (37) shrubs	
BUILDING LANDSCAPE	Gross Floor Area: 29,972 s.f. Required N/A Provided N/A

SITE DATA

Zoning  
Proposed Use  
Lot Area  
Building Area  
Building Height:  
Lot Coverage  
Floor Area Ratio  
Parking Required  
Total Parking Provided  
Total Impervious Surface  
Required Open Space (7%)  
Provided Open Space  
Required Landscape Area  
Provided Landscape Area

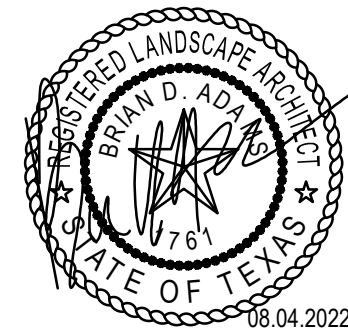
LOT 1, BLOCK A

Proposed PD  
Office / Medical Office  
5,602 Ac. (244,009 Sq. Ft.)  
29,972 Sq. Ft. Total  
1 Story, 24' Max.  
12.62%  
0.1262:1  
Office (1:350) 29,972 Sq. Ft =86 Sp.  
163  
TBD Sq. Ft.  
17,080.6 Sq. Ft.  
111,206.2 Sq. Ft.  
2,445 Sq. Ft.  
TBD Sq. Ft.

TOWN OF PROSPER PARKS INSPECTIONS

- Tree height, width and caliper at delivery.
- Shrub height, width and container size at delivery.
- Any undersized plant not fully rooted may be denied by PARKS at inspection.
- Inspection of tree pit side walls and depth.
- Inspect at least one (1) percolation tested pit.

Exhibit G



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