

Construction projects within the Town of Prosper must comply with the following codes:

- 2021 International Energy Conservation Code and local amendments
- 2021 International Residential Code and local amendments
- 2023 National Electrical Code and local amendments
- [Town of Prosper Subdivision Ordinance](#)
- [Town of Prosper Zoning Ordinance](#)

Purpose:

This guideline has been prepared to assist the builder and the field supervisors. Builders are encouraged to share the content of this guideline with their administrative staff, architects, engineers, subcontractors, trades, and material suppliers.

Periodically, the Town of Prosper may update this guideline to reflect building code changes, newly adopted ordinances, and any other information pertinent to residential construction. Contractors currently building residential structures within the Town of Prosper shall be responsible for obtaining the most current publication available.

General Information

[Staff Directory](#) – A contact list of Building Inspections staff, including Inspector's cell numbers.

Permitted Working Hours

➤ Monday - Friday:	➤ Saturday:	➤ Sunday:
7 AM to 7 PM	8 AM to 5 PM	12 PM to 7 PM

Site Parking – Builders shall instruct their subcontractors and employees to park in such a way that emergency vehicular traffic will not be obstructed, i.e. police cars, fire trucks, and ambulances.

1. Construction Site Maintenance – Before any work for which an inspection is required may be approved by the inspector, the following construction site maintenance and inspection items shall be completed:

a. Jobsite Address Posting – Temporary Addresses shall be posted on the trash bin and/or on the front of the house and shall be plainly visible and legible at all times from the street fronting the property during construction. **T-Poles** alone on a jobsite shall have the temporary address legibly posted on the lateral side support bracing board that faces the street frontage.

Permanent addresses shall be secured in place prior to the Gas and Electrical Release inspections, or no inspection shall be made. The permanently installed address block with numbering, background and location conforming to the Town of Prosper Fire Department regulations shall be plainly visible and legible from the street fronting the property. The number(s) shall contrast with their background and shall be a minimum of four (4) inches in height, with a stroke width of one-half (½) of an inch. Addresses posted on mailboxes shall be secondary to addresses posted on the house.

- b. **Required Paperwork** - all paperwork required for inspections shall be uploaded into the [Citizens Self-Service Portal](#) (CSS) prior to scheduling the inspection.
- c. **High Grass and Weed Control** - High grass and weeds shall be trimmed and maintained per the Town of Prosper vegetation regulations. The height of vegetation is limited to 12 inches maximum.
- d. **Sanitary Facilities** - Portable chemical toilets shall be provided to construction workers when permanent sanitary facilities are not available. Portable chemical toilets shall be placed within 400 feet of the jobsite per local policy and shall conform to ANSI Z4.3. Portable chemical toilets shall be serviced on a regular basis or as deemed necessary by the *Building Official*.
- e. **Trash Control** - Trash shall be controlled at all times on each jobsite so as not to accumulate and/or cause any objectionable, unsightly, unsanitary, or noxious condition, or obstruct storm water inlets and/or drains, or litter the neighborhood(s):

Trash Bins – Per Town policy, a trash bin is required on each jobsite to sufficiently contain all *rubbish, trash and debris* on the lot. It is the responsibility of the builder to ensure it gets hauled away frequently enough so it never creates any of the Trash Control issues described above. Trash bins shall be continuously maintained throughout the construction process and shall be on-site beginning at the Plumbing Rough inspection and may be removed only at the time of final grading.

Trash Fencing – Per Town policy, safety-net trash fencing shall be provided along the sides and rear perimeter lot lines to help keep the trash from being blown into the neighborhoods and/or causing obstructions to public storm water inlet boxes and storm drains.

- f. **Erosion Controls** - Erosion controls shall be installed and continuously maintained throughout the construction process. Inspectors may require additional erosion control as deemed necessary. All storm drains and inlet boxes shall be maintained clean and clear of mud, sand, concrete, building materials, and debris. All storm drains and inlet boxes shall be maintained per the approved Storm Water Pollution Prevention Plan (SWPPP) for the development and guidance from the Public Works Director.
- g. **Clean Rights-of-Way** - Per Town policy, all rights-of-way, including streets, alleys and sidewalks, shall be clean and clear of trash, mud, sand, gravel, concrete, nails, and other construction materials. There shall be no material storage or portable chemical toilets located within the *right-of-way* and no closer than five (5) feet from the back of the curb.

2. **Contractor Registration Required** – Please go to the [Citizens Self-Service Portal](#) and set up login credentials. Once logged in, select *Apply* from the top menu ribbon, use the Application Assistant to search and select the appropriate contractor type and follow the prompts to complete the registration.
3. **Online Inspection Scheduling Required** – Sign in to the [Citizens Self-Service Portal](#) using your login credentials.
 - Select *Dashboard* from the top menu ribbon.
 - Select to view your cases with *View My Permits* or *View My Plans*.
 - Select a preferred inspection date and provide any comments associated with the inspection request.
 - Select *Submit* to complete the inspection request.

Be advised:

All previous permit or plan steps must be complete prior to requesting an inspection.

Any balance due will prevent inspections from being requested.

The requested inspections appear under the summary for the permit or plan.

Inspection results are available to view by the applicant or contractor upon completion of said inspection.

Passed inspections permit the user to request the next required inspections.

Failed inspections require reinspection until compliant.

Inspection Requests Inspection requests are made through the [Citizens Self Service Portal](#) and must be received prior to the 7:00 AM cut-off time on the day of the requested inspection. If the 7:00 AM cut-off time is missed, the application will automatically bump the inspection request to the next business day. The Town of Prosper has no obligation to schedule any inspection after the cut-off time, except residential occupied gas releases during the cold season.

Inspection Cancellations – All inspection cancellations shall be made online through the [Citizens Self Service Portal](#) prior to 8:00 AM the day of the scheduled inspection. If issues arise, send an email directly to the inspector scheduled to conduct the inspection. All inspectors can view emails out in the field. The inspector may also be stopped from conducting the inspection before he steps onto the jobsite. Inspections shall not be cancelled if the inspector has already been on the jobsite.

Inspection Results – Inspections results shall be viewed using the [Citizens Self Service Portal](#).

4. **Inspector Office Hours** – Every effort is made to have an inspector available from 7 - 8 AM and 3 – 3:30 PM each business day. Please contact the inspector assigned to your project if you need to discuss a time to meet at the jobsite. Summer hours may have an earlier start time each business day.
5. **Technical Questions** – Technical questions regarding specific correction items shall be directed to the inspector who conducted the inspection. Other technical questions may be directed to any Building Inspector. Please do not call the front counter and request technical information or ask the status of a particular inspection. For general questions or permit submittal information, please contact the front counter at 972-346-3502.
6. **Temporary Power Cords** – Per Town policy, Temporary power cords shall not be run across public rights-of-way. Any temporary wiring found run across a public street, sidewalk or alley shall be considered “just cause” for confiscation of the wire and disconnection of power.
7. **Reinspection Fees** – A reinspection fee may be assessed and no inspection made when any of the following conditions apply:
 - Job Substantially Not Ready for Scheduled Inspection
 - Job Site Address Not Posted – Per Construction Site Maintenance requirements.
 - Trash Violations – i.e. loose or excessive trash on lot or blowing around the neighborhood, trash bin not being maintained.
 - House Locked or Work to be Inspected Not Accessible – resulting in the inspector being unable to conduct the scheduled inspection.
 - Approved Safety Fencing Not Installed - around a sewer tap excavation that is four (4) feet or more in depth.
 - Jobsite Not Maintained - mud in streets, missing erosion control, missing trash fences, etc. Jobsites must be maintained at all times.
 - Electrical Panel(s) Not Ready – Panel dead-front(s) not removed for the Electrical Release Inspection.
 - No Gas Test – There is no Gas Test Gauge located at the gas meter as required.
 - Major Plan Deviation – Any deviation from the Approved Plans that requires a re-stamp, separate permit, or prior approval.
 - No Waste Test – No water in the Waste Test for the initial or subsequently required Waste System Test at the Plumbing Rough or 2nds-Framing inspections.

- Trades Working On-Premises – Trades working at time of scheduled inspections, and who are making conditions too noisy, hazardous, unsafe, unhealthy or otherwise detrimental for the inspector to focus and to conduct his inspection properly.
- Previously noted correction items, either from an inspection of the same type or a previous “approval with conditions”, are not corrected prior to the next inspection.

Please Note:

- Reinspection fees assessed shall be paid before any additional inspections are made on the same permit.
- Also, per Town of Prosper Fee Schedule, the first reinspection fee assessed will be \$50, the second and subsequent fee for the same inspection type shall increase in \$25 increments.

8. **Re-Stamp/Plan Review**– Any significant changes to the approved set of plans are required to be submitted for Re-stamp and approved prior to an inspection request being scheduled. Re-stamp/Plan Review may take up to ten (10) business days to process. Do not schedule an inspection unless the re-stamp has been approved and the re-stamped plans are in the permitting system available to the inspector.
9. **Permit Expiration:** Every permit issued shall become invalid unless the work on the site is commenced within 180 days after its issuance, unless otherwise specified. Every permit shall become invalid if work authorized by such permit is *suspended or abandoned* for a period of 180 days after the time the work is commenced.

The term *suspended or abandoned* is defined as an elapsed time of 180 days between any two (2) approved inspections. In addition, any approved permit application that has not been picked up and paid for within 180 days of approval shall become invalid and shall be disposed of.

10. **Inclement Weather:** No Concrete inspections, Plumbing Rough inspections, or Underground inspections shall be conducted if it has been determined that it is too wet by the Building Official or Chief Building Inspector. Concrete and/or Plumbing Rough inspections will not be conducted unless the temperature is at least 38 degrees and rising by 8:30 AM the morning of the inspection. *It is the contractor's responsibility to reschedule all cancelled inspections during inclement weather, after checking their jobsites.*

Required Inspections:

T-Pole

Please schedule your T-pole and Plumbing Rough inspections together, when possible. No trash bin is required if scheduling the T-pole only, as long as no Plumbing Rough work has been done.

- 120V and 220V receptacles shall have ground fault protection (“GFCI”) on all 20- and 30-amp circuits.
- Plugs and breakers shall be in a weatherproof enclosure and plugs shall be weather- resistant.
- T-Pole shall be properly grounded and braced front-to-back and side-to-side.
- Approved ground rods, grounding electrode conductors and connectors shall be installed.

Plumbing Rough

Required paperwork: Form Board Survey must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling inspection.

- All plumbing roughs that tie into the Town of Prosper public sewer system are required to utilize a screw in type test ball. Once the plumbing rough has passed the required inspection, the screw in type test ball shall be removed and the test tee plug shall be installed.
- Water meter, yard service piping and in-slab water piping inspection on test. (Fire-suppression piping when applicable). Hot water piping shall be insulated with joints taped (under slab).

- PEX water service piping shall be 1-1/4" minimum within two (2) feet of the water meter. Pipe sizing calculations may be required by the inspector at the inspector's discretion.
- Minimum depth of services shall be twelve (12) inches.
- A Pressure Reducing Valve (PRV) shall be located above the slab downstream of a shut-off valve connected to the water service inside the garage.
- Sewer tap, yard sewer, in-slab waste system and 5-feet head test. Sanitary waste systems shall be properly bedded. If soil is rocky, six (6) inches of clean cover sand is required above.
- Sewer Tap Holes exceeding four (4) feet in depth shall be provided with orange safety fencing and secured in place and shall surround the sewer tap holes exceeding four (4) feet in depth. Caution tape is not acceptable.
- Provide two combination fittings within five (5) feet of the slab, arranged as a two-way cleanout to comply with Public Works specifications. Sewer must be 4" when exiting house per Town standards.

Foundation

Required paperwork: A Pre-Pour inspection approval from 3rd-party (inspection report only) must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling inspection. This must be a "clean tag". The only allowed approval conditions are "cleaning out beams and cave-ins".

- Separate electrical underground inspection no longer required. Underground mechanical and electrical, if any, will be inspected at time of foundation inspection.
- Cables and rebar to be properly placed.
- Cable ends secured, jackets covering PT cables.
- Beams to be properly sized and free of debris and water.
- Plastic piping to be properly sleeved.
- Missing or damaged poly to be replaced with 10 mil vapor barrier.
- Conduits for underground electrical, if any, must be installed.
- Anchorage shall be in place before pouring.
- Concrete encased electrode (Ufer Ground) shall be installed prior to inspection and shall be located near the electrical panel.
- Yard sewer holes shall be filled in or no inspection shall be performed and shall be subject to reinspection fee.
- Piers to be installed per plans.

Flatwork (Sidewalks)

see detail at the back of guidelines for additional information

- Public Handicap Ramps are inspected by Public Works.
- Approved expansion joints spaced twenty (20) feet maximum apart (and at all street intersection corners when applicable).
- Sidewalk located within one (1) foot of the property line.
- Sidewalk to be minimum five (5) feet in width, with one-quarter (1/4) inch per foot cross- slope toward street.
- Top of curb to top of sidewalk form board (street-side) to be 2% maximum slope. This will ensure that all fire hydrant breakaway joints are within the effective parameter.
- Reinforcement shall be #3 bars at eighteen (18) inches on center each way.
- Water meters shall not be located inside walk.
- Town water control valves located within sidewalks shall be positioned flush to surface so as not to create a trip hazard to pedestrians.
- Flatwork area to be dry and free of standing water.
- Fire hydrant joints to be located and water main line valve stacks shall be clearly located and level with final grade.
- Four (4) inch expansion joint shall be required at Town sidewalk to street.

Approach

see detail at back of guidelines for additional information

- The maximum approach width along the private driveway is twenty-four (24) feet.
- Minimum approach width is five (5) foot turning radius for the driveway approach to be consistent within the subdivision.
- Driveway approaches shall be six (6) inches thick concrete, reinforced with a grid consisting of #3 bars at eighteen (18) inches on center each way, and chaired over compacted soil and 1" sand.
- The rebar grid shall be wire-tied to 24" smooth bars doweled into the concrete street 12" and spaced eighteen (18) inches on center, with plastic caps on exposed ends.
- Six (6) inch width expansion joint material required along the street with drilled holes for dowels.

Sheathing

- All structural items detailed on the lateral bracing plans must be completed prior to scheduling a sheathing inspection. This includes both exterior and interior elements.
- No house wrap is to be installed over the exterior sheathing until approval of the sheathing inspection.
- Zip Board and T-ply joints may be taped at the builder's risk as inspectors may require removal if improper nails or nailing patterns are noted elsewhere or suspected.

2nds Framing

Required paperwork: A 3rd-party inspection report for frame and lateral bracing (may be multiple inspection reports depending on the engineering firm) must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling the Building Final inspection. These must be "clean" inspection reports without any further corrections required.

- Includes inspection of all framing, mechanical, electrical, and plumbing components.

Common Code Violations:

Frame

- Lintels are required to be installed on rakes above rooflines above five (5) square feet in area and must be properly sized.
- Weather resistance: Install roofing, and all windows and construction doors. All holes and penetrations in exterior sheathing shall be properly flashed and sealed.
- Wood columns (posts) shall be supported by concrete piers or metal pedestals projecting up one (1) inch above concrete to prevent decay from moisture.
- Install brick ties spaced not more than 32" on center horizontally and 16" vertically.
- Triple 2x6 rafters are required for brick lintel support under roof sheathing.
- Foundation anchorage must be installed per engineered plans or anchor bolts at six (6) feet on center per IRC.
- Install fire blocking so it separates: concealed wall or partition spaces from floor-ceiling assemblies; vertical concealed spaces from horizontal concealed, the concealed spaces in walls or partitions from the attics above; fireplace chases where they pass through a floor or a ceiling.
- Over-bored or over-notched stud(s), top-plate(s), joist(s), or rafter(s) shall be properly repaired.
- Provide the same number of trimmers under compound 2x or engineered beams.
- Provide lateral support bracing at floating beam.
- Provide tempered glass at hazardous locations.
- A pull-down attic ladder is required to access equipment in attic per local ordinance amendment and must be installed at time of frame inspection. Scuttle holes are not sufficient for accessing equipment in attic.

Electrical Rough

- Two (2) - 20-amp circuits shall be required in the kitchen.
- Proper stapling at boxes.
- Sleeve NM cable run through brick pocket.
- Smoke detectors and carbon monoxide detectors shall be installed per manufacturer's installation instructions and the approved plans.
- Protect all wiring in attic equipment pathway.
- Bond all metal boxes.

Plumbing Top-out

- DWV piping shall be properly supported.
- DWV piping shall be tested with a 5' head test and shall be free of leaks.
- Cleanout on island and foot vent as required.
- Approved shower pans must be sloped and shall be water tested.
- Tubs shall be tested to overflow.
- B-vent horizontal not greater than seventy-five (75) percent of vertical rise.
- Need adequate combustion air for fuel-fired appliances.
- Support horizontal runs of all PVC at four (4) foot intervals.
- Spring gauges are not allowed for testing of gas system.
- Low pressure systems shall be air tested at three (3) psi on a six (6) lb. gauge.
Medium pressure systems shall be air tested at ten (10) psi on a twenty (20) lb. testgauge.
- Gas distribution piping must be completed to the approximate location of all appliances and capped.
- Gas piping must be bonded. Bond at gas main unless this would require a bonding jumper over seventy-five (75) feet in length.

Mechanical Rough

- Exhaust vent terminations shall be a minimum of ten (10) feet from mechanical air intakes and three (3) feet from operable windows.
- All exhaust fans shall be vented outside of the building.
- Dryer vent maximum length is thirty-five (35) feet developed length or per the dryer manufacturer's instructions.
- A minimum twenty-four (24) inches wide by thirty (30) inch high unobstructed, solid catwalk is required from the point of attic entry to the attic furnace service panels and filters.
- The "Line of Travel" distance between the attic entry point and the attic furnace access panels shall not exceed twenty (20) feet. This distance shall increase to fifty (50) feet if the passageway is unobstructed and no less than six (6) feet in height.
- A 30" x 30" level work platform and thirty (30) inch clear work area is required in front of attic furnace access and filters.
- Gas flue pipes (B-Vent) shall not terminate within eight (8) feet of any vertical wall or similar structure on the roof.
- Gas flue pipes (B-Vent) shall have a minimum clearance of one (1) inch from combustibles.

Insulation

Required Paperwork: Energy Rough and Energy Final Inspections are performed by an approved 3rd party provider. Energy inspection reports must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling the Building Final inspection.

Drywall

- Inspection is to be scheduled prior to taping and bedding of drywall.
- All cement board and tile backer must be installed prior to scheduling inspection.

Gas Release and Electric Release

- No inspection shall be performed unless the permanent address has been installed on the front of the house.
- All tubs not inspected at 2nds Framing inspection must be installed and full to overflow with tub skirt open for inspection. In addition, a thermostatic mixing valve must be installed.
- Gas releases and electrical releases must be scheduled at the same time and shall not be separately approved. Both inspections must pass in order for either inspection to pass.

Gas Release

- Low pressure systems shall be air tested at three (3) psi on a six (6) lb. gauge. Medium pressure systems shall be air tested at ten (10) psi on a twenty (20) lb. test gauge.
- Gas distribution piping must be 100% complete including sediment traps, shut offs, and connection to appliances. All gas appliances shall be installed except for stove and cooktop unless approved by the field inspector. All unused openings must be capped.
- Per local amendments to the 2021 IRC, spring gauges are no longer allowed for pressure testing of gas systems. Properly calibrated diaphragm gauges in good working order are required.

Electrical Release

- Receptacles shall be in-wall and have cover plates installed.
- Panel cover shall be removed for inspection.
- Identify UFER location in electrical panel.
- Isolate ground and neutral in sub-panel.
- Sufficient workspace and clearances shall be provided.
- Outlet covers shall not be missing.
- Smoke alarms shall be installed.

Irrigation and Fence

Required Paperwork: The most current [Backflow Prevention Assembly Test and Maintenance Report](#) must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling inspection.

- An Irrigation inspection shall be approved prior to requesting a Building Final.
- The Irrigation inspection shall take place once all work on the irrigation system is complete.
- The Irrigation inspection shall be scheduled at the same time as the Fence inspection.
- Fence inspection shall be approved before requesting a Building Final.
- The fence inspection shall take place once all work on the fence is completed.
- The fence inspection shall be scheduled at the same time as the irrigation inspection.
- Materials and layout must match those shown on the approved site plan for the permit.

Public Works

The Public Works inspection approval shall be obtained prior to requesting a Building Final inspection.

Public Works Inspection Requests – All inspections shall be requested through the [Citizens Self-Service Portal](#) prior to 7:00 AM the day of the inspection. If **CSS is not functioning**, inspections may be called in to Public Works at **972.347.9969** or emailed to public_works@prospertx.gov.

Public Works Inspection Cancellations – All Public Works inspection cancellations shall be made by 7:00 AM the day of the inspection request through the [Citizens Self-Service Portal](#). If CSS is not functioning; please call the Public Works office at 972.347.9969. Contractors shall make every effort to speak directly with a Public Works employee to confirm a cancellation. Inspections shall not be cancelled if the inspector has already been to the jobsite.

A Public Works emergency may delay an inspection from being performed. Contact the Public Works Department or Utility Billing if you have questions concerning a Public Works inspection request.

Public Works Inspectors look for the following items during this inspection:

- Cracks or Chips in curbs, sidewalks, drive approaches.
- Sidewalks and streets clean of all excess debris.
- Trip Hazards in expansion joins, valve stacks, manhole lids.
- Sod in place.
- Meter box level, at grade, with no damage or missing parts.
- Area is clean around water meter and angle stop.
- Address is correct and posted on house (address on mailbox is secondary to house posting).
- Storm drains in working order.
- Water meter is working.
- Valve lids are clean of all excess concrete and not damaged.
- Valve stack is clear of all debris, dirt and is not crooked or offset.
- Valve stack directly above valve.
- Water and sewer valve correctly marked on curb.
- Fire hydrant is not damaged or missing parts.
- Fire hydrant splash pad is not damaged or missing and is too grade.
- Sanitary sewer cleanout has concrete pad (12" x 12") and is not damaged and is to grade.
- Storm Sewer drain boxes are clear of all debris and dirt.
- Light poles are not damaged or missing parts.

Building Final

Required Paperwork: must be uploaded to the [Citizens Self-Service Portal](#) prior to scheduling inspection.

- [Termite Protection Statement](#): Affidavit shall be notarized including lot, block, subdivision, phase, and address.
- Energy Final Inspection Report: Rough/Pre-drywall and Final inspection approval paperwork or letter stating that the house has passed both inspections and meets the minimum requirements of the Town of Prosper. Paperwork shall include the 3rd party inspector's ICC# and/or appropriate credentials on each inspection report or letter.
- Final Grade Survey: Survey shall include lot, block, subdivision, phase, and address including elevations with arrows showing the direction of flow.
- Engineer's Final Letters: A formal (signed and sealed) Engineer's structural letter(s) for the foundation inspection, frame inspection, and wind bracing inspection. This can range from 1-3 separate letters depending on the engineering firm. The formal Engineer's Structural Letter(s) shall include address, lot number, block number, subdivision & phase.
- Fire Sprinkler Inspection Approval: when required

- A Building Final inspection shall include Plumbing Final, Electrical Final, Mechanical Final, and Building Final.
- No furniture may be placed in a residential occupancy until the Building Final inspection has been approved.

Common Code Violations:

Plumbing

- Water meter and valve boxes shall be set to grade and cleaned out, so connections and valves are visible.
All box and stack lids shall be in place and undamaged.
- Gas must be hard piped gas through cabinet/partition.
- Fixtures shall not be leaking or missing.
- Outside plumbing shall be protected from freezing.
- Provide adequate combustion air for fuel fired appliances
- Mil-wrap/paint exposed gas piping.

Electrical

- GFCI's shall be operable at all installations.
- All receptacles, switches, and fixtures shall be in place. Plate covers shall be on.
- All arc-fault breakers/circuits installed where required.
- AC service disconnects shall be within sight of units.
- Smoke detectors and carbon monoxide detectors shall be installed.
- A Three-way switch shall be installed at stairway lighting.
- All breakers must be labeled at the electrical panel. Circuits containing smoke detectors must be labeled as such.

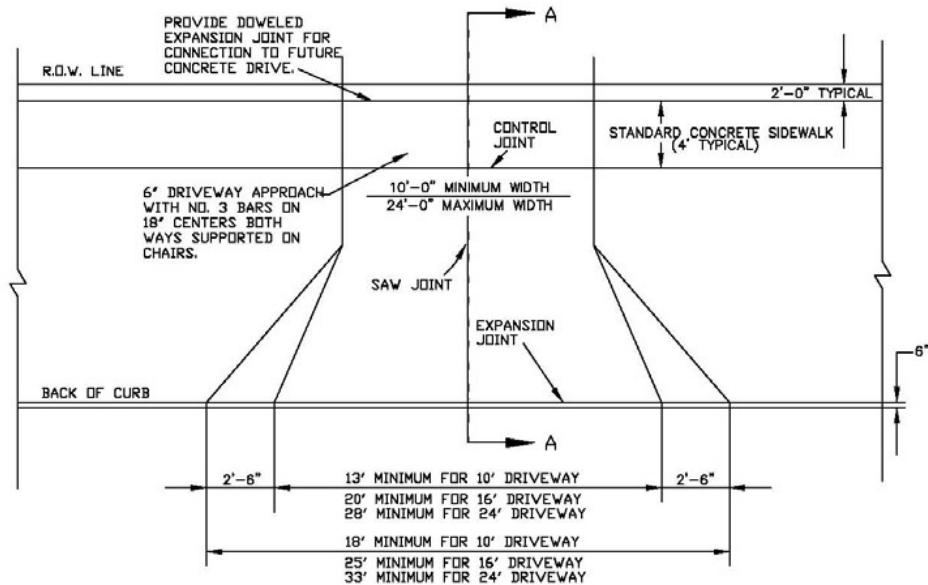
Mechanical

- A gas meter shall be installed, and all appliances shall be operable.
- AC service disconnects shall be within site of the respective unit and have proper workspace clearances.
- AC condensers are to be level and firmly supported three (3) inches above adjoining grade.
- Gas flue pipes (B-vent) shall have a minimum clearance of one (1) inch from combustibles.
- Auxiliary and secondary drain systems shall be placed on cooling or evaporator coils (A/C).

Building

- Final grade, positive drainage, swale location, and sod shall be in place. Positive drainage shall be away from the foundation. Lot drainage shall be designed not to cause lot to lot drainage.
- Trees shall be installed per Planned Development requirements (neighborhood specific). See approved plans for tree requirements.
- Tread depth on stairs shall be 10" minimum nosing to nosing with a maximum 3/8" variance.
- Safety glass shall be installed in hazardous locations.
- Stairway handrail/guardrail shall be to code.
- Final grade shall be four (4) inches below brick.

RESIDENTIAL DRIVE APPROACH DETAIL

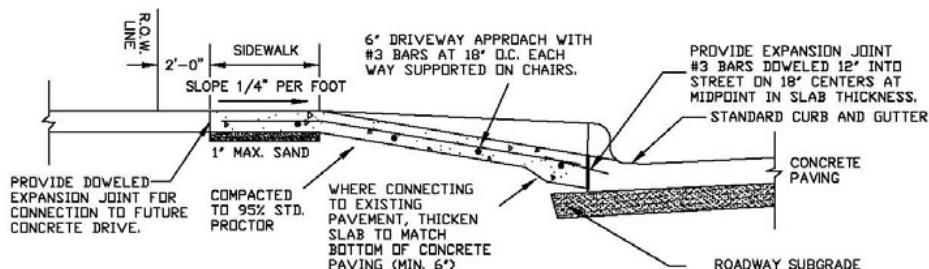


NOTE:
EXISTING CURB AND GUTTER, IF ANY, MUST BE SAWED AS DIRECTED BY THE TOWN OF PROSPER. HORIZONTAL CURB CUT SHALL BE MADE AT AN ELEVATION OF 1/2" ABOVE THE EXISTING GUTTER WITH A MINIMUM LENGTH AS SHOWN. THE TRADITIONAL SAW CUT SHALL HAVE A RUN OF 2'-6" AND SHALL RISE TO MEET THE EXISTING TOP OF CURB. ALL EXPOSED EDGES SHALL BE GROUND TO A 1/4" RADIUS. SAW CUTTING SHALL BE PERFORMED WITH A RIDE-ON SAW EQUIPPED WITH A DIAMOND SAW BLADE.

PLAN



ELEVATION



SECTION A-A

N. T. S.

NOTE:
1. SIDEWALK SECTION THRU DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH.
(EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED AND REPLACED)

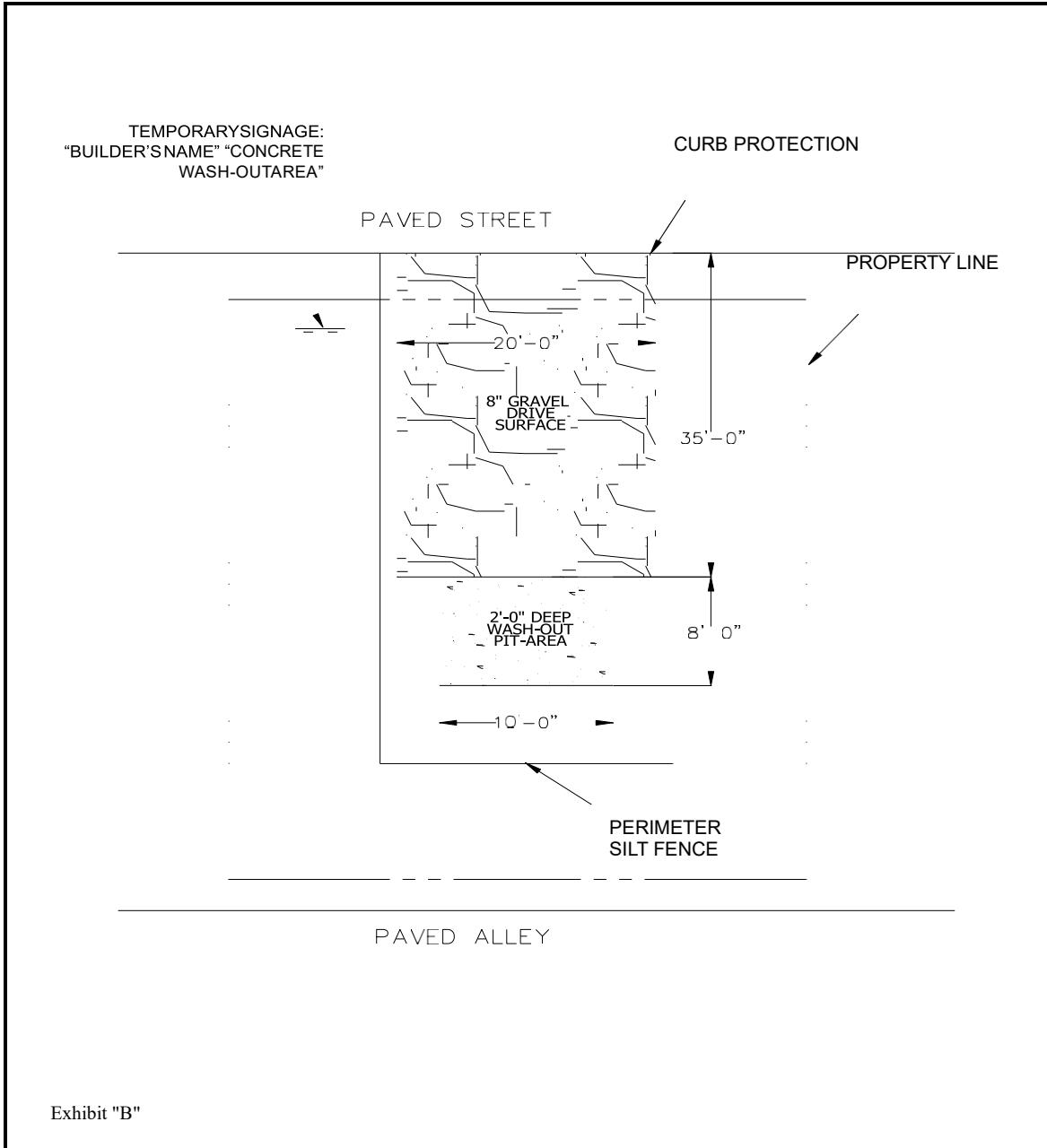
**THIS WORK SHALL NOT DISRUPT THE DESIGN FLOWLINE OF THE EXISTING GUTTER.

**RESIDENTIAL APPROACH
(CONCRETE PAVING)**

TOWN OF PROSPER, TEXAS

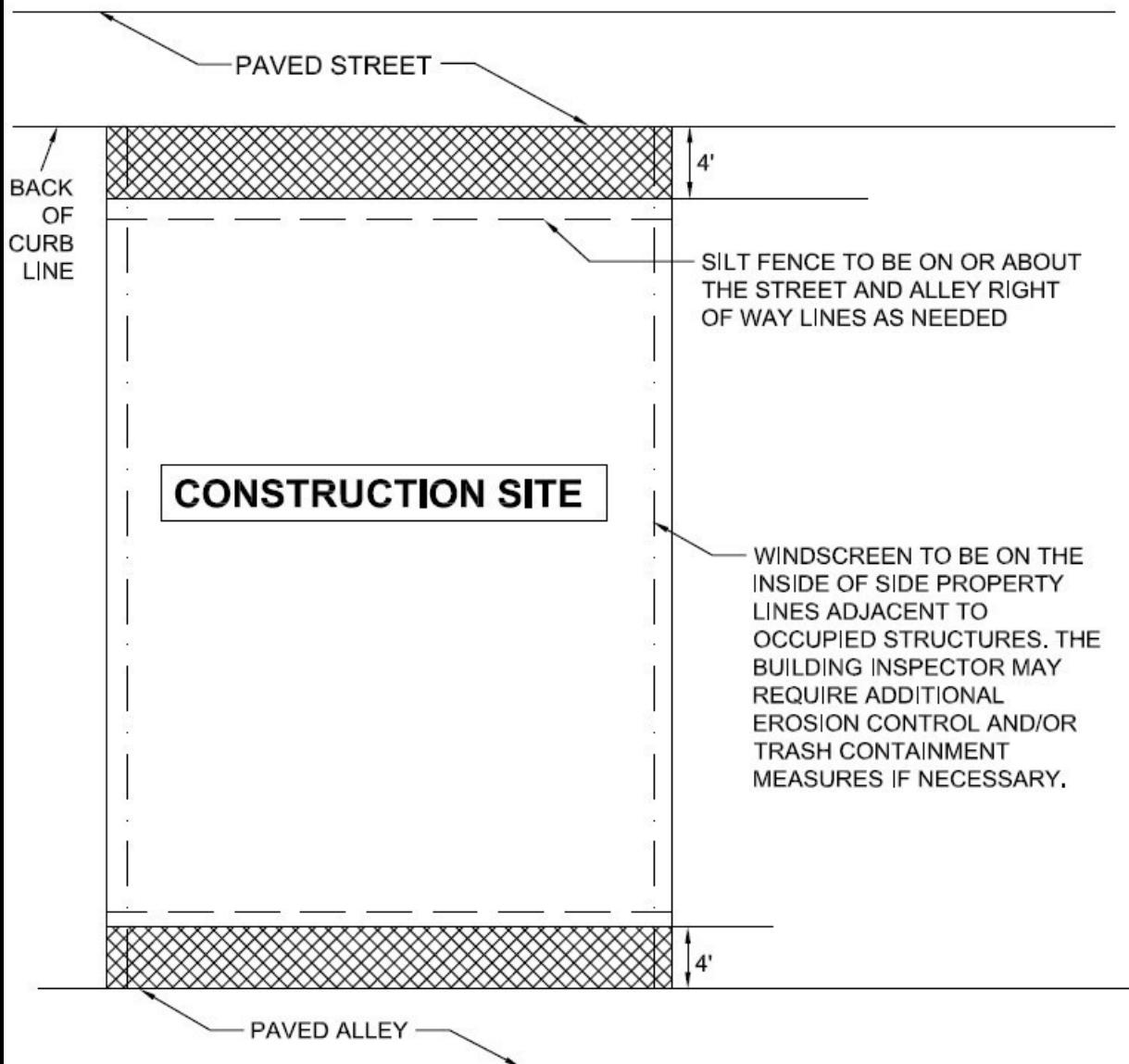
DATE: 11/10/06
DRAWN BY: HTW
APPROVED BY: HTW

BUILDERS DESIGNATED SUBDIVISION WASH-OUT PIT



1. Necessary compliance with EPA requirements shall require each builder to direct transit ready-mix concrete trucks to a designated wash outarea.
2. This area shall be on a centrally located lot that is owned, maintained, and returned to building pad state at the near completion of a subdivision buildout.
3. Waste concrete from the site of the washout pit shall require legal disposal.
4. It is the building contractor's responsibility to direct the concrete truck drivers to the designated washout area for their subdivision.
5. Street, alleyway, or vacant lot washout is strictly prohibited.

BUILDING LOT EROSION & DEBRIS CONTAINMENT PLAN



LEGEND:

	CURLEX OR EQUAL GROUND COVER
— —	4' HIGH WINDSCREEN FENCE
— —	2' HIGH SILT FENCE (WHERE REQUIRED BY SLOPE CONDITIONS)

NOTE: AREAS COVERED WITH CURLEX MUST BE CLEAR OF OBSTRUCTION AND CONSTRUCTION MATERIALS AT ALL TIMES AND CONSTANTLY MAINTAINED IN GOOD CLEAR ORDER FOR THE ENTIRE DURATION OF CONSTRUCTION ON THE LOT. THERE SHALL BE NO MATERIAL STORAGE, PORTABLE CHEMICAL TOILETS, ETC LOCATED WITHIN THE RIGHTS-OF-WAY AND NO CLOSER THAN TEN FEET (10') FROM BACK OF CURB.

Exhibit "C"