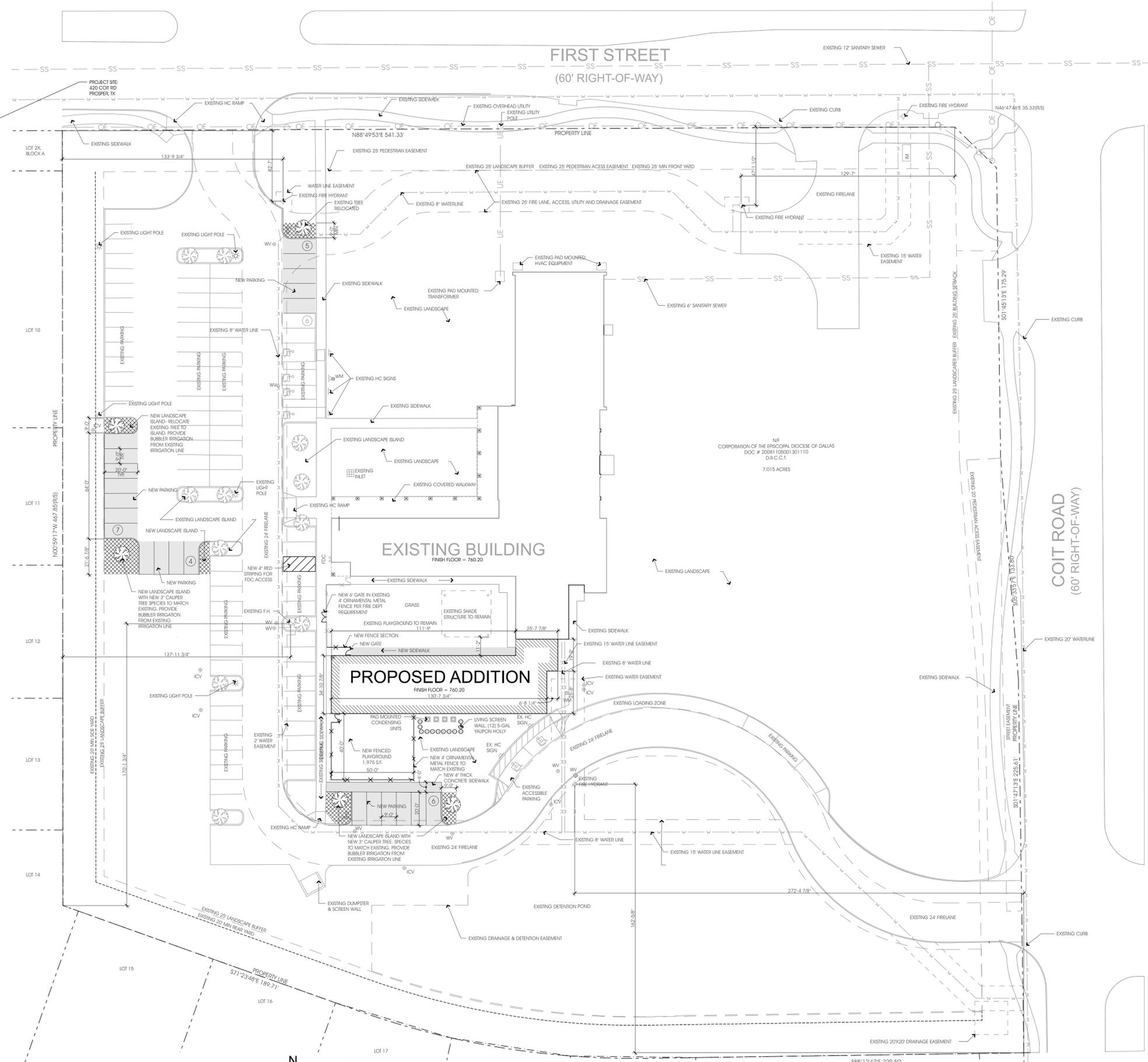


Drawing Name: 23005 ST PAUL EPISCOPAL V3 7/17/23 12:49 PM



**NOTES:**  
NO 100-YEAR FLOOR PLAN EXISTS ON THE SITE.

**STANDARD LANGUAGE**

Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

- Dumpsters and trash enclosures shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscape shall conform to landscape plans approved by the Town.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be always maintained for the property.
- Screened dumpsters are not permitted within a fire lane.
- 1) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- 2) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- 3) Buildings more than 30 feet in height are required to have a minimum of a 26-foot-wide fire lane in the immediate vicinity for firefighting operations at the building. One of the 26-foot-wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet.
- Appendix D1.05
- 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 16) Dead-end fire lanes are only permitted with approved hammerheads.
- 17) Fire hydrants shall be provided at the entrances and intersections, landscape around the Fire hydrant shall be no higher than 12 inches at the mature height. Amendment 507.5.1
- 18) As priorities allow, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R-3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not on the "row files." Amendment 507.5.1
- 19) Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 2" size, 30-degree downward turn with locking cap. Amendment 507.5.1
- 20) Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- 21) There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- 22) A minimum 18-foot unobstructed width shall be provided around a building for adequate fire department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- 23) The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- 24) One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13B or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (5,111 sq ft) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 25) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 26) All signage is subject to Building Official approval.
- 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 29) Sidewalks of not less than six (6) feet in width along thoroughfares and collector and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
- 31) Site Plan Approval is required before the grading release.
- 32) All new electrical lines shall be installed and/or relocated underground.
- 33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- 34) All landscape assessments must be inclusive of any other type of easement.
- 35) Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or final-out permit may result in additional impact fees and/or parking requirements.
- 36) The approval of a Site Plan shall be effective for 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 the 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.
- 37) The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.

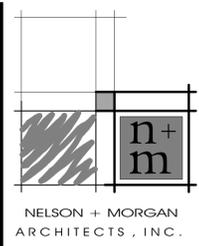
PARKING CALCULATIONS	
<b>EXISTING PARKING</b>	86 SPACES* (213 SEATS IN WORSHIP X 1/3 SEATS) + (96 STUDENTS X 1/10 STUDENTS) + (6 TEACHERS X 1/TEACHER)
<b>NEW PARKING</b>	22 SPACES (150 STUDENTS X 1/10 STUDENTS) + (6 TEACHERS X 1/TEACHER) + (1 SPACE REPLACED FOR FDC ACCESS SPACE)
<b>TOTAL PARKING</b>	108 OF WHICH 5 ACCESSIBLE SPACES ARE REQUIRED, 6 PROVIDED

SITE DATA TABLE	
ZONING	PD-6
PROPOSED USE	DAYCARE/HOUSE OF WORSHIP
LOT AREA	7.105 ACRES
BUILDING AREA	16,000 SF (EXISTING) 4,505 SF (ADDITION)
BUILDING HEIGHT	42' (EXISTING)
LOT COVERAGE	31%
FLOOR AREA RATIO	7%
TOTAL PARKING REQUIRED	108 SPACES
TOTAL PARKING PROVIDED	109 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
HANDICAP PARKING PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	1,635 SF (EXISTING) 330 SF (NEW)
INTERIOR LANDSCAPING PROVIDED	2,317 SF (EXISTING) 1,354 SF (NEW)
SQUARE FOOTAGE OF CONCRETE PAVING	72,650 SF (EXISTING) 2,817 SF (NEW)
SQUARE FOOTAGE OF IMPERVIOUS SURFACES	88,650 SF (EXISTING) 84,742 SF (NEW)
OPEN SPACE REQUIRED	7%
OPEN SPACE PROVIDED	38%

TOWN OF PROSPER PROJECT INFORMATION	
OWNER NAME	CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
OWNER ADDRESS	1630 N GARRETT AVE DALLAS, TX 75206-7702
OWNER PHONE	972-347-9700
APPLICANT NAME	NELSON + MORGAN ARCHITECTS, INC.
APPLICANT ADDRESS	2717 WIND RIVER LANE, STE 230 DENTON, TX 76210
APPLICANT PHONE	940-566-0266
SUBDIVISION NAME	PART OF THE HARRISON JAMISON ABSTRACT NO. 480
BLOCK & LOT	LOT 1, BLOCK 1
TOWN PROJECT#	DEVAPP-23-0124
PREPARATION DATE	6/19/23

**1 OVERALL SITE PLAN**  
SCALE: 1" = 30'

LOT 20  
LAKES OF LA CIMA  
PHASE 6C  
DOC. NO. 2015-331  
P.R.C.C.T.



**Architects  
Planners  
Interior Design**

2717 Wind River Lane, Suite 230  
Denton, Texas 76210  
Telephone 940.566.0266  
Fax 940.566.0223  
info@nelsonmorgan.com

NEW EDUCATION WING FOR ST. PAUL'S EPISCOPAL CHURCH

PROSPER TEXAS

JOB: 23005

ISSUED DATE: 06-19-2023

REVISION: DATE:

ISSUED FOR: DATE:

Pricing -  
Permitting -  
Bidding -  
Construction -

OVERALL SITE PLAN SHEET

**A1.0**