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CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

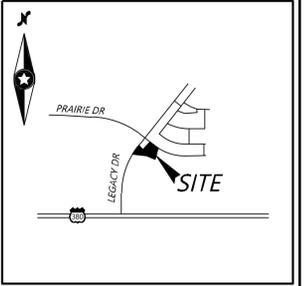
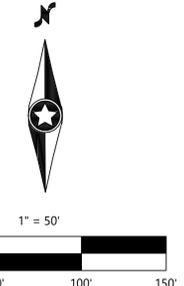
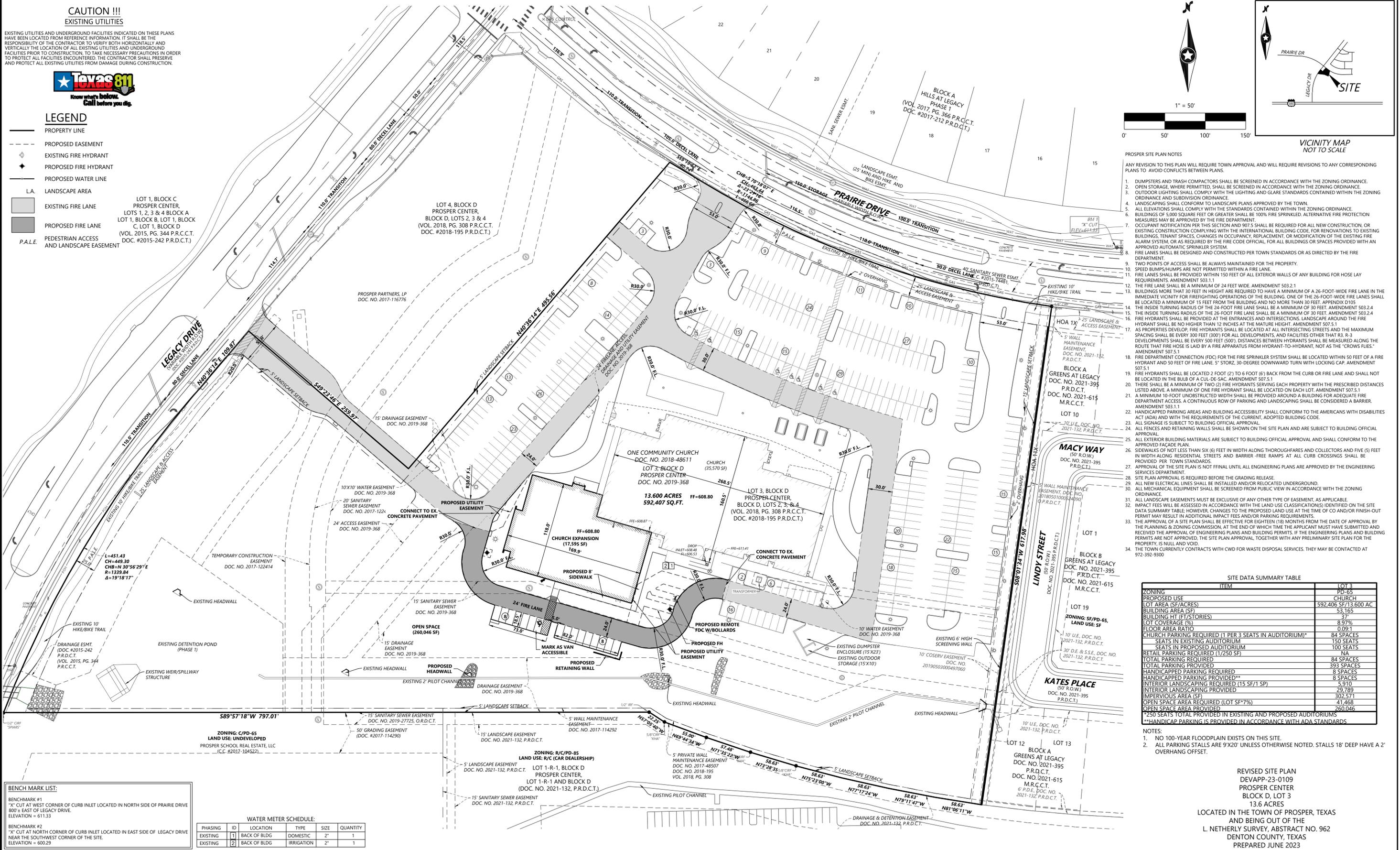


LEGEND

- PROPERTY LINE
- - - PROPOSED EASEMENT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- LA. LANDSCAPE AREA
- EXISTING FIRE LANE
- PROPOSED FIRE LANE
- P.A.L.E. PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT

LOT 1, BLOCK C
PROSPER CENTER,
LOTS 1, 2, 3 & 4, BLOCK A
LOT 1, BLOCK B, LOT 1, BLOCK
C, LOT 1, BLOCK D
(VOL. 2015, PG. 344 P.R.C.T.
DOC. #2015-242 P.R.D.C.T.)

LOT 4, BLOCK D
PROSPER CENTER,
BLOCK D, LOTS 2, 3 & 4
(VOL. 2018, PG. 308 P.R.C.T.
DOC. #2018-195 P.R.D.C.T.)



- PROSPER SITE PLAN NOTES
- 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 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 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.
 - 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.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
 - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
 - 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 FIRE FIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 30-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - 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
 - AS PROPERTIES DEVELOP, 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 R3, R-3, R-3.1 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 AS THE "CROWS FLIES." AMENDMENT 507.5.1
 - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
 - FIRE HYDRANTS SHALL BE LOCATED 3 FOOT (3') TO 5 FOOT (5') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CURB DE-SAC. AMENDMENT 507.5.1
 - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITH THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 - A MINIMUM 10-FOOT 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
 - 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.
 - 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 COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG 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 ENGINEERING DEPARTMENT.
 - THE SITE PLAN APPROVAL IS REQUIRED BEFORE THE 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 ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT, AS APPLICABLE.
 - 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 OF 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 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.
 - THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-992-9300

SITE DATA SUMMARY TABLE		
ZONING	ITEM	LOT 3
PROPOSED USE		CHURCH
LOT AREA (SF/ACRES)		592,406 SF/13.600 AC
BUILDING AREA (SF)		53,165
BUILDING HT (FT/STORIES)		3/7
LOT COVERAGE (%)		8.97%
FLOOR AREA RATIO		0.091
CHURCH PARKING REQUIRED (1 PER 3 SEATS IN AUDITORIUM)*		84 SPACES
SEATS IN EXISTING AUDITORIUM		150 SEATS
SEATS IN PROPOSED AUDITORIUM		100 SEATS
RETAIL PARKING REQUIRED (1/250 SF)		NA
TOTAL PARKING REQUIRED		84 SPACES
TOTAL PARKING PROVIDED		393 SPACES
HANDICAPPED PARKING REQUIRED		8 SPACES
HANDICAPPED PARKING PROVIDED**		8 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF/1 SP)		5,910
INTERIOR LANDSCAPING PROVIDED		29,789
IMPERVIOUS AREA (SF)		302,571
OPEN SPACE AREA REQUIRED (LOT SF*7%)		41,468
OPEN SPACE AREA PROVIDED		260,046
*250 SEATS TOTAL PROVIDED IN EXISTING AND PROPOSED AUDITORIUMS		
**HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

- NOTES:
- NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.
 - ALL PARKING STALLS ARE 9'X20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSET.

REVISED SITE PLAN
DEVAPP-23-0109
PROSPER CENTER
BLOCK D, LOT 3
13.6 ACRES
LOCATED IN THE TOWN OF PROSPER, TEXAS
AND BEING OUT OF THE
L. NETHERLY SURV, ABSTRACT NO. 962
DENTON COUNTY, TEXAS
PREPARED JUNE 2023

BENCH MARK LIST:

BENCHMARK #1
"X" CUT AT WEST CORNER OF CURB INLET LOCATED IN NORTH SIDE OF PRAIRIE DRIVE 800 ± EAST OF LEGACY DRIVE. ELEVATION = 611.33

BENCHMARK #2
"X" CUT AT NORTH CORNER OF CURB INLET LOCATED IN EAST SIDE OF LEGACY DRIVE NEAR THE SOUTHWEST CORNER OF THE SITE. ELEVATION = 600.29

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY
EXISTING	1	BACK OF BLDG	DOMESTIC	2"	1
EXISTING	2	BACK OF BLDG	IRRIGATION	2"	1

DESIGNED: CER
CHECKED: HML
DRAWN: CER
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 06/30/2023
REVISIONS:
PREPARED FOR:
AUTHERS BUILDING GROUP
500 INDUSTRY WAY
PROSPER, TEXAS 75078
CONTACT: MR. KIWI AUTHERS
EMAIL: KIWI@AUTHERSBUILDINGGROUP.COM

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: **LEON M. LEAN, P.E.**
P.E. No.: 137510
Date: 06/30/2023

Westwood

**ONE COMMUNITY CHURCH
PROSPER EXPANSION**
PROSPER, TEXAS

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Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TYPE FIRM REGISTRATION NO. 1000301

SITE PLAN
1.02

SHEET NUMBER:
PROJECT NUMBER: 0043626-00 DATE: 06/30/2023

ONE COMMUNITY CHURCH PROSPER EXPANSION