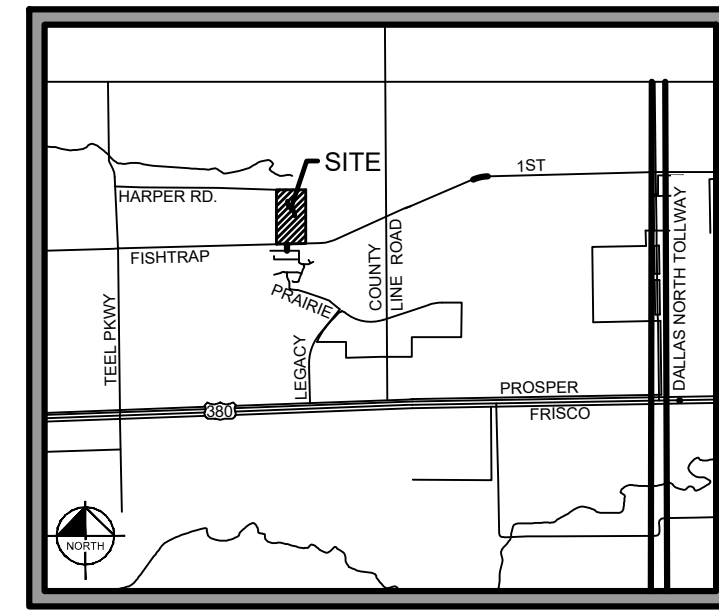


Approved Preliminary Site Plan (D22-0081)



SCALE IN FEET
1" = 80'

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 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.
- 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 maintained for the property at all times.
- 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 firefighting operations of 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 D105
- 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
- Dead-end fire lanes are only permitted with approved hammerheads.
- 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 (30') for all developments, and facilities other than R3, 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 as the "crow 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 a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire land and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- 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
- A minimum 10-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
- 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
- One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m²) 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
- Handicapped parking area 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.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning ordinance.
- All landscape easements must be exclusive of any other type of easement.
- 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 finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300
- 7% of net lot area is required to be provided as open space. The following shall not included: vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention ponds.



SITE INFORMATION

LAND AREA:	26.2 ACRES (1,141,272 SF)
CURRENT ZONING:	AGRICULTURAL
EXISTING USE:	CHURCH
PROPOSED USE:	CHURCH
BUILDING AREA:	± 102,350 SF
BUILDING HEIGHT:	38'
LOT COVERAGE:	(77,750 + 24,600) / (26.2 x 43560) = .089 -> 8.9%
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	17
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	18
FLOOR AREA RATIO	(98,500+24,600) / (26.2 x 43560) = .107 -> 10.7%
BUILDING REQUIRED PARKING:	1/3 AUDITORIUM SEATS = 1500 SEATS/3 = 500
BUILDING PARKING PROVIDED:	809
INTERIOR LANDSCAPE AREA REQUIRED:	7% OF TOTAL SITE = 79,889 S.F. (1.83 AC.)
INTERIOR LANDSCAPE AREA PROVIDED	97,510 S.F. (2.24 AC.) = 8.3% OF TOTAL SITE
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	380,195 S.F.
OPEN SPACE	562,887.76 S.F.

NOTE: HVAC EQUIPMENT FOR PROPOSED BLDG TO BE LOCATED ON THE ROOF

TOWN PROJECT NUMBER: D22-0081

NOT FOR CONSTRUCTION

Drawing: T:\Projects\GOF2206\Eng-CAD\CADD\Sheets\PRELIMINARY SITE PLAN.dwg at Nov 01, 2022 4:46pm by adrianos

no.	revision	by	date



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GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
CAMERON SLOWN, P.E. Date: 10/31/2022
Tx. Reg. # 106317

scale
when bar is
1 inch long
horiz
1"=80'
vert
N/A
NOV 2022

ROCK CREEK CHURCH
2860 FISHTRAP RD
PROSPER, TX. 75078
(469)815-5253

PROSPER, TEXAS
Improvements for
ROCK CREEK CHURCH
PRELIMINARY SITE PLAN

tnp project
GOF22305
sheet
01
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04