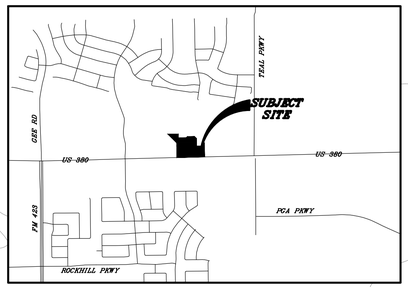
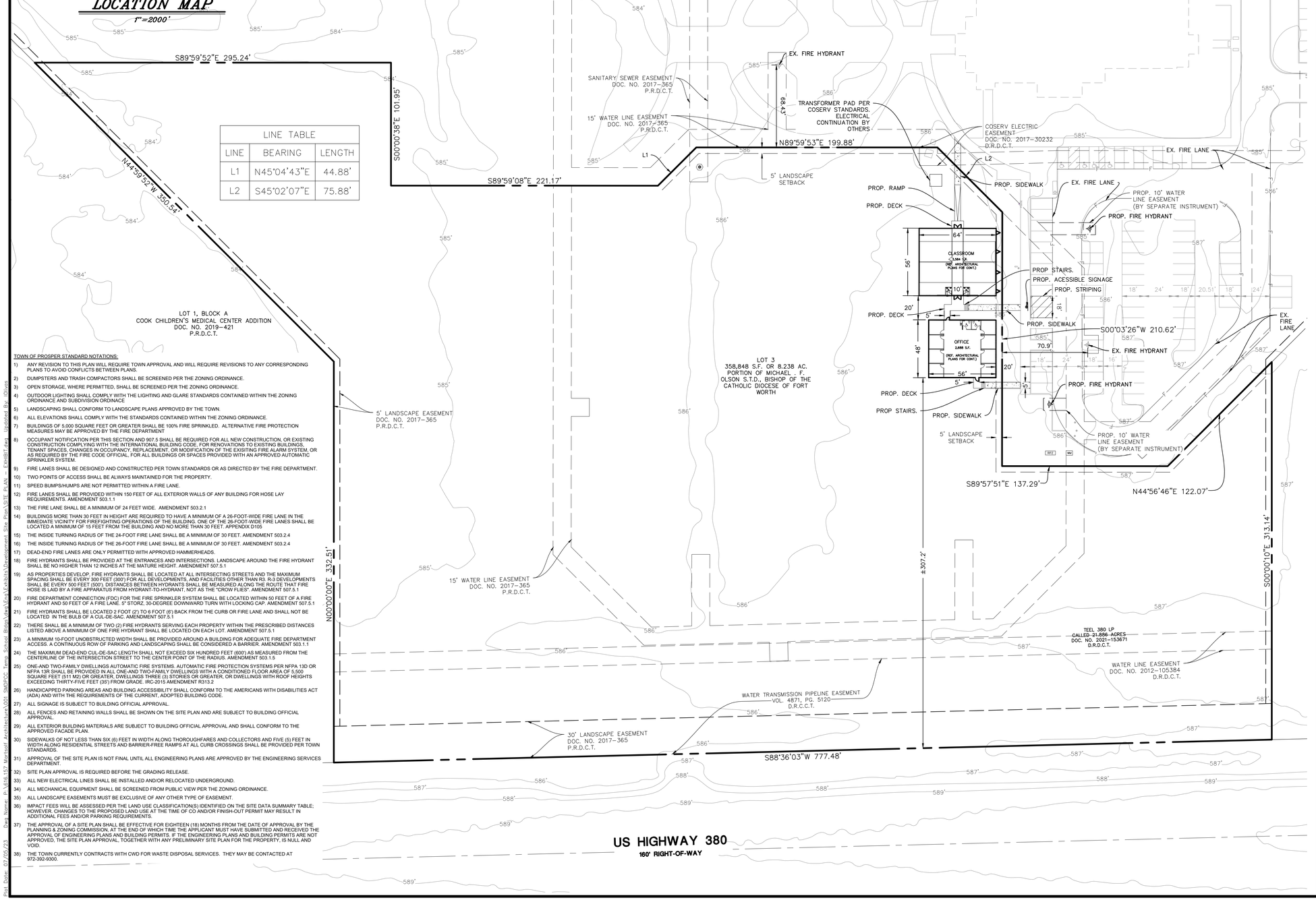


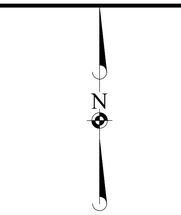
LOCATION MAP
1"=2000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°04'43"E	44.88'
L2	S45°02'07"E	75.88'

TOWN OF PROSPER STANDARD NOTATIONS:

1) ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
3) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
4) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
5) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
6) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
7) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT
8) 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.
9) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
10) TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
11) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
12) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
13) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
14) 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
15) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
17) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
18) 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
19) 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 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
20) 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
21) 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
22) 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
23) 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
24) 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
25) 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
26) 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.
27) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
28) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
29) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
30) 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.
31) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
32) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
33) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
34) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
35) ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
36) 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 FEES AND/OR PARKING REQUIREMENTS.
37) 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.
38) THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.





LEGEND

- LP — LIGHT POLE
- BARRIER FREE RAMP
- FIRE LANE
- FIRE HYDRANT

LOT SITE DATA TABLE

ZONING:	PD-40 (MIXED-USE) SUP: ZONE23-0009
PROPOSED USE:	SPECIFIC USE PERMIT – TEMP. SCHOOL BUILDINGS
LOT AREA:	8.238 ACRES
BUILDING AREA:	OFFICE: 2688 S.F. CLASSROOM: 3584 S.F.
BUILDING HEIGHT:	OFFICE: 14.375 FT CLASSROOM: 9.167 FT
CLASSROOM COUNT:	4 CLASSROOMS
LOT COVERAGE (%):	1.75 %
FLOOR AREA RATIO:	0.02
TOTAL PARKING REQUIRED:	0
TOTAL PARKING PROVIDED:	17
H.C. SPACES REQUIRED:	0
H.C. SPACES PROVIDED:	4
% OF LANDSCAPE REQUIRED:	N/A
% OF LANDSCAPE PROVIDED:	N/A
SF OF IMPERVIOUS SURFACE:	6744 SF
OPEN SPACE REQUIRED	0.58 ACRES
OPEN SPACE PROVIDED	8.06 ACRES
INTERIOR LANDSCAPING REQUIRED	0
INTERIOR LANDSCAPING PROVIDED	0

CONTACT INFORMATION:

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JEREMY DEAL, R.P.L.S., P.E.

CONTRACTOR:
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216 WENNECA AVE.
FORT WORTH, TX 76102
817.336.1161
STERLING BARNETT

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF PROSPER AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACE(S). BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE. ALL PRIVATE RAMPS AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF AS SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNING WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR – "BRICK RED", BY USE OF A COLOR ADMIXTURE APPLIED DURING THE FINISHING PROCESS.
4. SLOPES ON HANDICAPPED PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMWORK, BUT BEFORE CONSTRUCTION OF PAVEMENT, CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS SLOPES ON SUBGRADE AND/OR FOAMWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATIONS. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. NOTIFY A/E IF DISCREPANCIES OR CONFLICTS WITH NEW CONSTRUCTION EXISTS.
6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
7. ACCORDING TO PROSPER'S ZONING ORDINANCE, WHERE A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED FOR USES OTHER THAN RESIDENTIAL OR PARCELS NOT SHOWN AS RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE AREA IS REQUIRED.

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REVISIONS	DRAWN BY	DATE

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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

ST. MARTIN DE PORRES CATHOLIC CHURCH ADDITION

3990 W. UNIVERSITY DR. PROSPER, TEXAS

DEVELOPMETNAL SITE PLAN (DEVAPP-23-0120)

PROJ. MGR.: AC
PROJ. ASSOC.: KH
DRAWN BY: IO
DATE: 07/5/23

SHEET
EX

616.157.001

PENDING

Plot Date: 07/05/23 Dwg Name: P:\616.157 Mantooth Architecture\001 SMPDCC Temp. School Bldgs\Veg\Eng\Exhibits\Development Site Plan\SITE PLAN – EXHIBIT.dwg Updated By: iOlivos