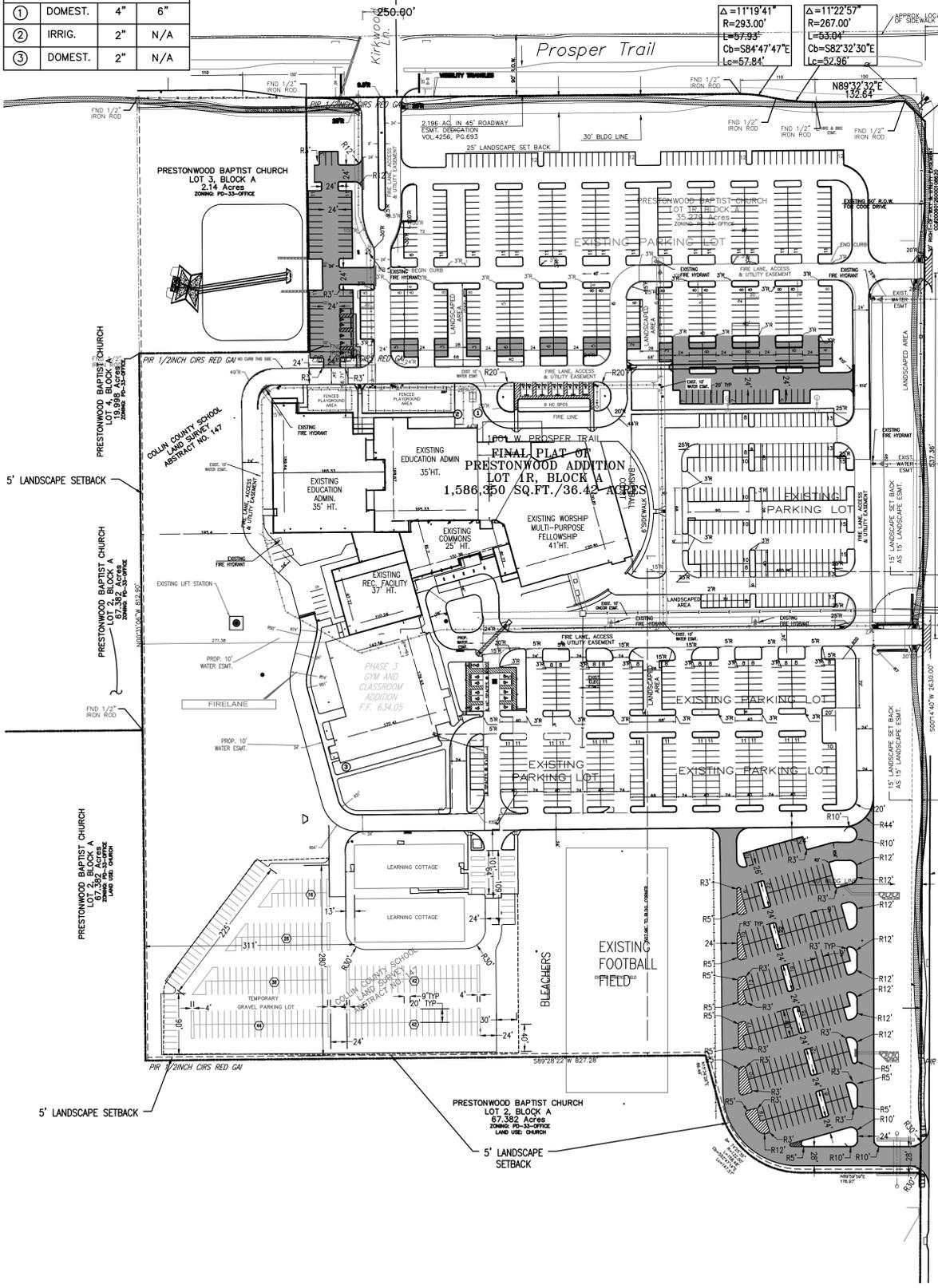


CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ITEM	PHASE 4 TOTAL	TOTAL
GENERAL SITE DATA		
ZONING:	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH
LAND USE (FROM ZONING ORDINANCE)	CHURCH	CHURCH
LOT AREA (LOTS 1R ONLY) (SF/AC)	1,536,781 SF./35.280 AC.	1,536,781 SF./35.280 AC.
TOTAL BUILDING AREA (SF)	-	213,628 SF.*
FOOTPRINT (SF)	-	154,996 SF.*
BUILDING HEIGHT (# STORES)	-	1 & 2 STORES
BUILDING HEIGHT (FEET):		
EDUCATION ADMINISTRATION	-	35'
MULTI-PURPOSE BUILDING	-	41'
COMMONS	-	25'±3
REC. FACILITY	-	37'
LOT COVERAGE:		
FLOOR AREA RATIO	-	8.69*
		0.13:1
PARKING:		
PARKING RATIO (FROM ZONING ORDINANCE)	1:3	1:3
(MAIN AUDITORIUM SEAT COUNT = 1500)		
REQUIRED PARKING (# SPACES)	-	650
PROVIDED PARKING (# SPACES)	318	1209
ACCESSIBLE PARKING REQUIRED (# SPACES)	1	25
ACCESSIBLE PARKING PROVIDED (# SPACES)	6	26
TEMPORARY GRAVEL PARKING	0	260*
LANDSCAPE:		
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)	14,655 S.F.	14,655 S.F.
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	34,144 S.F.	122,082 S.F.
IMPERVIOUS SURFACE (SF/AC)	141,439 S.F./32.5 AC.	935,393 S.F./21.5 A.C.*

WATER METER SCHEDULE

I.D	TYPE	SIZE	SEWER
①	DOMEST.	4"	6"
②	IRRIG.	2"	N/A
③	DOMEST.	2"	N/A

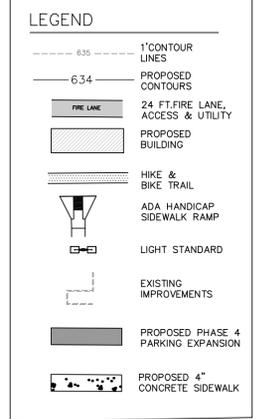


LOT 1. BLOCK A
WWRE HOLDINGS ADDITION
P.R.C.C.T.

LOT 2. BLOCK A
WWRE HOLDINGS ADDITION
P.R.C.C.T.

BLOCK A
PROSPER BUSINESS PARK.

- GENERAL NOTES**
- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
 - 2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
 - 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
 - 4) Landscaping shall conform to landscape plans approved by the Town.
 - 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
 - 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - 7) 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.
 - 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
 - 9) Two points of access shall be always maintained for the property.
 - 10) Speed bumps/humps are not permitted within a fire lane.
 - 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
 - 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
 - 13) 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
 - 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 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
 - 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. 5/8" dia., 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 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
 - 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 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
 - 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 collectors 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 easements must be exclusive 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 finish-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.



(DEVAPP-23-0112)

REVISED SITE PLAN - BLOCK A, LOT 1R

NORTH CAMPUS - SITE PLAN

PRESTONWOOD BAPTIST CHURCH
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
400 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8555
TYPE FIRM F-11917BPLS.FRM. 101538-00

OWNER:
PRESTONWOOD BAPTIST CHURCH
6801 PARK BLVD.
PLANO, TEXAS 75093
c/o MR. ALAN MONK
(972)820-5000
amonk@prestonwood.org

ENGINEER/SURVEYOR:
GRAHAM ASSOCIATES, INC.
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8555
c/o Mike L. Peterson, P.E.
METRO (817)640-8535
FAX (817) 633-5240
MPeterson@grahamcivil.com

DRAWN BY: GAI
DATE: 8/9/2023

PROJECT NO.: 9929-1039
SHEET: 1.01

PLOTTED ON: 8/9/2023 9:45 AM
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