

N:\0014921\0014921.DWG CIVIL\0014921 - C.PSP.DWG © 2018 Westwood Professional Services, Inc.

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.



BENCHMARK 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

NOTES:

1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. NO 100-YR FEMA FLOODPLAIN EXISTS ON THIS SITE.
3. ALL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSET.
4. THE RETAIL BUILDINGS ARE PARKED FOR RETAIL ONLY. USE OF THE BUILDINGS FOR RESTAURANT USES WILL REQUIRE ADDITIONAL PARKING.

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.)

N40°36'14"E  
109.88'

CHB=N 30°56'29" E  
CH=449.35'  
L=451.48'  
R=1340.00'

PROPOSED  
RETENTION/DETENTION  
AREA

PROSPER SCHOOL, REAL ESTATE LLC  
(C.C. #2017-104502)  
ZONING: C/PD-65  
LAND USE: UNDEVELOPED

5' WALL MAINTENANCE  
EASEMENT  
(DOC. #2017-114291)

15' SANITARY SEWER  
EASEMENT  
(DOC. #2017-122434)

30' GRADING BASEMENT  
(DOC. #2017-124296)

5' LANDSCAPE SETBACK

5' WALL MAINTENANCE  
EASEMENT  
(C.C. #2017091500238740)

TRACT 1  
PROSPER CDR, LLC  
(C.C. #2016-63494)  
ZONING: C/PD-65  
LAND USE: UNDEVELOPED

1/2-INCH IRON  
ROD FOUND

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PRIVATE WALL  
MAINTENANCE ESM.  
(PER PENDING PLAN)

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

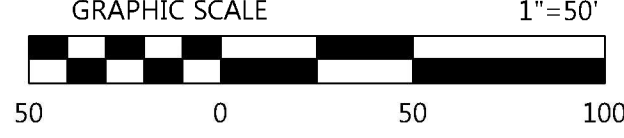
PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

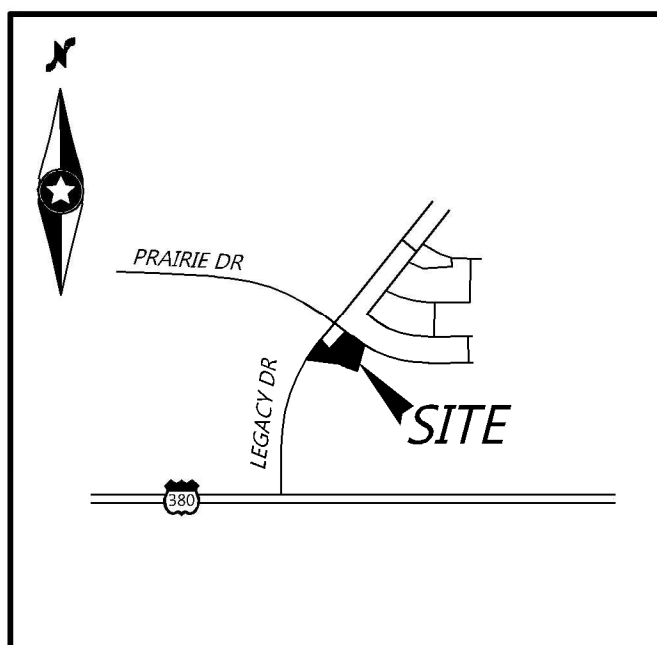
PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

PROSPER CDR, LLC  
(C.C. #2017-48890)  
ZONING: SF/PD-65  
LAND USE: UNDEVELOPED

# Approved Preliminary Site Plan (D18-0051)



- LEGEND
- PROPERTY LINE
  - PROPOSED EASEMENT
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - L.A. LANDSCAPE AREA
  - FIRE LANE
  - P.A.L.E. PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT



VICINITY MAP  
NOT TO SCALE

CHB=S 70°18'07" E  
CH=463.49'  
L=466.72'  
R=1145.00'

BLOCK A  
HILLS AT LEGACY  
PHASE 1  
(VOL. 2017, PG. 366 P.R.C.T.  
DOC. #2017-212 P.R.D.C.T.)

LANDSCAPE ESM.  
(25' MIN AND HIKI AND  
BIKE ESM.)

BM 1  
"X" CUT  
ELEV=611.33

SITE DATA SUMMARY TABLE

ITEM	LOT 3	LOT 4
ZONING	PD-65	PD-65
PROPOSED USE	CHURCH	RETAIL
LOT AREA (SF/ACRES)	592,406 SF/13.600 AC	121,982 SF/2.800 AC
BUILDING AREA (SF)	35,570	20,775
BUILDING HEIGHT (STORIES)	37	40' (MAX)
FLOOR AREA RATIO	6.00%	17.03%
CHURCH PARKING REQUIRED (1 PER 3 SEATS IN MAIN AUDITORIUM)	184 SPACES	NA
RETAIL PARKING REQUIRED (1/250 SF)	NA	84 SPACES
TOTAL PARKING REQUIRED	184 SPACES	84 SPACES
TOTAL PARKING PROVIDED	953 SPACES	126 SPACES
HANDICAPPED PARKING REQUIRED	20 SPACES	5 SPACES
HANDICAPPED PARKING PROVIDED	20 SPACES	5 SPACES
INTERIOR LANDSCAPING REQUIRED	15,585	2,175
INTERIOR LANDSCAPING PROVIDED	32,661	5,684
IMPERVIOUS AREA (SF)	448,065	86,366
OPEN SPACE AREA REQUIRED (LOT SF*7%)	41,468	8,539
OPEN SPACE AREA PROVIDED	42,927.59	18,358

NOTE: HANDICAP PARKING IS PROVIDED IN  
ACCORDANCE WITH ADA STANDARDS

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.
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING  
ORDINANCE.
  2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH 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. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE  
DEPARTMENT.
  8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  9. SPEED BUMPS/JUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  10. 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.
  11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING  
OFFICIAL APPROVAL.
  13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM  
TO THE APPROVED FACADE PLAN.
  14. 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.
  15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE  
ENGINEERING DEPARTMENT.
  16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING  
ORDINANCE.
  19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  20. 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.
  21. 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 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.



CASE NUMBER D18-0051  
PRELIMINARY SITE PLAN  
PROSPER CENTER  
BLOCK D, LOTS 3 & 4  
16.4 ACRES

LOCATED IN THE TOWN OF PROSPER, TEXAS  
AND BEING OUT OF THE  
L. NETHERLY SURVEY, ABSTRACT No. 962  
DENTON COUNTY, TEXAS  
PREPARED: JUNE, 2018

DESIGNED: AWS  
CHECKED: AWS  
DRAWN: HIR  
FIELD CREW:  
FIELD WORK DATE:

INITIAL ISSUE: 06-11-2018  
REVISIONS:

PREPARED FOR:

ONE COMMUNITY CHURCH

2400 STATE HIGHWAY 121  
PLANO, TEXAS 75025

PRELIMINARY  
FOR INTERIM REVIEW ONLY  
NOT TO BE USED FOR:  
CONSTRUCTION OR  
BIDDING PURPOSES  
Engineer: **ALAN W. NELSON, P.E.**  
P.E. No.: **96877**  
Date: **06-11-2018**  
**Westwood**

ONE COMMUNITY CHURCH-PROSPER

PROSPER, TEXAS

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoods.com  
Westwood Professional Services, Inc.

PRELIMINARY SITE PLAN

SHEET NUMBER:

1.01

DATE: 06-11-2018

0014921.00

ONE COMMUNITY CHURCH-PROSPER