

N:\0043626\0007 CAD\DWG\Site Design C3D\0043626-C-PSP.dwg

© 2023 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.



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- LA. LANDSCAPE AREA
- FIRE LANE
- 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.)

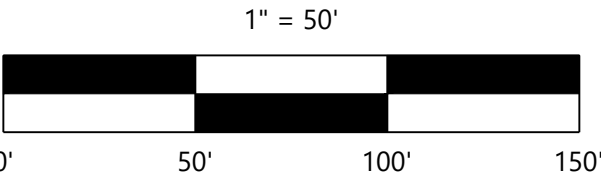
LOT 4, BLOCK D
PROSPER CENTER,
BLOCK D, LOTS 2, 3 & 4
(VOL. 2018, PG. 308 P.R.C.T.
DOC. #2018-195 P.R.D.C.T.)

PROSPER PARTNERS, LP
DOC. NO. 2017-116776

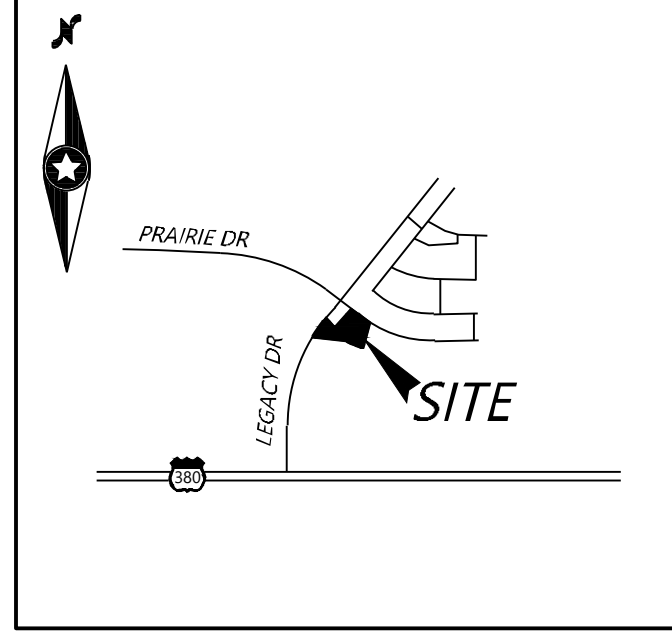
20' SANITARY
SEWER EASEMENT
DOC. NO. 2017-122414

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

LANDSCAPE ESMT.
(25' MIN) AND HIKE AND
BIKE ESMT.



1" = 50'



VICINITY MAP
NOT TO SCALE

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/JUMPS 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
- 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. R3.4 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'S FEET'. AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION FIDIC 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
- 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 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
- 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 PRELIMINARY 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 SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 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 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 SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300

SITE DATA SUMMARY TABLE

ITEM	LOT 3
ZONING	PD-65
PROPOSED USE	CHURCH
LOT AREA (SF/ACRES)	592,406 SF/13.600 AC
BUILDING AREA (SF)	53,165
BUILDING HT (FT/STORIES)	37'
LOT COVERAGE (%)	8.97%
FLOOR AREA RATIO	0.09-1
CHURCH PARKING REQUIRED (1 PER 3 SEATS IN AUDITORIUM)	84 SPACES
RETAIL PARKING REQUIRED (1/7250 SF)	NA
TOTAL PARKING REQUIRED	84 SPACES
TOTAL PARKING PROVIDED	834 SPACES
HANDICAPPED PARKING PROVIDED	17 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF/1 SP)	12,555
INTERIOR LANDSCAPING PROVIDED	30,807
IMPERVIOUS AREA (SF)	460,070
OPEN SPACE AREA REQUIRED (LOT SF*7%)	41,468
OPEN SPACE AREA PROVIDED	46,899
*HANDICAPPED 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.
- PROPOSED DUMPSTER TO MEET MATERIAL AND SCREENING REQUIREMENTS.

REVISED PRELIMINARY SITE PLAN
DEVAPP-23-0077
PROSPER CENTER
BLOCK D, LOT 3
13.6 ACRES

LOCATED IN THE TOWN OF PROSPER, TEXAS
AND BEING OUT OF THE
L. NETHERLY SURVEY, ABSTRACT NO. 962
DENTON COUNTY, TEXAS
PREPARED MAY 2023

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

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

INITIAL ISSUE: 05/02/2023
REVISIONS:

PREPARED FOR:

AUTHERS BUILDING GROUP
500 INDUSTRY WAY
PROSPER, TEXAS 75078
CONTACT: MR. KIWI AUTHERS
EMAIL: KIWI@AUTHERSBUILDINGGROUP.COM

PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: **WESTWOOD** M. LEAN, P.E.
P.E. No.: 137510
Date: 05/02/2023
Westwood

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

Westwood

Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodsps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBL FIRM REGISTRATION NO. 10074301

PRELIMINARY SITE PLAN

SHEET NUMBER:

PROJECT NUMBER: 0043626.00

DATE: 05/02/2023

ONE COMMUNITY CHURCH PROSPER EXPANSION