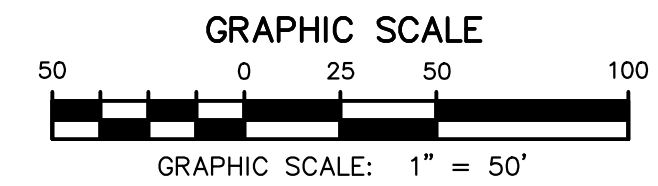


LOCATION MAP
NOT TO SCALE



SITE DATA SUMMARY

EXISTING ZONING:	SF-15
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	20.00 ACRES (871,321 SF)
NET LOT AREA:	19.56 ACRES (851,857 SF)
BUILDING AREA:	92,459 SF (NEW SCHOOL) 74,323 SF (EXISTING SCHOOL)
HEIGHT:	34' 0" - TWO STORY
LOT COVERAGE RATIO:	19.6%
FLOOR AREA RATIO:	30.4%
TOTAL IMPERVIOUS AREA:	539,791 SF
TOTAL OPEN SPACE:	REQUIRED: 85,185 SF (10%) PROVIDED: 213,503.3 SF (25.06%)
PARKING LANDSCAPING:	REQUIRED: 2,505 SF PROVIDED: 11,607 SF

PARKING DATA

PARKING SPACES: 1.5 SPACES PER CLASSROOM PLUS 1 ADDITIONAL SPACE FOR 4 SEATS IN ANY AUDITORIUM, GYM, OR OTHER PLACE OF ASSEMBLY, WHICHEVER IS GREATER

EXISTING PARKING	
TOTAL STANDARD PARKING	= 124 SPACES
TOTAL ACCESSIBLE PARKING	= 8 SPACES
TOTAL PARKING	= 132 SPACES
REQUIRED PARKING	
EXISTING RUCKER (35 CLASSROOMS)	= 53 SPACES
PROPOSED RUCKER (51 CLASSROOMS)	= 77 SPACES
TOTAL STANDARD PARKING	= 124 SPACES
TOTAL ACCESSIBLE PARKING	= 5 SPACES
TOTAL PARKING	= 129 SPACES
PROPOSED PARKING	
TOTAL STANDARD PARKING	= 154 SPACES
TOTAL ACCESSIBLE PARKING	= 8 SPACES (4 ACC + 4 VAN ACC)
TOTAL PARKING	= 162 SPACES
TOTAL CAMPUS PARKING	
TOTAL STANDARD PARKING	= 278 SPACES
TOTAL ACCESSIBLE PARKING	= 16 SPACES
TOTAL PARKING	= 294 SPACES

LEGEND

- PROPOSED FIRE LANE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PAINTED DIRECTIONAL ARROWS

- 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.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - 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.
 - 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 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.
 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY STRIPS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

FIRE-25-0021 IS ASSOCIATED WITH THE CODE MODIFICATION FOR HOSE LAY AND APL REQUIREMENTS.

LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: JOE MADRID

ENGINEER:
TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: AMANDA MULLEN, P.E.

ARCHITECT:
HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, SUITE 750
PLANO, TX 75024
972.292.7670

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX, R.P.L.S.

OWNER/APPLICANT:
PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: TODD SHIRLEY

**SITE PLAN FOR
RUCKER ELEMENTARY SCHOOL
ADDITION, BLOCK A, LOT 1
TOWN OF PROSPER
COLLIN COUNTY, TEXAS**

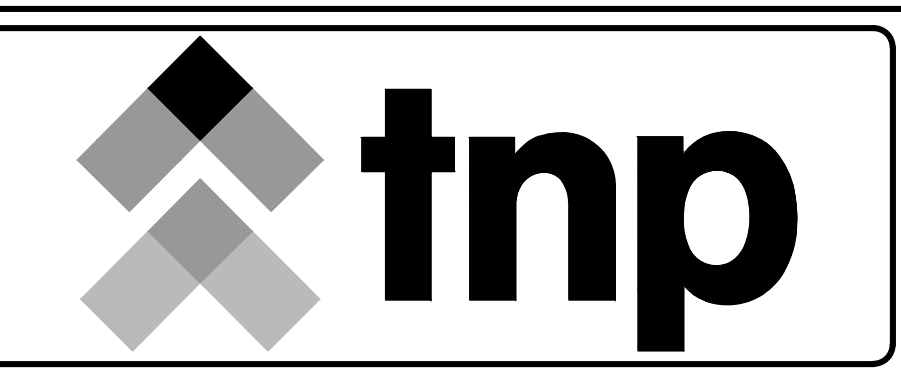
**DATE PREPARED: FEBRUARY 2025
TOWN CASE DEVAPP-24-0154**

no.	revision	by	date

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TBPE Registration No. F-230
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Prosper Independent School District

scale
horiz
1"=50'
vert
N/A
date
JAN 2025



This document is for interim review and is not intended for construction, bidding or permit purposes.
AMANDA M. MULLEN, P.E. Date: FEB 2025
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
Elementary School Replacement
OVERALL SITE PLAN

tnp project
HUC23592
sheet
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