

SITE PLAN NOTES

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 LINES 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/HUMPS 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 BE 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 SHALL BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 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 APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY RELATED SITE PLAN FOR THE CONCRETE DRIVE, CURB, SIDEWALK AND

SITE DATA SUMMARY

EXISTING ZONING:	SF PD 66
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	14.405 ACRES (627,490 SF)
NET LOT AREA:	12.307 ACRES (536,088 SF)
BUILDING AREA:	96,113 SF
HEIGHT:	28' 10" - ONE STORY
LOT COVERAGE RATIO:	17.9%
FLOOR AREA RATIO:	17.9%
TOTAL IMPERVIOUS AREA:	308,040 SF (7.07 AC)
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES	69 SPACES
TOTAL PROVIDED PARKING:	143 SPACES
REQUIRED HANDICAP SPACES:	5 SPACES
STANDARD SPACES: (9x20')	136 SPACES
HANDICAP SPACES:	7 SPACES
OPEN SPACE REQUIRED (%):	10% (53,609 SF)
OPEN SPACE PROVIDED (%):	29% (154,941 SF)

BUILDING AREA SUMMARY

BUILDING AREA:	
ELEMENTARY SCHOOL:	96,113 SF
TOTAL BUILDING AREA:	96,113 SF

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 11, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

WATER METER TABLE

LOCATION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
LANDSCAPE	IRRIGATION	2"	2

**SITE PLAN FOR
PROSPER ELEMENTARY SCHOOL
No. 15
TOWN OF PROSPER
COLLIN COUNTY, TEXAS**

DATE PREPARED: APRIL 2021
TOWN CASE # D21-0025

OWNER:

PROSPER I.S.D.
CONTACT: DR. GREGORY BRADLEY
PH: 469.219.2000
605 E. SEVENTH STREET
PROSPER, TEXAS 75078

ENGINEER:

TEAGUE NALL & PERKINS
CONTACT: AMANDA M. MULLEN, P.E.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

ARCHITECT:

HUCKABEE, INC.
CONTACT: JOE TREMBLAY, AIA
972.292.7670 PH 214.785.2965 FX
5830 GRANITE PARKWAY, SUITE 750
PLANO, TEXAS 75024

SURVEYOR:

TEAGUE NALL & PERKINS
CONTACT: BRIAN J. MADDOX II
214.461.9867 PH 214.461.9864 FX
825 WATTERS CREEK BLVD SUITE M300
ALLEN, TEXAS 75013

LANDSCAPE

**LANDSCAPE
ARCHITECT:**
TEAGUE NALL & PERKINS
CONTACT: WILLIAM H. SMITH, R.L.A.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

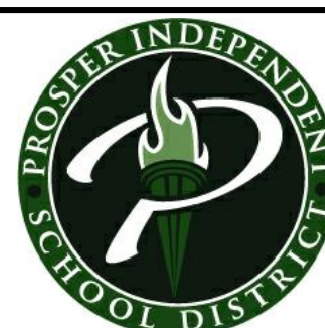
OWNER: KRISHMEGHANA PROPERTIES LLC
 zoning: R PD-14
LAND USE: RETAIL AND NEIGHBORHOOD SERVICES
ABSTRACT: COLLIN COUNTY SCHOOL LAND #12 SURVEY
ABSTRACT NO. 147: INSTRUMENT NUMBER 20160711000882420
O.P.R.C.C.T.

OWNER: PROSPER LEGACY 26, LLC
ZONING: R PD-14
LAND USE: RETAIL AND NEIGHBORHOOD SERVICES
ABSTRACT: J.M. DURRETT SURVEY, ABSTRACT NO. 350
INSTRUMENT NUMBER 2020-100742 O.P.R.D.C.T.

OWNER: BLUE STAR ALLEN LAND, L.P.
ZONING: SF PD-66
LAND USE: MEDIUM DENSITY RESIDENTIAL
ABSTRACT: J.M. DURRETT SURVEY, ABSTRACT NO. 350
INSTRUMENT NUMBER 2011-60030 O.P.R.D.C.T.

SUBDIVISION: STAR TRAIL PHASE 6
ZONING: SF PD-66
LAND USE: LOW DENSITY RESIDENTIAL
ABSTRACT: COLLIN COUNTY SCHOOL LAND #12 SURVEY
ABSTRACT NO. 147; INSTRUMENT NUMBER 20110630000676920
O.P.R.C.C.T.

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GPPE: PEF007431; TRAE: BR 2673



**Prosper
Independent
School
District**

scale
horiz
1"=60'
vert
N/A
date
APRIL 2021



This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: APRIL 2021

Tx. Req. # 123232

Town of Prosper, Texas
Prosper Independent School District
New Elementary #15

SITE PLAN

Project
C21051
sheet

drawing: F:\Projects\HUC21051\Eng-CSD\Sheet1 SITE PLAN.dwg at Apr 21, 2021 - 8:13am by amullen
 layout: SITE PLAN Yrefs: XREF-BORDER.dwg - X3D-BASE.dwg - XREF-BLOC.dwg - X3D-MSS.dwg - X3D-SO.dwg - seel-JLM_LA.dwg - seel-JLM_LR.dwg - seel-JLM_LR.dwg - X3D-MSS-OFFSITE.dwg - X3D-MSS-OFFSITE.dwg - AMN SEAL PLAN.dwg