



ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- NOTES:**

1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
2. SITE DRAINS TO DOE BRANCH. NO DETENTION REQUIRED.

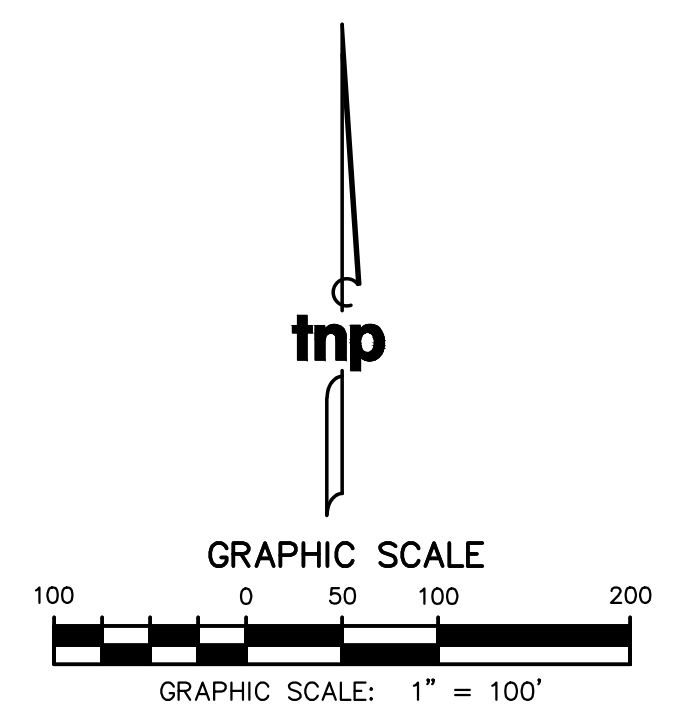
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**TEAGUE NALL & PERKINS, INC.**  
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EXISTING ZONING:	AGRICULTURAL
PROPOSED USE:	MIDDLE SCHOOL
GROSS LOT AREA:	31.206 ACRES (1,359,325 SF)
NET LOT AREA:	30.890 ACRES (1,345,567 SF)
BUILDING AREA:	176,936 SF
HEIGHT:	34'-8" (2 STORIES)
LOT COVERAGE RATIO:	11.14%
FLOOR AREA RATIO:	13.15%
TOTAL IMPERVIOUS AREA:	746,199 SF (14.08 AC) 54.9%
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM OR 1:4 FOR ASSEMBLY OR STADIUM, WHICHEVER IS GREATER)	265 SPACES
78 CLASSROOMS X 1.5 SPACES BLEACHERS (1,060 SEATS)	117 SPACES 265 SPACES
TOTAL PROVIDED PARKING:	316 SPACES
REQUIRED HANDICAP SPACES: STANDARD SPACES: (9'x20') HANDICAP SPACES:	13 SPACES (BASED ON EACH LOT) 302 SPACES 14 SPACES
OPEN SPACE REQUIRED (%): OPEN SPACE PROVIDED (%):	10% (134,557 SF) 39% (518,907 SF)

<b>BUILDING AREA:</b>	
MIDDLE SCHOOL:	173,169 SF (TOTAL) (1ST FLOOR = 146,069 SF, 2ND FLOOR = 27,100 SF)
CONCESSION/RESTROOM:	2,160 SF
STORAGE BUILDING:	1,421 SF
PUMP HOUSE:	186 SF
<b>TOTAL BUILDING AREA:</b>	<b>176,936 SF</b>

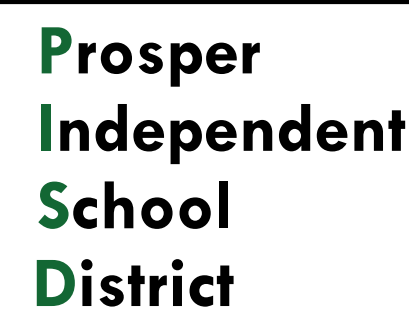
BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

LOCATION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
CONC/REST	DOM	3"	1
LANDSCAPE	IRRIGATION*	2"	1

\* BACKUP TOWN WATER SUPPLY WHEN WELL IS DOWN

**DATE PREPARED: MAY 2024**  
**TOWN CASE # DEVAPP-24-0075**

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<b>Town of Prosper, Texas</b>	tnp project HUC18414
Prosper Independent School District	sheet
<b>Rushing Middle School</b>	
<b>SITE PLAN</b>	