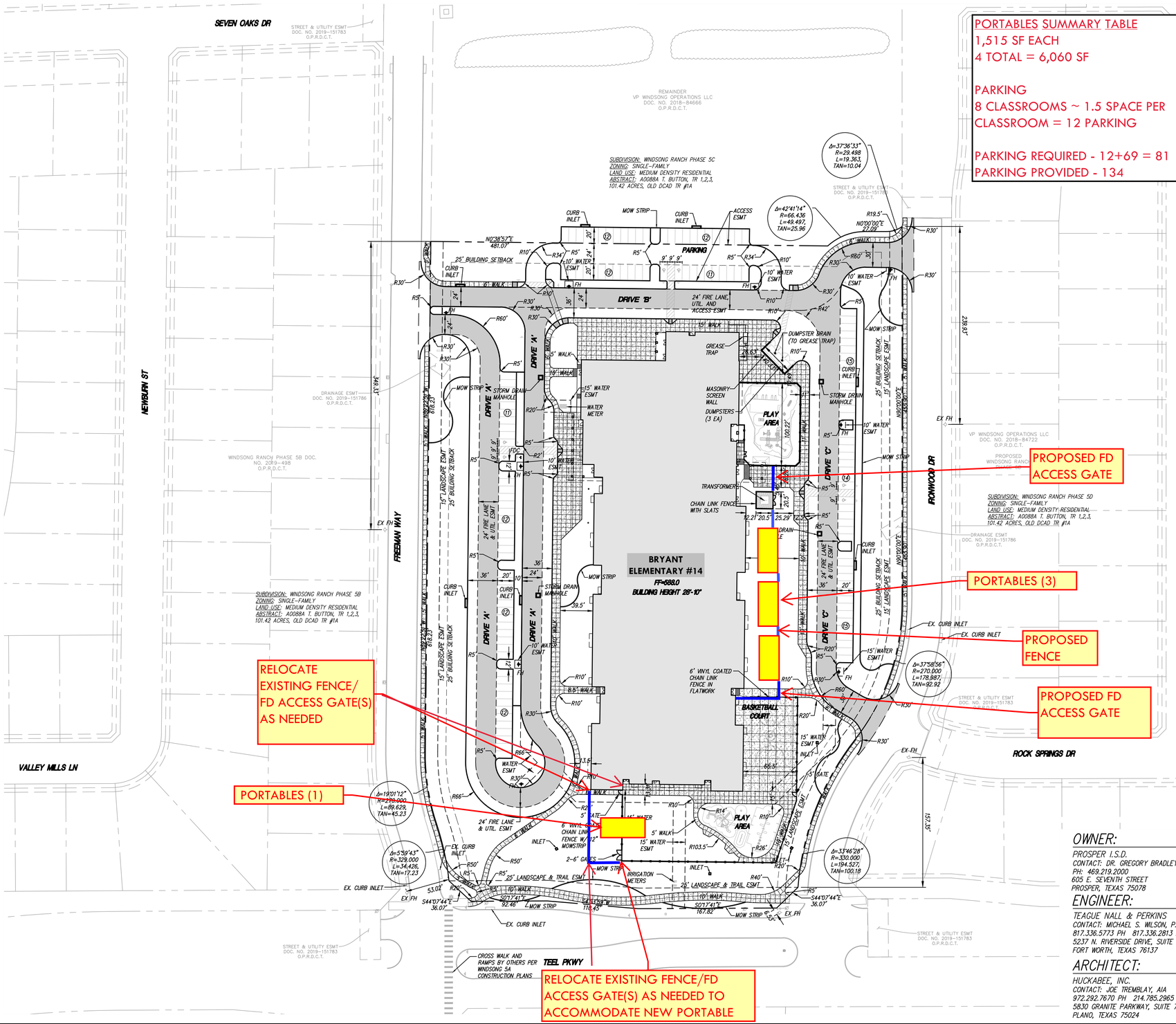
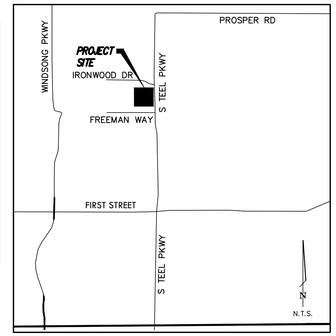


PORTABLES SUMMARY TABLE

1,515 SF EACH
4 TOTAL = 6,060 SF

PARKING
8 CLASSROOMS ~ 1.5 SPACE PER CLASSROOM = 12 PARKING

PARKING REQUIRED - 12+69 = 81
PARKING PROVIDED - 134



tnp

GRAPHIC SCALE
60 0 30 60 120
GRAPHIC SCALE: 1" = 60'

LEGEND

- FIRE LANE & UTILITY EASEMENT
- FLATWORK
- FIRE HYDRANT
- (12) PARKING COUNT

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 WITH 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/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 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. 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 PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

SITE DATA SUMMARY

EXISTING ZONING:	SF PD 14
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	9.988 ACRES (435,085 SF)
NET LOT AREA:	9.988 ACRES (435,085 SF)
BUILDING AREA:	95,904 SF
HEIGHT:	28' 10" – ONE STORY
LOT COVERAGE RATIO:	22.0%
FLOOR AREA RATIO:	22.0%
TOTAL IMPERVIOUS AREA:	320,184 SF (7.35 AC)
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES	69 SPACES
TOTAL PROVIDED PARKING:	134 SPACES
REQUIRED HANDICAP SPACES:	5 SPACES
STANDARD SPACES: (9'x20')	128 SPACES
HANDICAP SPACES:	6 SPACES
OPEN SPACE REQUIRED (%):	10% (44,973 SF)
OPEN SPACE PROVIDED (%):	30% (129,093 SF)

BUILDING AREA SUMMARY

BUILDING AREA:	
ELEMENTARY SCHOOL:	95,904 SF
TOTAL BUILDING AREA:	95,904 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

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: MICHAEL S. WILSON, 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 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

SITE PLAN FOR BRYANT ELEMENTARY SCHOOL No. 14 - ADDITION BLOCK A, LOT 1 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: MAY 2024
TOWN CASE # DEVAPP-24-0072

no.	revision	by	date

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
GBPE: PEF007431; TBAE: BR 2673

Prosper Independent School District

scale	
horiz	1"=60'
vert	N/A
date	MAY 2024

tnp

Town of Prosper, Texas
Prosper Independent School District
Bryant Elementary - No. 14
SITE PLAN

tnp project HUC20046
sheet

Drawing: P:\PROJECTS\HUC20046\cad\sheets_SITE PLAN.dwg at Apr 07, 2020-7:09pm by mellson
Layout: SITE PLAN Xrefs: XREF-BORDER.dwg - XBD-BASE.dwg - XREF-BLDG.dwg - XBD-WSS.dwg - XBD-SD.dwg - seal-JLM_JR.dwg - SEAL-WWS.dwg - MSW SEAL PLAN.dwg - XREF-KEYPLAN.dwg