

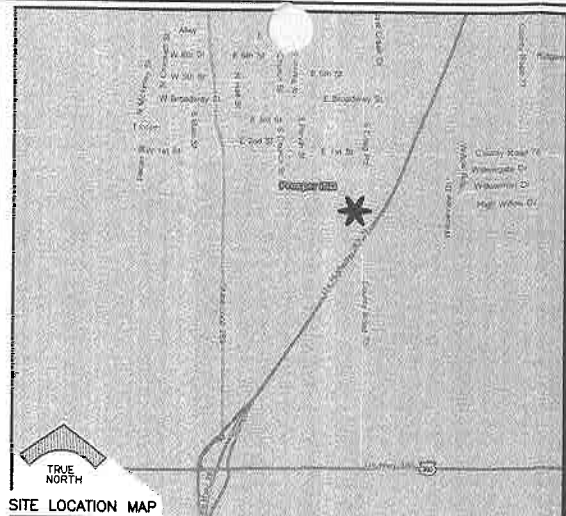
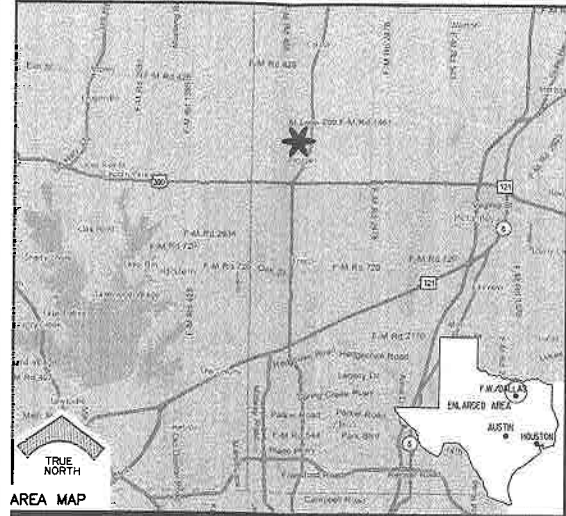
01. HUCKABEE AND ASSOCIATES, INC. ALONG WITH THEIR CONSULTANTS HAVE LOCATED, SHOWN AND NOTED EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO PROPERTY LINE, MEETS AND BOUNDS, GRADE CONTOURS, EXISTING STRUCTURES, EASEMENTS, TREES, FENCES, ROADWAYS, OVERHEAD AND UNDERGROUND UTILITIES, AND OTHER EXISTING FEATURES TO THE BEST OF OUR ABILITY BASED UPON OWNER PROVIDED SURVEYS, EXISTING CONSTRUCTION DOCUMENTS AND OTHER EXISTING DATA COLLECTED IN REGARDS TO THIS SPECIFIC SITE. HUCKABEE AND ASSOCIATES, INC. NOR THEIR CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY OR LIABILITIES IN REGARD TO THE ACCURACY OF THE ABOVE MENTIONED OWNER PROVIDED DATA.

02. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.

03. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

04. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

#### GENERAL NOTES



#### OWNER

Prosper Independent School District  
605 E. 7th Street  
P.O. Box 100 Prosper, TX 75078-0107  
402 Craig Rd S (tract 167)  
Volume 1723 Page 868  
PH: (972) 346-3316

#### AGENT

HUCKABEE & ASSOCIATES  
4521 SOUTH HULEN ST., STE. 220  
FORT WORTH, TX 76109  
PH: (817) 377-2969

#### SURVEYOR

TEAGUE NALL AND PERKINS  
1100 MACON STREET  
FORT WORTH, TX 76102  
PH: (817) 336-5773

#### ZONING

SINGLE FAMILY - 1

#### PROPOSED USE

ELEMENTARY SCHOOL PARKING LOT

#### LOT AREA

852,643 sqft. OR 19.57 ac.

#### BUILDING AREA

73,264 sqft., NO INCREASE

#### BUILDING HEIGHT

20'-0", 1 STORY, NO INCREASE

#### LOT COVERAGE

8.59%

#### FLOOR AREA RATIO

1:11.63

#### TOTAL PARKING REQUIRED

1 PER CLASSROOM + 1:4 SEATS IN ASSEMBLY AREAS

#### TOTAL SPACES REQUIRED

132 SPACES REQUIRED

#### TOTAL PARKING PROVIDED

139 SPACES PROVIDED

#### TOTAL HANDICAP SPACES REQUIRED

7 SPACES REQUIRED

#### TOTAL HANDICAP SPACES PROVIDED

8 SPACES PROVIDED

#### SQUARE FOOTAGE OF IMPERVIOUS SURFACE

173,058 sqft. OR 3.97 ac.

#### SITE DATA SUMMARY TABLE

#### 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 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 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') 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) Temporary buildings will meet all the requirements of the Building Code.
  - 20) Temporary buildings will meet all the requirements of the Fire Code.
  - 21) Asphalt access road and parking lot to be restriped red in color with white font depicting "FIRE LANE" "NO PARKING" every 15'.
  - 22) Upright signs required along the asphalt road. Red background, white font "FIRE LANE" "NO PARKING" every 50'.
  - 23) Asphalt access road and parking lot fire lane, shall be recorded via separate instrument establishing as a fire lane easement.
  - 24) Temporary buildings will be added to the existing fire alarm system and include one pull station and smoke alarm.
  - 25) Temporary buildings will have a minimum 10' building separation.
  - 26) Temporary buildings are approximately 24' x 64', and 1,536 sq ft.
  - 27) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.
  - 28) Location of dumpsters will be relocated to prevent sanitation truck backing maneuvers toward temporary buildings.
  - 29) A minimum 20' wide drive entry will be provided to the back parking lot between the edge of pavement and the temporary buildings.

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Revision / Date

**SITE PLAN**  
**RUCKER ELEMENTARY**  
**TEMPORARY BUILDINGS**  
**PROSPER I.S.D.**  
**PROSPER, TEXAS**

Project:



**Huckabee**

**ARCHITECTURE**  
**ENGINEERING**  
**MANAGEMENT**

Austin  
Dallas  
Fort Worth

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Fort Worth, Texas 76109  
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#### SITE DEVELOPMENT PLAN

Job. No. 1522-02  
Drawn By: D. SIMPSON  
Date: MARCH 1, 2004  
Sheet 1 of 1

I:\DWG\1522-02\AS1-01-SITEDEV-1522-02.DWG

3/8" x 1/2" on  
n. side base d. arc post

30' Ingress/Egress Esm. reserved by Interlist Bank Dallas (1723/868)

N 89°05'32" W

1049.94'