



**PORTABLES SUMMARY TABLE**

**PORTABLES:**  
 Existing: 1  
 Proposed: 4  
 Total: 5

1,515 SF Each  
 Total SF = 7,575

**PARKING:**  
 Existing Classrooms: 55  
 55 Classrooms @ 1.5 Space  
 per Classroom = 83 Spaces.

8 (New) Classrooms @ 1.5 Space  
 per Classroom = 12 Spaces

**TOTAL REQUIRED = 83+12 = 95**  
**TOTAL PROVIDED = 134**

**DEVAPP-25-0053**

**SITE PLAN**  
**FOLSOM ELEMENTARY**  
**TEMPORARY BUILDINGS**

Block 36, Lot 2X  
 situated in the  
 HARRISON JAMISON SURVEY ~ ABST. 480  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**Owner**  
 Prosper Independent School District  
 PO Box 100  
 Prosper, Texas 75078  
 Tel. 972 346-3316

**Engineer / Applicant**  
 RLK Engineering  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733

**NOTES:**

- 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 yards, required landscape setbacks, sidewalks\*, and detention pond\*

**Curve Data Chart**

Inner	Outer	Inner	Outer
1 A=90°00'00" R=30.00' T=30.00' L=42.12'	4 A=90°00'00" R=34.00' T=34.00' L=47.12'	5 A=90°00'00" R=88.00' T=88.00' L=122.11'	8 A=90°00'00" R=92.00' T=92.00' L=128.51'
2 A=73°19'51" R=51.00' T=37.87' L=65.27'	6 A=89°27'58" R=75.00' T=52.00' L=90.93'	7 A=90°00'00" R=75.00' T=75.00' L=102.32'	
3 A=24°00'28" R=125.50' T=28.88' L=62.59'			

**Site Data Summary**

Zoning	PD-2-SF-2
Proposed Use	Elementary School
Lot Area	10,010 Ac. (438,015 SF)
Building Area	95,265 Sq. Ft.
Building Height:	1-Story (31'-8")
Lot Coverage	21.9%
Interior Landscaped Required	43,801 Sq. Ft.
Interior Landscaped Provided	194,350 Sq. Ft.
Impervious Area	241,665 Sq. Ft.
Parking Required	55 Spaces (22 Alt.)
1 Spa per Classroom/55	2 Spaces
HC Parking Required	9 Spaces (1 Alt.)
HC Parking Provided	134 Spaces (22 Alt.)
Total Parking Provided	134 Spaces (22 Alt.)

NOTE: Handicap parking is provided in accordance with ADA standards

**Water Meter & Sewer Schedule**

LD.	Type	Size	No.	Sewer
1	Domestic	4"	1	6"
2	Irrigation	2"	1	NA
3	Irrigation	2"	1	NA

■ FIRELANE  
 With Lime Stabilized Subgrade

NOTE: "No 100 Year Floodplain Exists on Site"

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<b>BENCHMARKS:</b> SQUARE CUT IN SOUTH CORNER OF SOUTHWEST WATER TOWER SUPPORT PAD AT NORTHWEST INTERSECTION OF FIRST STREET AND HAYWIRE STREET. ELEVATION = 752.27' SQUARE CUT IN NORTHWEST CORNER OF EXISTING CLIENT HEADWALL ON WEST SIDE STATE HIGHWAY NO. 289 AT THE NORTHEAST CORNER OF EPSON CROSS SUBDIVISION. ELEVATION = 738.57' NORTH FACE OF 18" DIAM. SANITARY SEWER MANHOLE ON COUNTY ROAD NO. 78 APPROX. 141'6" WEST OF INTERSECTION OF COUNTY ROAD NO. 78 AND COUNTY ROAD NO. 77 APPROX. 3' NORTH OF NORTH EDGE OF ASPHALT APPROX. 49' WEST OF NORTHWEST CORNER OF WILLOW RIDGE PH II SUBDIVISION RECORDED IN CADDEN'S "A" PAGE 624. MAP RECORDS, COLLIN COUNTY, TEXAS. ELEVATION = 754.89' SQUARE CUT ON SOUTHWEST CORNER OF STORM SEWER INLET ON SOUTH SIDE OF HIGH WILLOW DRIVE. APPROX. 50' WEST OF INTERSECTION OF HIGH WILLOW DRIVE AND WILLOW RIDGE DRIVE. ELEVATION = 754.99'			



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 Allen, Texas 75013  
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**CITY SITE PLAN**  
**FOLSOM ELEMENTARY SCHOOL**  
 PROSPER, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: D4012 SITE PLAN.dwg	DRAWING SCALE: 1" = 50'	SHEET: SP1 OF 1
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: July 22, 2004	PROJECT NUMBER: RLK 04012	