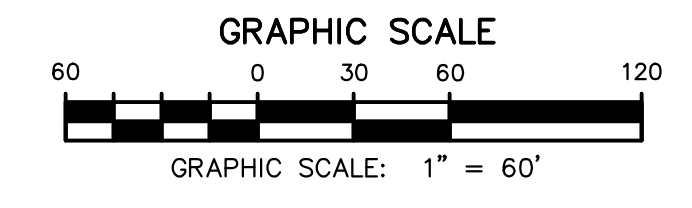
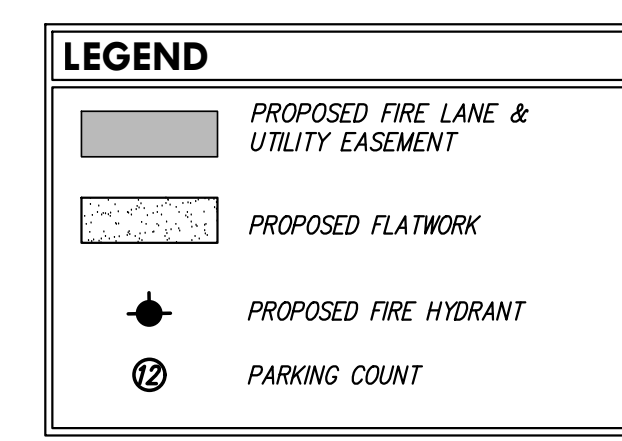
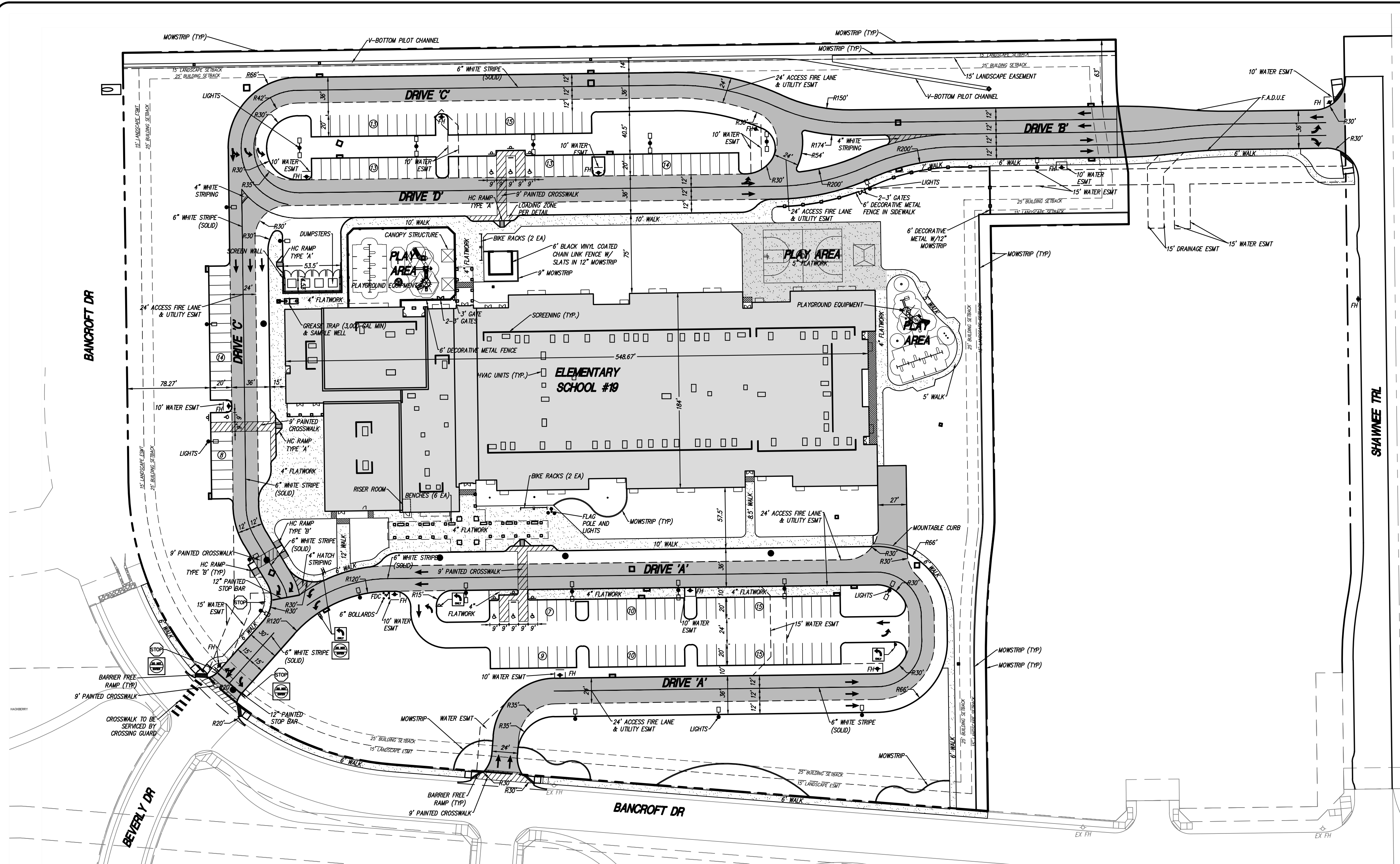
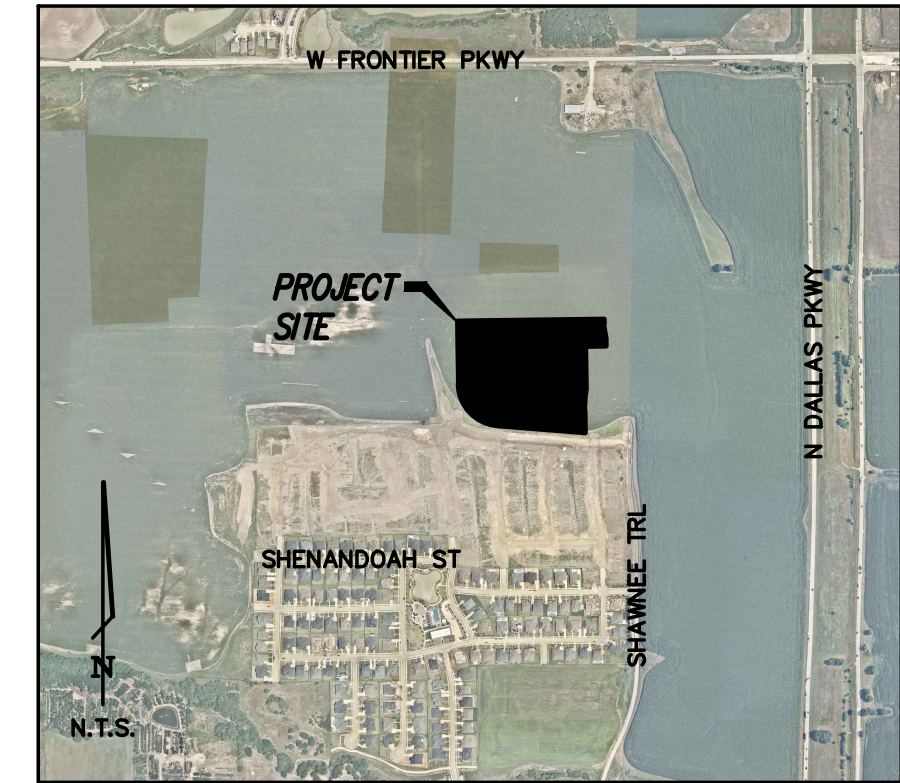


Drawing: T:\Projects\HUC23376\Eng-CAD\Sheets\Site Plan\CI 08 SITE PLAN.dwg at Mar 14, 2024 - 5:10pm by amullen
 Layout: SITE PLAN - Xrefs: XREF-BORDER.dwg - XREF-BASE.dwg - XREF-BLOC.dwg - XREF-WSS.dwg - XREF-SD.dwg - XREF-LM.dwg - XREF-LM.dwg - DS-AMM.dwg - seat-LM.dwg - seat-LM.dwg - LINE B HGL.dwg



- 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.
- 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 CD 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 PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.



LOCATION MAP
NOT TO SCALE

SITE PLAN FOR
PROSPER ELEMENTARY SCHOOL
No. 19
BLOCK A, LOT #1
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

DATE PREPARED: FEBRUARY 2024
TOWN CASE #DEVAPP-23-0195

METER SCHEDULE

TYPE	SIZE
DOM	1-4"
IRR	2-2"

SITE DATA SUMMARY

EXISTING ZONING:	PD-36
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	13.038 ACRES (567,946 SF)
BUILDING AREA:	96,113 SF
HEIGHT:	28' 10" - ONE STORY
LOT COVERAGE RATIO:	16.9%
FLOOR AREA RATIO:	16.9%
TOTAL IMPERVIOUS AREA:	385,839 SF (64%)
TOTAL OPEN SPACE:	201,868 SF (35.5%)
PARKING LANDSCAPING REQUIRED:	2,280 SF
PROVIDED:	28,760 SF
REQUIRED PARKING (1.5 SPACE PER CLASSROOM) APPROX: 46 CLASSROOMS	69 SPACES
REQUIRED HANDICAP SPACES:	6 SPACES
STANDARD SPACES: (9'x20')	149 SPACES
HANDICAP SPACES:	7 SPACES

OWNER/APPLICANT:

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

ARCHITECT:

HUCKABEE & ASSOCIATES, INC.
 5830 GRANITE PARKWAY, SUITE 750
 PLANO, TX 75024
 972.292.7670
 CONTACT: JOE TREMBLAY, III

SURVEYOR:

TEAGUE NALL & PERKINS, INC.
 825 WATTERS CREEK BLVD., STE. M300
 ALLEN, TEXAS 75013
 214.461.9918
 CONTACT: BRIAN J. MADDOX, R.P.L.S.

ENGINEER:

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

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: JOE MADRID

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.tnppinc.com
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 GBP: PEF007431; TBAE: BR 2673

Prosper Independent School District

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

This document is for interim review and is not intended for construction, bidding or permit purposes.
 AMANDA M. MULLEN, P.E. Date: FEB 2024
 Tx. Reg. # 123232

Town of Prosper, Texas
 Prosper Independent School District
New Elementary #19
TOWN SITE PLAN

tnp project	HUC23376
sheet	1