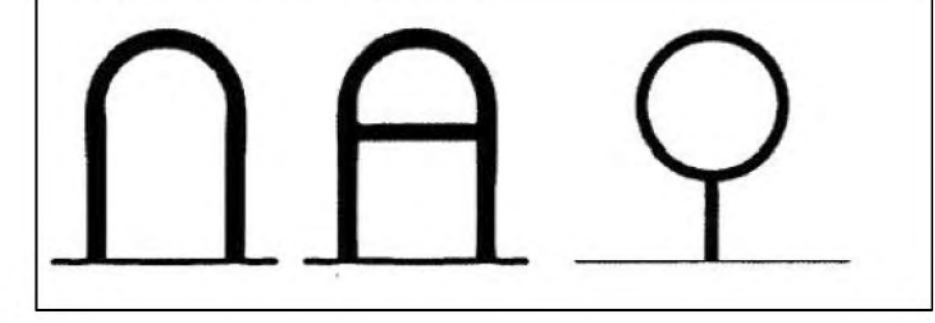


**PREVIOUSLY APPROVED PSP22-0063**

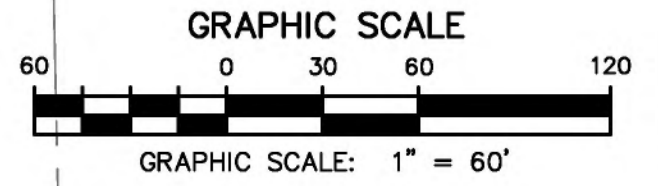
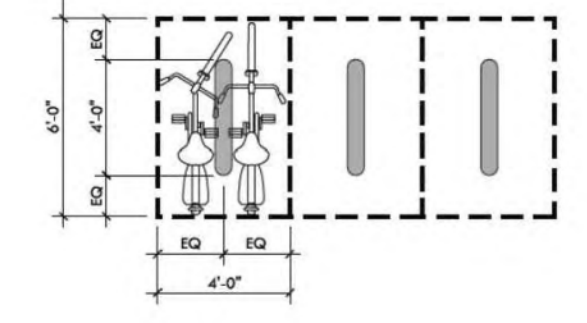
CITY OF FRISCO: APPROVED PSP22-0063 02/27/23

NOTE: PRELIMINARY/FINAL SITE PLAN, LANDSCAPE PLAN, UTILITY PLAN, OPEN SPACE PLAN, FACADE PLAN, DRAINAGE PLAN, DRAINAGE AREA MAP PLAN, & LANDSCAPE PLAN WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR LOT 2.

PERMITTED BIKE RACK TYPES



BIKE RACK SPACING

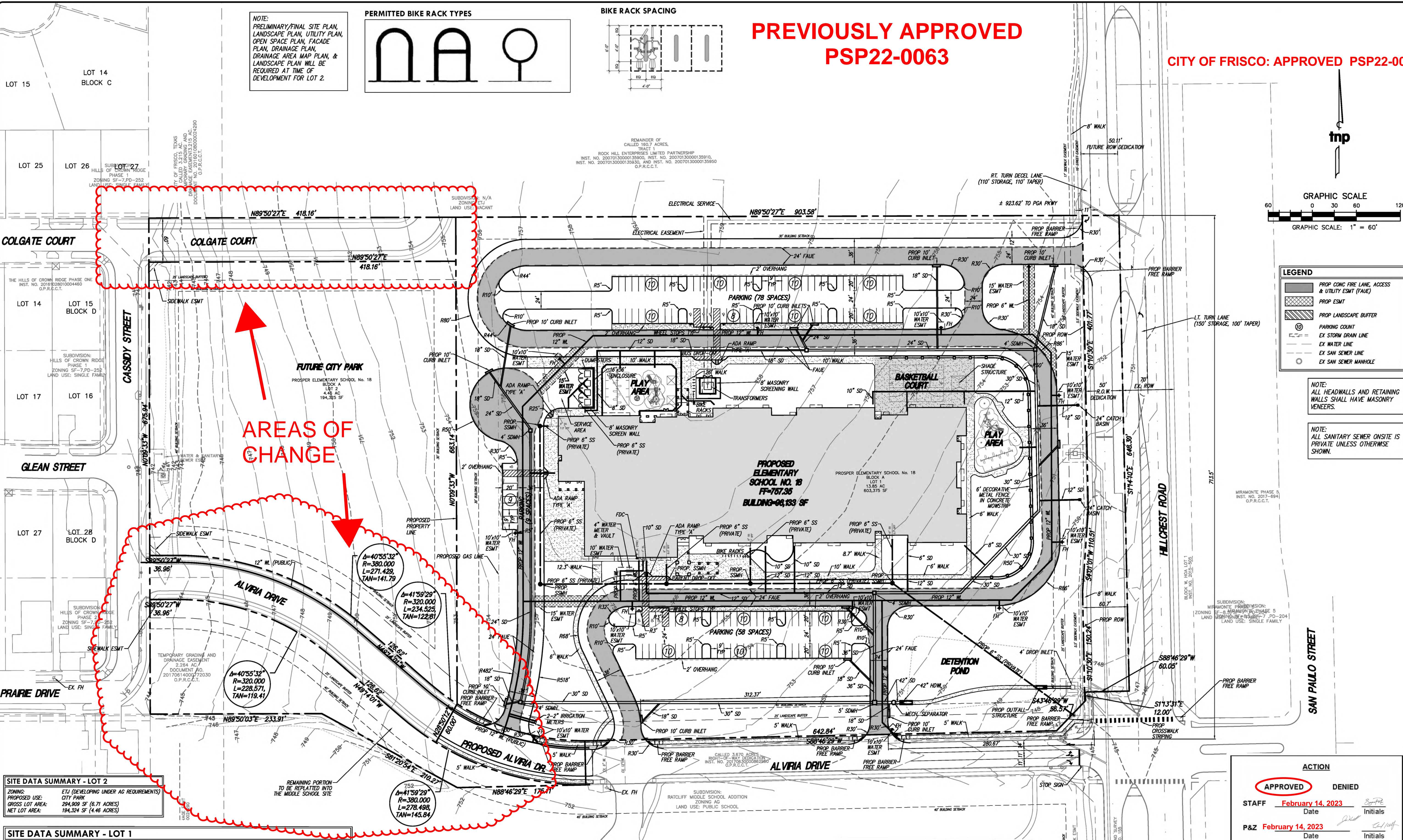


**LEGEND**

- PROP CONC FIRE LANE, ACCESS & UTILITY ESMT (FALE)
- PROP ESMT
- PROP LANDSCAPE BUFFER
- PARKING COUNT
- EX STORM DRAIN LINE
- EX WATER LINE
- EX SAN SEWER LINE
- EX SAN SEWER MANHOLE

NOTE: ALL HEADWALLS AND RETAINING WALLS SHALL HAVE MASONRY VENEERS.

NOTE: ALL SANITARY SEWER ONSITE IS PRIVATE UNLESS OTHERWISE SHOWN.



**SITE DATA SUMMARY - LOT 2**

ZONING:	ETJ (DEVELOPING UNDER AG REQUIREMENTS)
PROPOSED USE:	CITY PARK
GROSS LOT AREA:	284,909 SF (6.71 ACRES)
BUILDING AREA:	194,324 SF (4.46 ACRES)

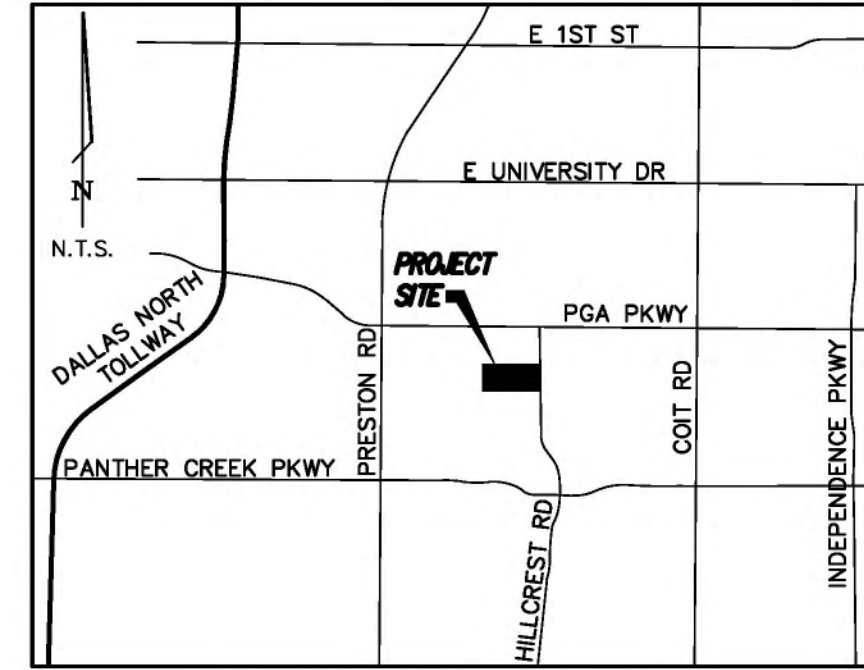
**SITE DATA SUMMARY - LOT 1**

ZONING:	ETJ (DEVELOPING UNDER AG REQUIREMENTS)	TOTAL PARKING REQUIRED (1 SPACE PER 17 STUDENTS)	(STUDENTS = SF OF CLASSROOM/20 + SF OF SPECIFIC USE/50)
PROPOSED USE:	PUBLIC SCHOOL	TOTAL CLASSROOM SF:	37,656 SF
GROSS LOT AREA:	650,008 SF	TOTAL SPECIFIC CLASSROOM SF:	4,457 SF
NET LOT AREA:	603,375 SF	TOTAL STUDENTS FOR PARKING CALCULATION*:	1,972
BUILDING AREA:	96,133 SF	TOTAL PARKING REQUIRED:	116
FLOOR AREA RATIO:	0.15:1	PROVIDED PARKING:	
MAX BUILDING HEIGHT:	40'	TOTAL STANDARD PARKING:	137 SPACES
LOT COVERAGE:	15%	TOTAL ACCESSIBLE PARKING**:	8 SPACES
IMPERVIOUS AREA:	172,435 SF	TOTAL PARKING:	145 SPACES
OPEN SPACE:	NOT REQUIRED	REQUIRED BICYCLE PARKING:	10 SPACES
		PROVIDED BICYCLE PARKING:	26 SPACES

\* TOTAL NUMBER OF STUDENTS: 920  
 \*\* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

NOTES

- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4808500231S1 DATED JUNE 2, 2009 BY THE FEDERAL EMERGENCY AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY LIES WITHIN ZONE X.
- ALL DIMENSIONS ARE TO FACE OF CURB.
- ANY REVISIONS TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 3,000 SQUARE FEET OR GREATER SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL PARKING SPACES ARE A MIN. OF 18 FEET DEEP, MEASURED FROM THE FACE OF THE WHEEL STOP. ANY VERTICAL OBSTRUCTION IN FRONT OF A SURFACE PARKING SPACE SHALL BE LOCATED 20 FEET FROM THE BACK OF THE PARKING SPACE.
- ALL SIDEWALK ALONG PUBLIC STREETS ARE MIN 5 FEET FROM BACK OF CURB.
- ALL GATES CROSSING FIRE LANES SHALL BE ELECTRONIC WITH OPTICOM SYSTEM.
- ON-SITE DETENTION LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RUNOFF RATE IS REQUIRED FOR ALL NEW CONSTRUCTION UNLESS A DOWNSTREAM ASSESSMENT HAS BEEN PROVIDED DEMONSTRATING THAT THE EXISTING STORM SYSTEM IS ADEQUATE TO HANDLE POST-DEVELOPMENT DISCHARGE RATES.



**ENGINEER:**  
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 FORT WORTH, TEXAS 76137

**ARCHITECT:**  
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 CONTACT: JOE TREMBLAY, II  
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 FORT WORTH, TEXAS 76137

**OWNER:**  
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 CONTACT: DR. GREG BRADLEY  
 469.219.2000 PHONE NUMBER  
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 PROSPER, TEXAS 75078

**SURVEYOR:**  
 TEAGUE NALL & PERKINS  
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 214.461.9918 PHONE  
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 ALLEN, TEXAS 75013

**LANDSCAPE ARCHITECT:**  
 TEAGUE NALL & PERKINS  
 CONTACT: JOE MADDOX, R.L.A.  
 672.336.5773 PHONE  
 5237 N. RIVERSIDE DRIVE, SUITE 100  
 FORT WORTH, TEXAS 76137

**ACTION**

APPROVED  DENIED

**STAFF** February 14, 2023 Date Initials  
 February 14, 2023 Date Initials

**P&Z** February 14, 2023 Date Initials

Neighborhood # 4

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.

**CITY PROJECT NO. PSP22-0063**  
 PRELIMINARY SITE PLAN  
 PROSPER ELEMENTARY SCHOOL No. 18  
 BLOCK A, LOT 1 & 2

BEING 21.662 ACRES OF LAND SITUATED IN ABSTRACT A0155 COLLIN COUNTY SCHOOL LAND #11 SURVEY

Drawing: E:\Projects\HUC22398\Eng-CSD\CAD\PS\SP\SitePlan.dwg, 30, 2023-01-13, 9:13am by: emullen  
 Layout: PRELIMINARY SITE PLAN - X3D - BDR - P10.dwg - X3D - MSS.dwg - XREF - BORDER - P10.dwg - XREF - BDR - P10.dwg - XREF - MSS.dwg  
 Layout: PRELIMINARY SITE PLAN - X3D - BDR - P10.dwg - X3D - MSS.dwg - XREF - BORDER - P10.dwg - XREF - BDR - P10.dwg - XREF - MSS.dwg