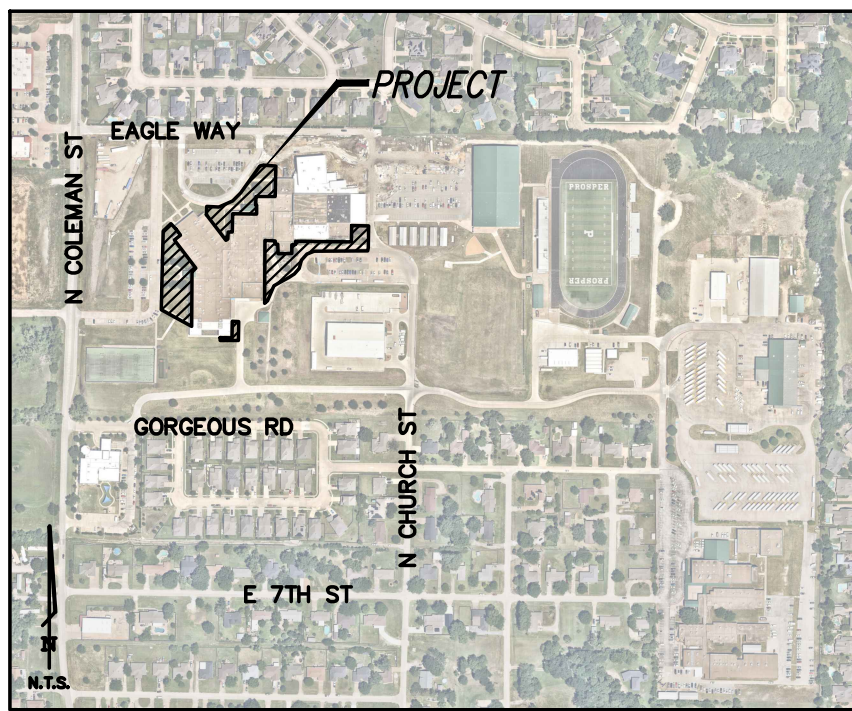
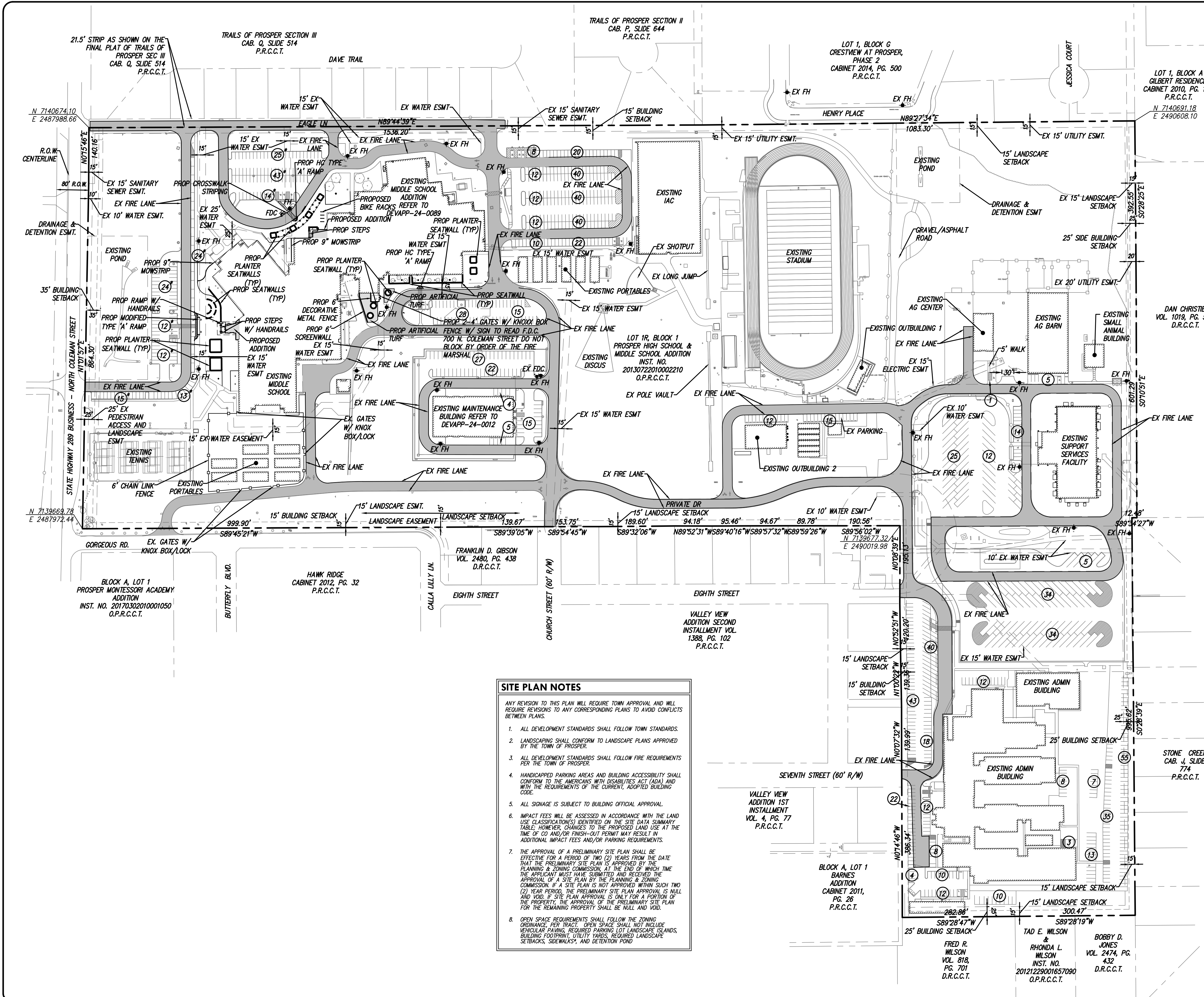




LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
GROSS LOT AREA:	73.821 ACRES (3,215,622 SF)
BUILDING AREA:	PROPOSED SCHOOL ADDITIONS 1,655 SF* (180,425 TOTAL)
	EXISTING MIDDLE SCHOOL 179,495 SF
	EXISTING MAINTENANCE BLDG 24,587 SF
	EXISTING AGRICULTURAL CENTER 4,845 SF
	EXISTING AG BARN 20,535 SF
	EXISTING SUPPORT SERVICES FACILITY 27,000 SF
	EXISTING ADMIN BUILDING 109,327 SF
	EXISTING IAC 43,926 SF
	EXISTING OUT BUILDING 1 2,345 SF
	EXISTING OUT BUILDING 2 6,276 SF
	EXISTING PORTABLES 21,504 SF
BUILDING HEIGHT:	NORTH ADDITION 19'-04" WEST ADDITION 30'-00"
OPEN SPACE REQUIRED:	321,564 SF (10%)
PROVIDED:	1,288,084.23 SF (40.1%)
TOTAL IMPERVIOUS COVER:	1,927,538 SF (59.9%)
TOTAL LOT COVERAGE:	440,770 SF (13.7%) (ALL BLDGS)
*PROPOSED ADDITION SQUARE FOOTAGE INCLUDES AREA BEING RENOVATED WITHIN ORIGINAL BUILDING FOOTPRINT.	

LEGEND

	EXISTING FIRE LANE & UTILITY EASEMENT
	FIRE HYDRANT
	PARKING COUNT
	MIDDLE SCHOOL PARKING COUNT

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 835 SPACES
TOTAL EX HANDICAP PARKING	= 37 SPACES
TOTAL BUS PARKING	= 110 SPACES
TOTAL EXISTING PARKING	= 872 SPACES
REYNOLDS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED (1.5 SPACES/CLASSROOM)	= 96 SPACES
TOTAL PARKING PROVIDED	= 182 SPACES

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADE, 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, MAPS NO. 48120104000, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1,
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
CASE NO. DEVAPP-25-0119

DATE PREPARED: DECEMBER 2025

ARCHITECT:

HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, STE. 750
PLANO, TEXAS 75024
972.292.7670
CONTACT: KRISTEN CULLEN

SURVEYOR:

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

ENGINEER:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: AMANDA M. 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, R.L.A.

OWNER/APPLICANT:

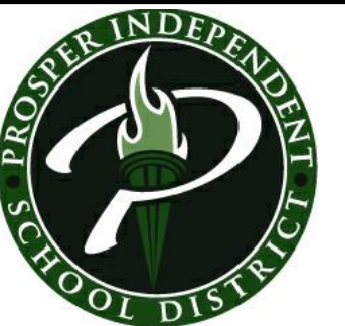
PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: TODD SHIRLEY

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

no.	revision	by	date

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Fort Worth, Texas 76137
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www.tnppinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



Prosper
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School
District

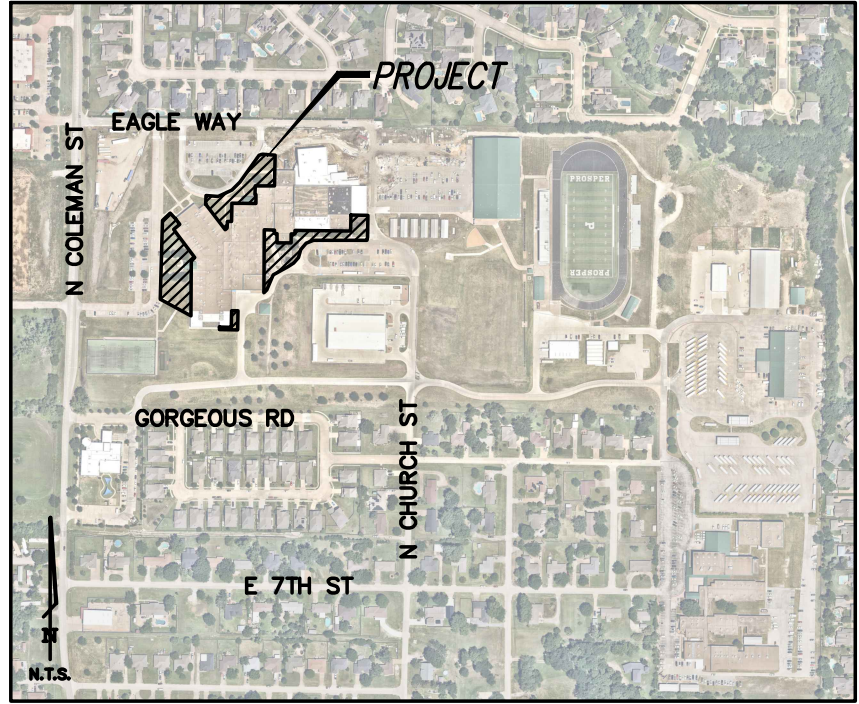
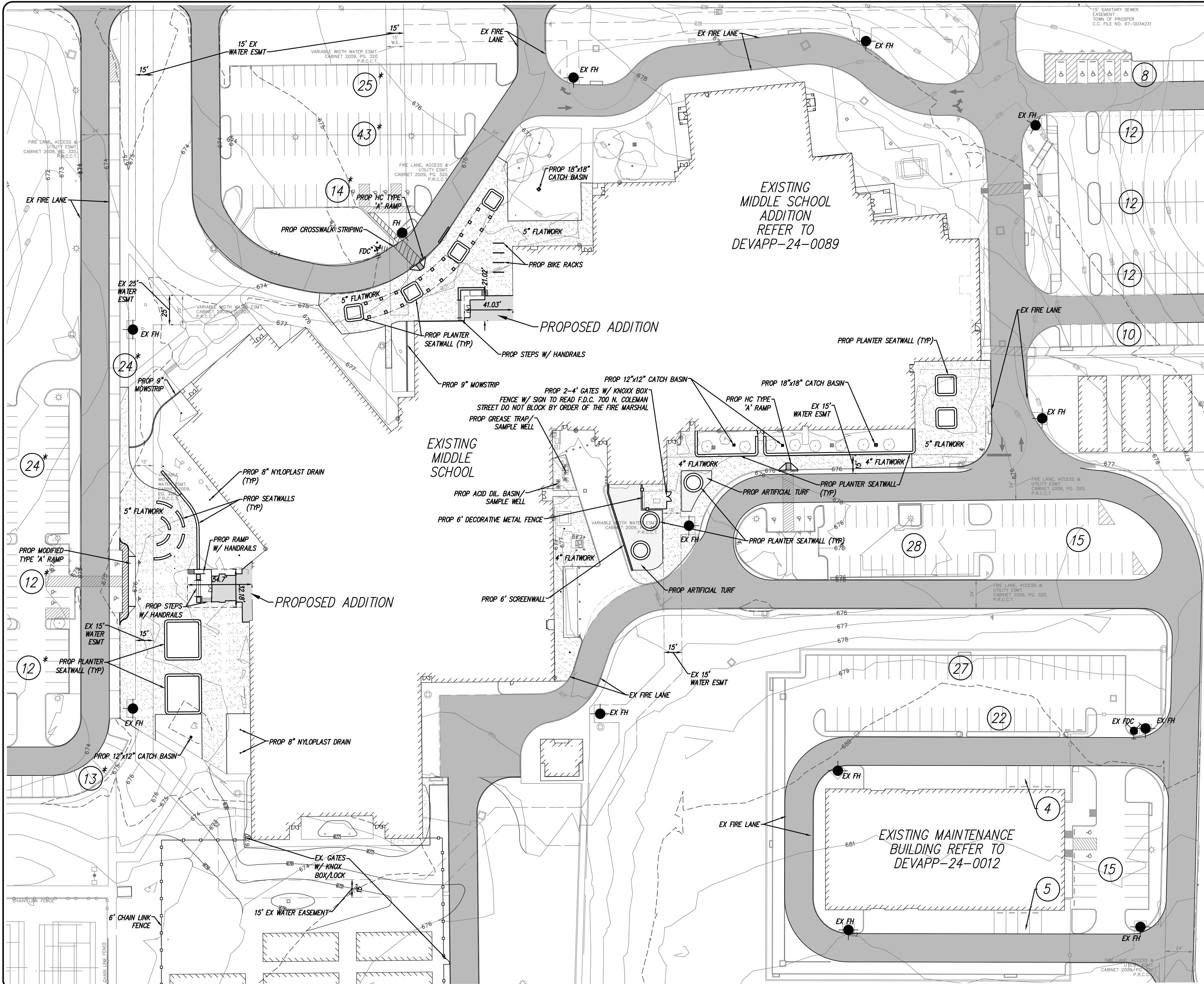
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AMANDA M. MULLEN, P.E. Date: DEC 2025
Tx. Reg. # 123232

Town of Prosper, Texas Prosper Independent School District REYNOLDS MIDDLE SCHOOL ADDITIONS & RENOVATIONS PHASE 4 OVERALL SITE PLAN
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tnp project HUC24384 sheet 01
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SITE DATA SUMMARY	
ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
BUILDING AREA:	PROPOSED SCHOOL ADDITIONS NORTH ADDITION 930 SF WEST ADDITION (WITHIN ORIGINAL BUILDING FOOTPRINT) 725 SF
BUILDING HEIGHT:	NORTH ADDITION 19'-04" WEST ADDITION 30'-00"

- SITE PLAN NOTES**
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LEGEND	
	EXISTING FIRE LANE & UTILITY EASEMENT
	FIRE HYDRANT
	PARKING COUNT
	MIDDLE SCHOOL PARKING COUNT

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN SHADING '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, MAPS NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

**SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1,
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CASE NO. DEVAPP-25-0119**

DATE PREPARED: DECEMBER 2025

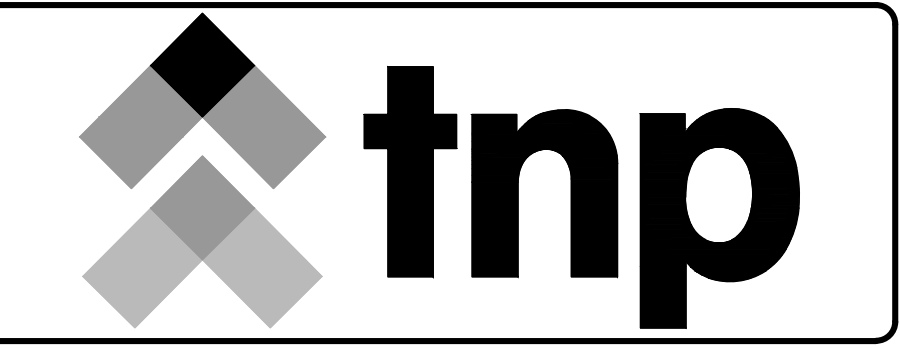
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HUCKABEE & ASSOCIATES, INC. 5830 GRANITE PARKWAY, STE. 750 PLANO, TEXAS 75024 972.292.7670 CONTACT: KRISTEN CULLEN		TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.	
ENGINEER:		LANDSCAPE ARCHITECT:	
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**Prosper
Independent
School
District**

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Town of Prosper, Texas	
Prosper Independent School District REYNOLDS MIDDLE SCHOOL ADDITIONS & RENOVATIONS PHASE 4	
SITE PLAN	

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