

NOTE: IN COORDINATION WITH ADJACENT DEVELOPMENT TO THE NORTH, OPENINGS WILL BE PROVIDED IN THE LIVING SCREEN TO ALLOW FOR FUTURE TRAIL CONNECTIONS

LEGEND

- PROPOSED FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING STORM DRAIN LINE
- EXISTING SAN SEWER MANHOLE

FEMA NOTES

- SITE DRAINS TO DOE BRANCH. NO DETENTION REQUIRED.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48085C0115J DATED JUNE 2, 2009 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), A PORTION OF THE PROPERTY LIES WITHIN ZONE "AE", WHILE THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE "X".
- A LOMR WILL BE FILED WITH FEMA TO MITIGATE THE PORTION OF PROPERTY SHOWN TO LIE WITHIN ZONE "A"

WATER METER TABLE

FACILITY	SIZE
MIDDLE SCHOOL	1-4"
IRRIGATION STORAGE TANK	1-2"
FOOTBALL CONCESSION	1-2"
STORM SHELTER	1-2"

OWNER/APPLICANT:
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 605 E. SEVENTH STREET
 PROSPER, TEXAS 75078
 PHONE: 469.219.2000
 CONTACT: DR. GREG BRADLEY

SURVEYOR:
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 825 WATTERS CREEK BLVD., STE. M300
 ALLEN, TEXAS 75013
 214.461.9918
 CONTACT: BRIAN J. MADDOX II, R.P.L.S.

ARCHITECT:
HUCKABEE, INC.
 801 CHERRY STREET, STE 500
 FORT WORTH, TX 76102
 817.377.2969
 CONTACT: ZEPHYR HUDGINS, AIA

ENGINEER:
TEAGUE NALL & PERKINS, INC.
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LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
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 CONTACT: WILLIAM H. SMITH, R.L.A.

NOTES

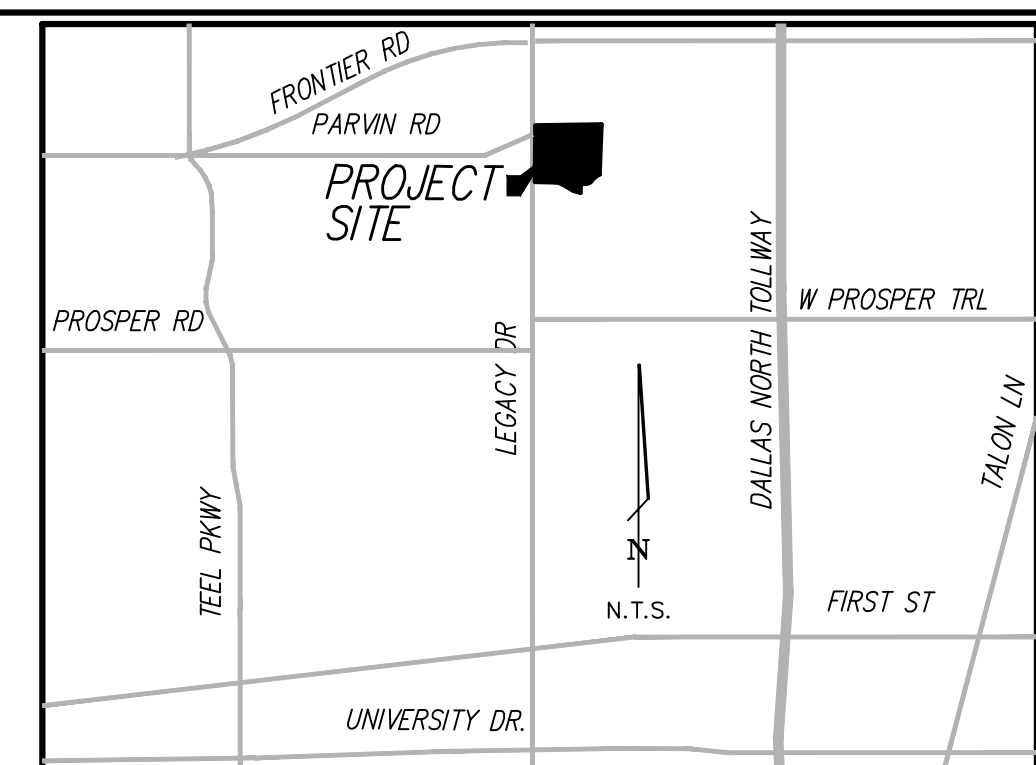
- MECHANICAL HVAC UNITS LOCATED ON ROOF OF MAIN BUILDING AND SCREENED BY PARAPET WALL (REF FACADE PLAN).
- TRANSFORMER SCREENING WALL HEIGHT WILL BE GREATER THAN HEIGHT OF TRANSFORMER AND PAD.

BUILDING AREA SUMMARY

BUILDING AREA:	214,926 SF (TOTAL) (1ST FLOOR = 156,700 SF, 2ND FLOOR = 62,013 SF)
CONCESSION/RESTROOM:	3,721 SF
PUMP HOUSE:	181 SF
TOTAL BUILDING AREA:	222,620 SF

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 PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
- LANDSCAPING SHALL NOT INTERFERE WITH OR OTHERWISE IMPAIR ACCESS AND IS SUBJECT TO REVIEW AND APPROVAL OF THE FIRE MARSHAL, TREES AND OTHER OBSTRUCTIONS ARE NOT PERMITTED IN THE AREAS WITH THE APPROVED STRATEGIC ACCESS POINTS (SAP).



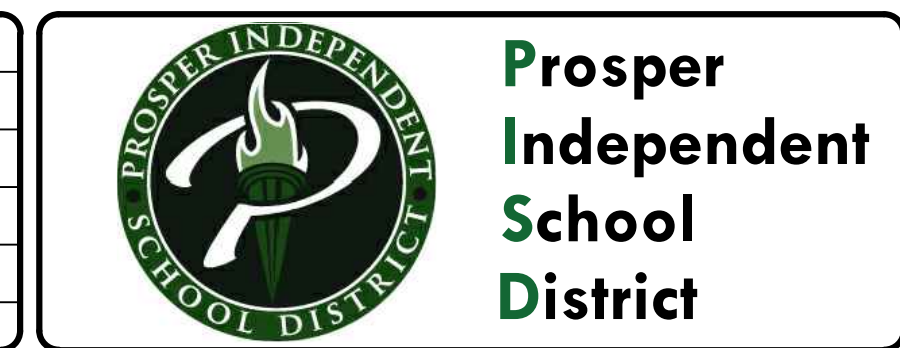
SITE DATA SUMMARY

EXISTING ZONING:	PD-63, SF-15
PROPOSED USE:	MIDDLE SCHOOL
GROSS LOT AREA:	36.919 ACRES (1,608,201 SF)
BUILDING AREA:	214,926 SF (SCHOOL ONLY)
NET LOT AREA:	32,000 ACRES (1,393,905 SF)
HEIGHT:	40'-0" (2 STORIES)
LOT COVERAGE RATIO:	13.84%
FLOOR AREA RATIO:	17.24%
TOTAL IMPERVIOUS AREA:	755,493 SF (17.34 AC) 44.96%
REQUIRED PARKING:	279 SPACES
(1.5 SPACES PER CLASSROOM PLUS 1 SPACE PER 5 STUDENTS OR 1:4 FOR ASSEMBLY AREAS)	
50 CLASSROOMS X 1.5 SPACES PLUS 1 PER 5 STUDENTS	275 SPACES
GRANDSTAND (1,114 SEATS)	279 SPACES
REQUIRED HANDICAP SPACES:	12 SPACES
TOTAL PROVIDED PARKING:	310 SPACES
STANDARD SPACES: (9'x20')	296 SPACES
HANDICAP SPACES:	14 SPACES
INTERIOR LANDSCAPE REQUIRED:	4,650 SF
INTERIOR LANDSCAPE PROVIDED:	54,820 SF
OPEN SPACE REQUIRED (%):	10% (155,190 SF)
OPEN SPACE PROVIDED (%):	48% (758,055 SF)

SITE PLAN
PROSPER MIDDLE SCHOOL No. 7
PROSPER MIDDLE SCHOOL LEGACY GARDENS
BLOCK A, LOT 1
36.919 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DATE PREPARED: OCTOBER 29, 2024
TOWN CASE DEVAPP-24-0102

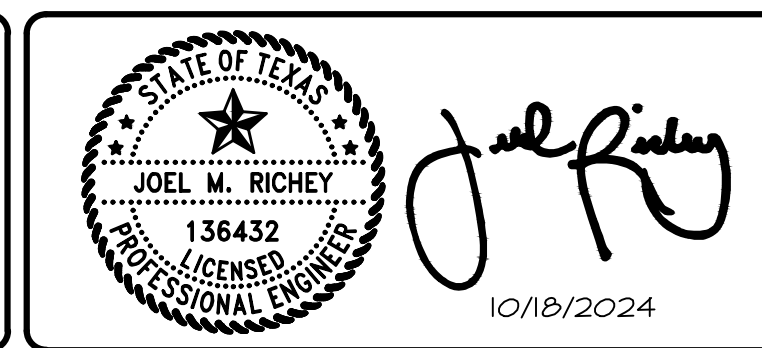
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vert	N/A
date	OCT 2024



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Town of Prosper, Texas
 Prosper Independent School District
New Middle School No. 7
TOWN SITE PLAN

tnp project
 HUC24057
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C1.08