

Drawing: Q:\Projects\PPS10288\Golf Boy\2022 01 24 Golf Boy Site Plan.dwg at Feb 12, 2022 - 12:03pm by cschmitt  
Layout: Layout1 Xref: XREF-BORDER.dwg - Seal-LUM.dwg - SEAL-WHS.dwg - MGN SEAL PLAN.dwg - X-Base.dwg

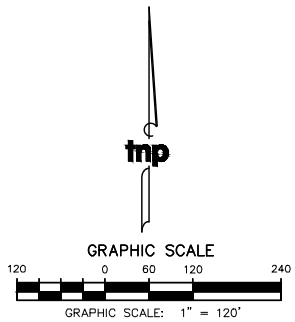


SITE PLAN NOTES	
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.	
1.	DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2.	OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3.	OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4.	LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5.	ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6.	BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7.	FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8.	TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9.	SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10.	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.
11.	ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12.	ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13.	ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14.	SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15.	APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16.	SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17.	ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18.	ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19.	ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

SITE DATA SUMMARY	
EXISTING ZONING:	SF-10/15 (PD-22)
PROPOSED USE:	HIGH SCHOOL
GROSS LOT AREA:	103.005 ACRES (4,486,888 SF)
NET LOT AREA:	99.191 ACRES (4,320,760 SF)
BUILDING AREA:	511,000 SF
HEIGHT:	60'-0" (2 STORIES)
LOT COVERAGE RATIO:	11.8%
FLOOR AREA RATIO:	17.42%
TOTAL IMPERVIOUS AREA:	32.74 ACRES ~ 44%
REQUIRED PARKING:	504
PROVIDED PARKING:	1,263
REQUIRED HANDICAP SPACES:	23
REQUIRED HANDICAP SPACES:	31
OPEN SPACE REQUIRED (%):	35,770 SF
OPEN SPACE PROVIDED (%):	1,254,100 SF

BUILDING AREA SUMMARY	
BUILDING AREA:	
GOLF PRACTICE (PEMB):	2,400 SF (TOTAL)

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. 48085C0225J1 & 48085C0225J4, EFFECTIVE DATE OF JUNE 02, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.	



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CONTACT: DR. GREG BRADLEY

ENGINEER:  
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825 WATERS CREEK BLVD., SUITE M300  
ALLEN, TX 75103  
214.461.9867  
CONTACT: CHRIS SCHMITT, P.E.

SITE PLAN  
FOR  
PISD GOLF PRACTICE BUILDING

DATE PREPARED: JANUARY 2022  
TOWN CASE D22-0012

no.	revision	by	date

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TBPES: ENGR F-230, SURV 10011600, 10011601, 10194381  
GBPE: PEF007431; TBAE: BR 2673



scale
horiz
1"=120'
vert
N/A
date
MAR 2021



This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRIS SCHMITT, P.E. Date: FEB 2021

Tx. Reg. # 91150

Town of Prosper, Texas  
Prosper Independent School District  
PISD Golf Practice Facility  
SITE PLAN

tnp project  
PPS 10288  
sheet  
1