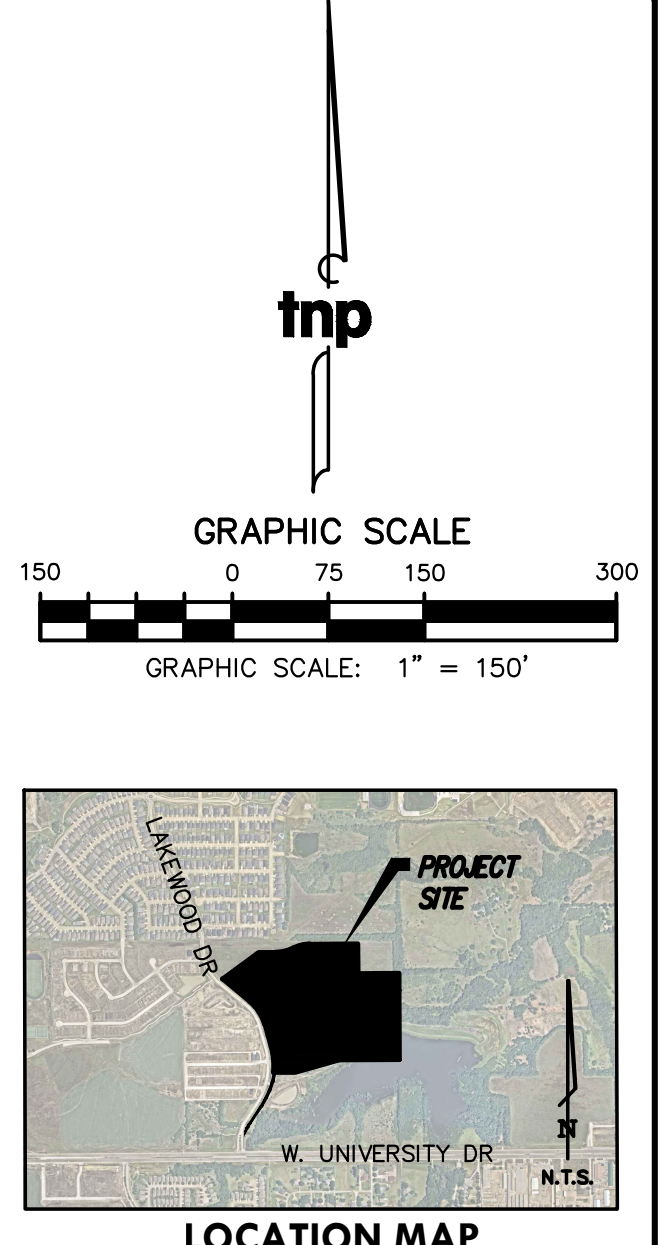


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SITE DATA SUMMARY

EXISTING ZONING:	PD-90 (MIXED USE/SINGLE-FAMILY)
PROPOSED ZONING:	MIXED USE
GROSS LOT AREA:	53.28 ACRES (2,320,950 SF)
NET LOT AREA:	52.39 ACRES (2,282,279 SF)
BUILDING AREA:	149,293 SF
HEIGHT:	
ADMIN. BUILDING: (3 STORY WITH BASEMENT)	NORTH SIDE: 57'-00" SOUTH SIDE: 67'-00"
COMMUNITY CENTER: (2 STORY)	NORTH SIDE: 25'-00" SOUTH SIDE: 39'-00"
LOT COVERAGE RATIO:	2.67% (60,874 SF)
FLOOR AREA RATIO:	6.54% (149,293 SF)
TOTAL IMPERVIOUS AREA:	29.98% (684,362 SF)
OPEN SPACE REQUIRED:	225,753.7 SF (10%)
OPEN SPACE PROVIDED:	1,264,861.3 SF (56.03%)
REQUIRED PARKING TOTAL:	520 SPACES
ADMIN. BUILDING: (124,456 SF, 352 SEATS)	444 SPACES
(1 SPACE PER 350 SF OF FLOOR AREA, 1 SPACE PER 4 SEATS)	
COMMUNITY CENTER: (21,804 SF)	76 SPACES
(10 SPACES PLUS 1 SPACE FOR EACH 300 SF OF FLOOR AREA IN EXCESS OF 2,000 SF)	
TOTAL PROVIDED PARKING:	573 SPACES
REQUIRED HANDICAP SPACES:	11 SPACES
STANDARD SPACES: (9x20')	562 SPACES
HANDICAP SPACES:	11 SPACES
PARKING LOT LANDSCAPING REQUIRED:	17,340 SF
PROVIDED:	149,370 SF
FOUNDATION PLANTING: (ONE LARGE TREE PER 10,000 SF OF GROSS BUILDING AREA)	15 TREES

LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT

BUILDING AREA SUMMARY

BUILDING AREA:	
ADMIN. BUILDING:	124,456 SF (TOTAL) (LVL. 0 = 2,835 SF) (LVL. 1 = 48,402 SF) (LVL. 2 = 35,087 SF) (LVL. 3 = 35,932 SF) (BALCONIES = 2,200 SF)
COMMUNITY CENTER:	21,804 SF (TOTAL) (LVL. 0 = 10,562 SF) (LVL. 1 = 9,997 SF) (BALCONIES = 1,245 SF)
PAVILION:	3,033 SF
TOTAL BUILDING AREA:	149,293 SF

**DEVAPP-24-0129
PRELIMINARY SITE PLAN
FOR
PROSPER ISD ADMINISTRATION FACILITY
BLOCK A, LOT 1
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS**

DATE PREPARED: FEBRUARY 2025

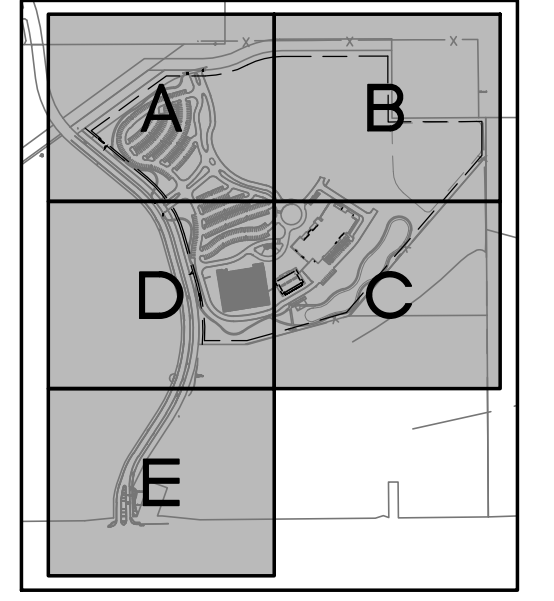
ARCHITECT:
HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, SUITE 750
PLANO, TX 75024
972.292.7670
CONTACT: JOE TREMBLAY, AIA

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

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.481.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

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.
606 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: DR. GREG BRADLEY



KEYPLAN
SCALE 1"=100'

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teague nall & perkins
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Fort Worth, Texas 76137
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Prosper Independent School District

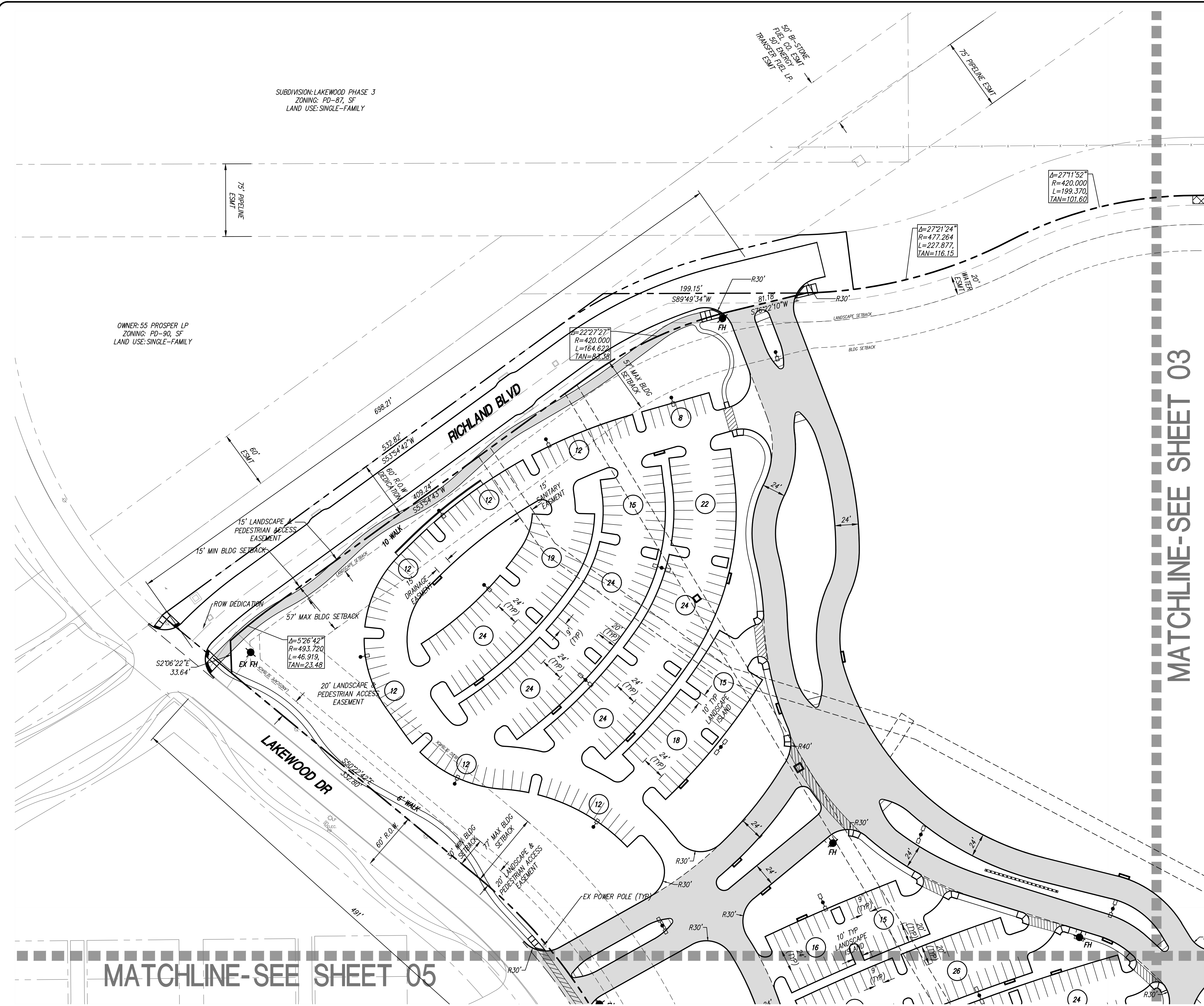
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AMANDA M. MULLEN, P.E. Date: FEB 2025
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
OVERALL SITE PLAN

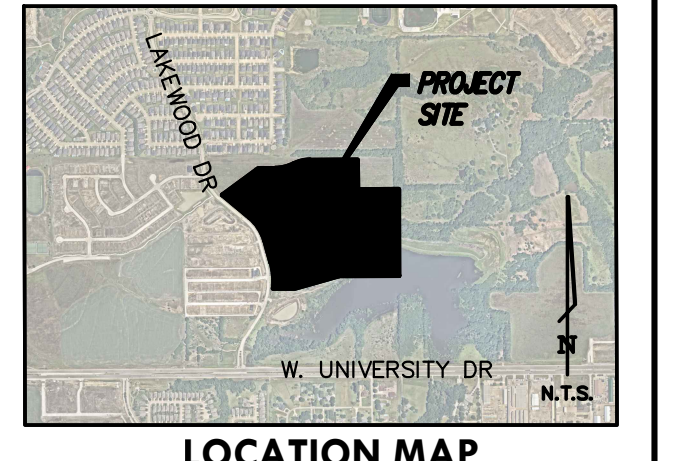
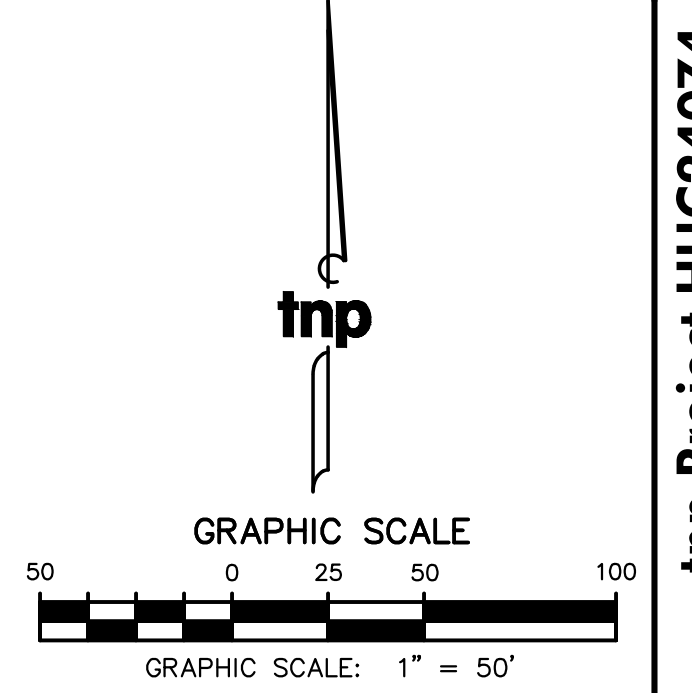
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SITE PLAN NOTES

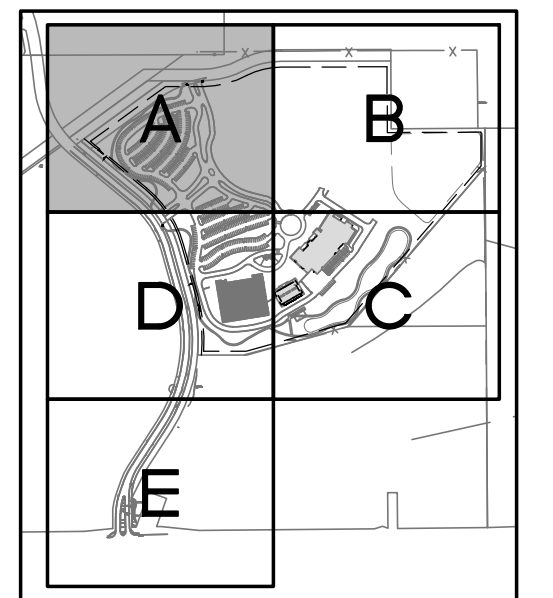
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LEGEND

	PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
	PROPOSED FLATWORK
	PROPOSED FIRE HYDRANT
	PARKING COUNT



KEYPLAN
SCALE 1"=100'

MATCHLINE-SEE SHEET 05

MATCHLINE-SEE SHEET 03

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Prosper Independent School District

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	date	FEB 2025

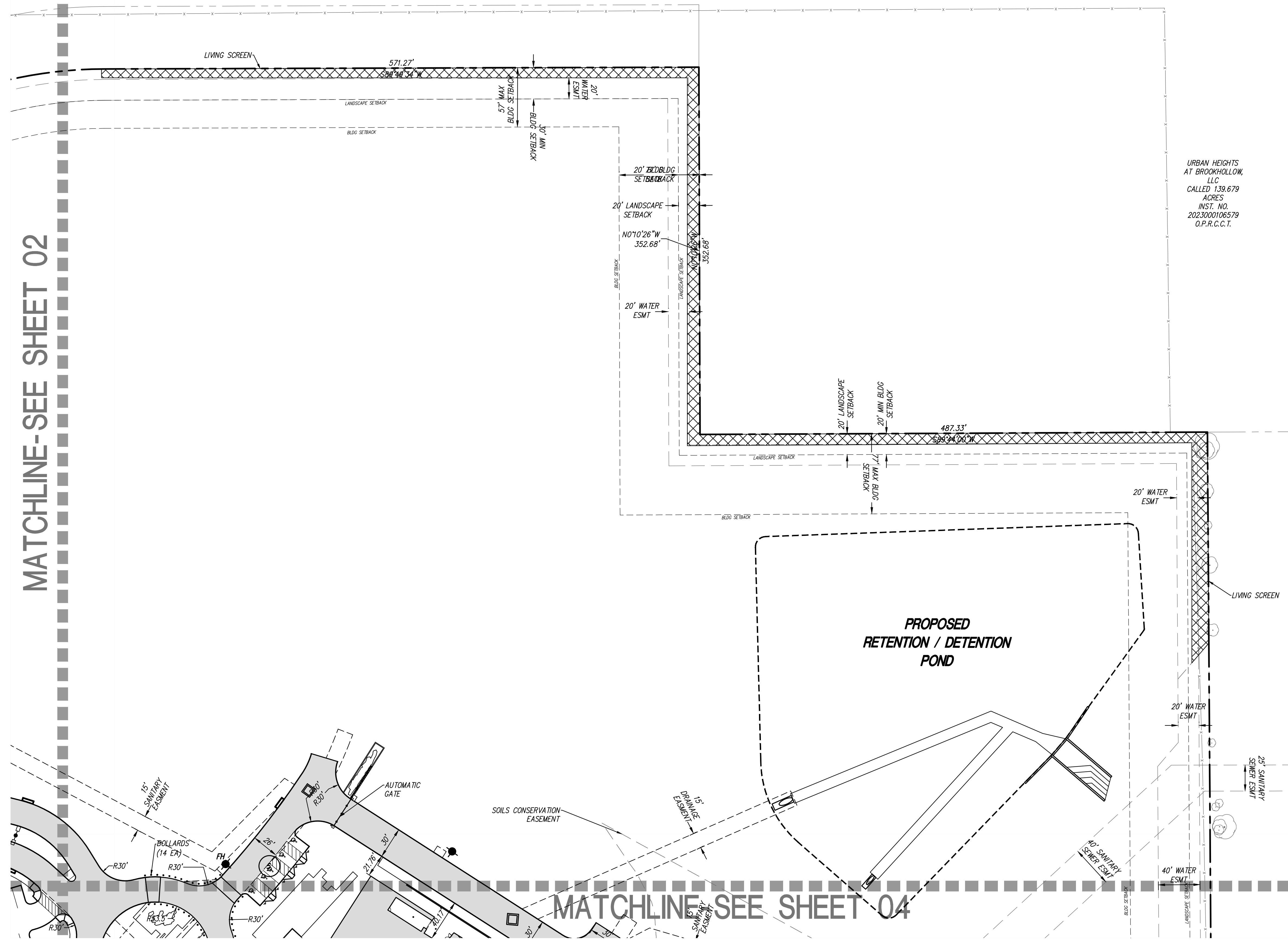
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Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN (1 OF 5)

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02

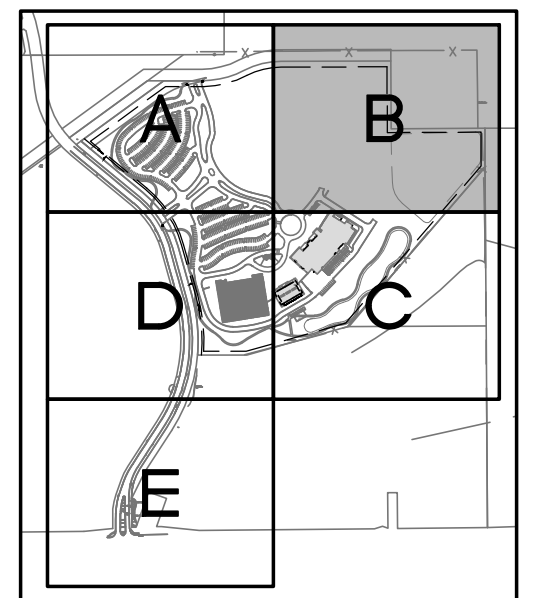
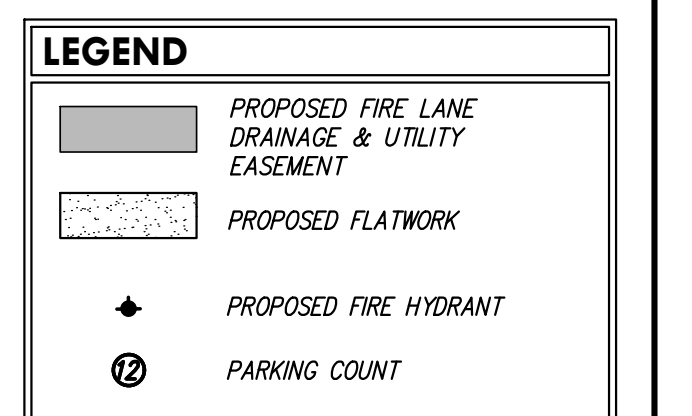
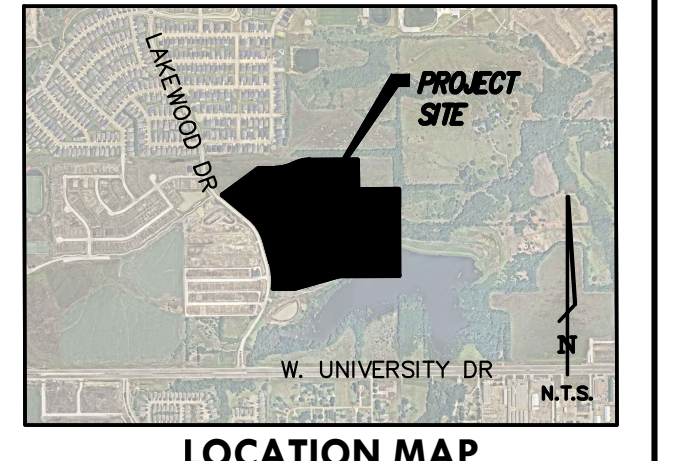
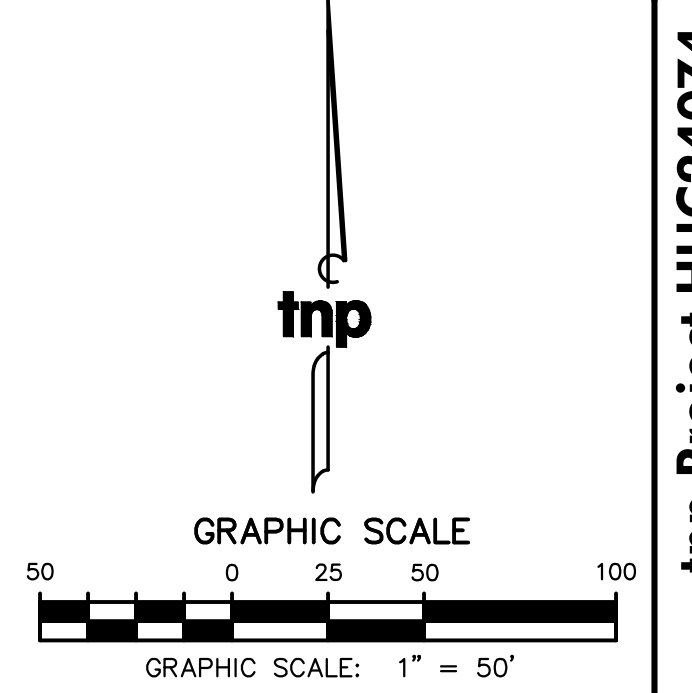
MATCHLINE-SEE SHEET 02

JAMES STONE SURVEY ABSTRACT NO. 847
ISAAC C. WILLIAMSON SURVEY ABSTRACT NO. 948



URBAN HEIGHTS
AT BROOKHOLLOW,
LLC
CALLED 1.39.679
ACRES
INST. NO.
202300106579
O.P.R.C.C.T.

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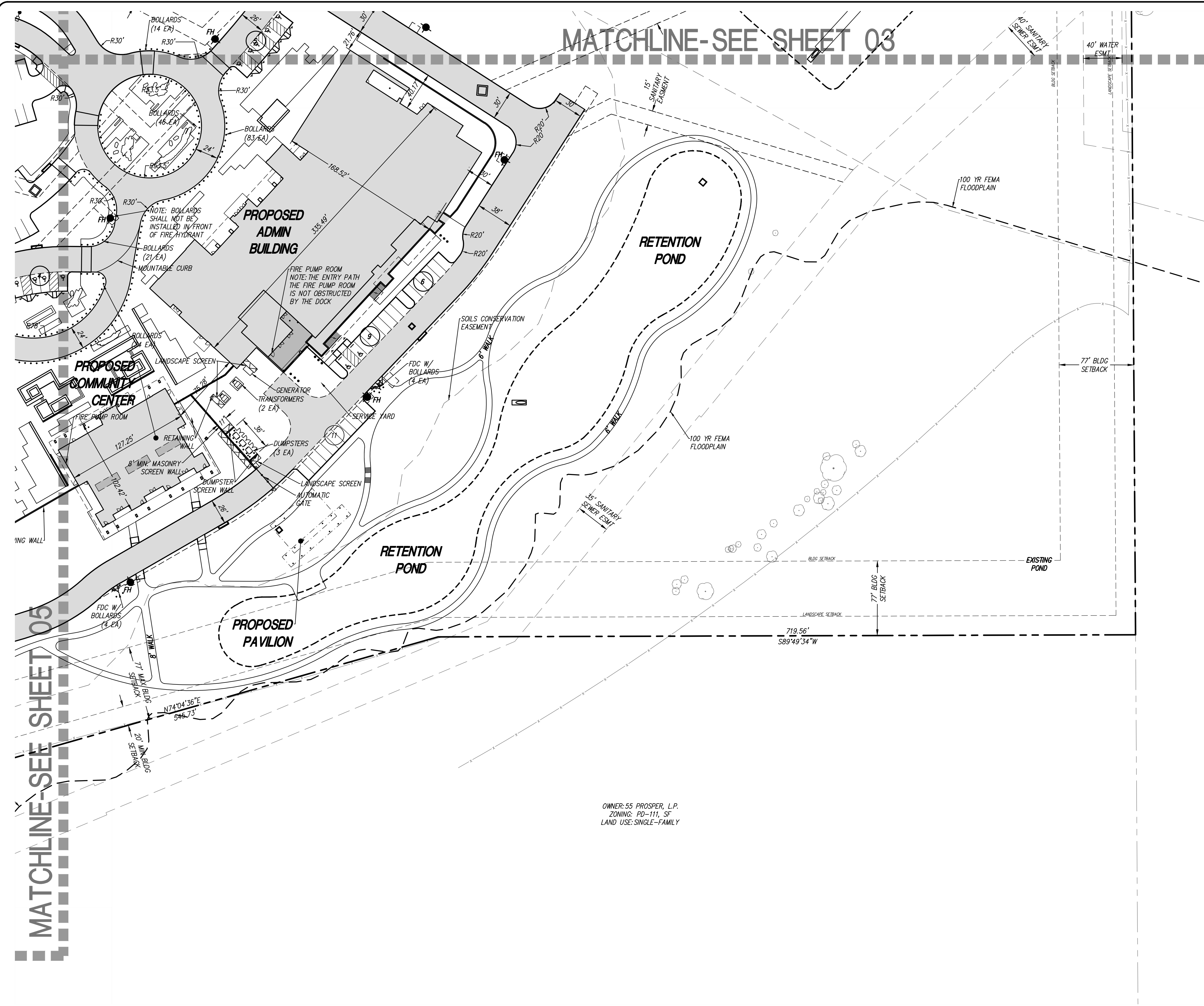
Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN (2 OF 5)

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sheet
03

tnp Project HUC24074

PROSPER, TX

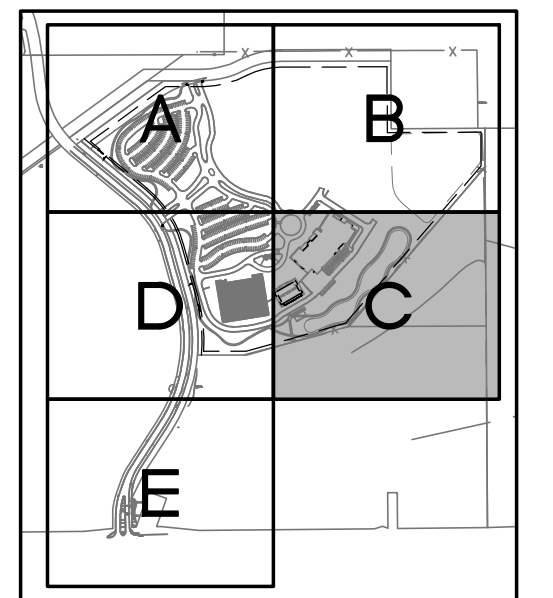
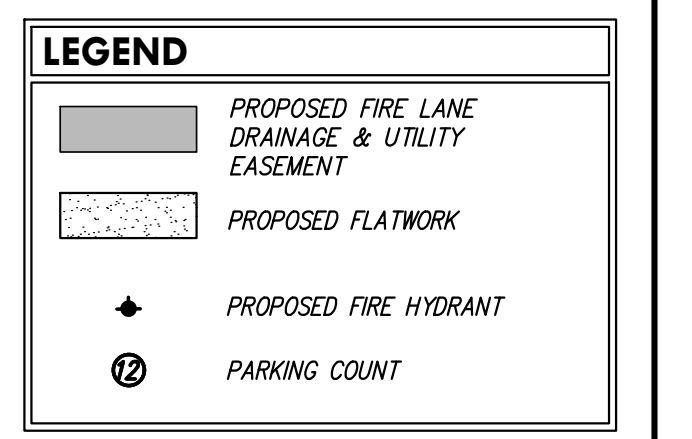
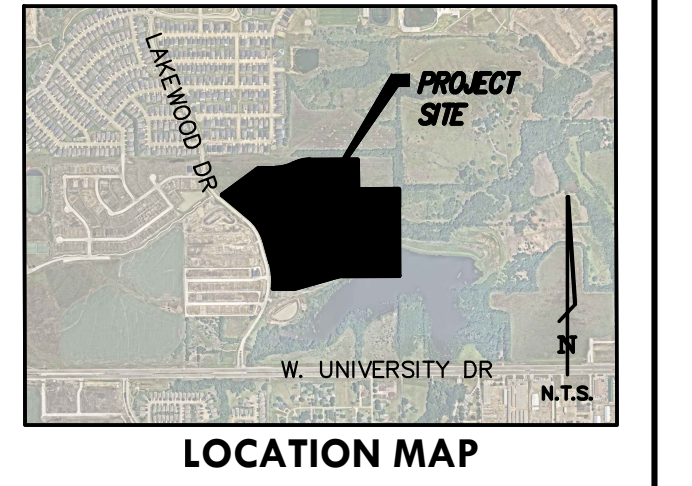
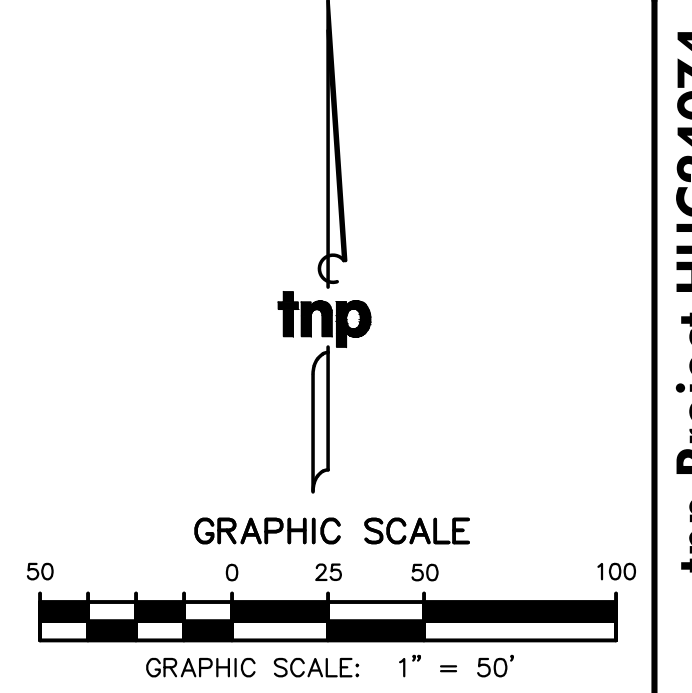
DISTRICT ADMINISTRATION FACILITY



MATCHLINE-SEE SHEET 03

MATCHLINE-SEE SHEET 05

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SCALE 1"=100'

OWNER: 55 PROSPER, L.P.
 ZONING: PD-111, SF
 LAND USE: SINGLE-FAMILY

no.	revision	by	date

teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
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scale	horiz	1"=50'
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	date	FEB 2025



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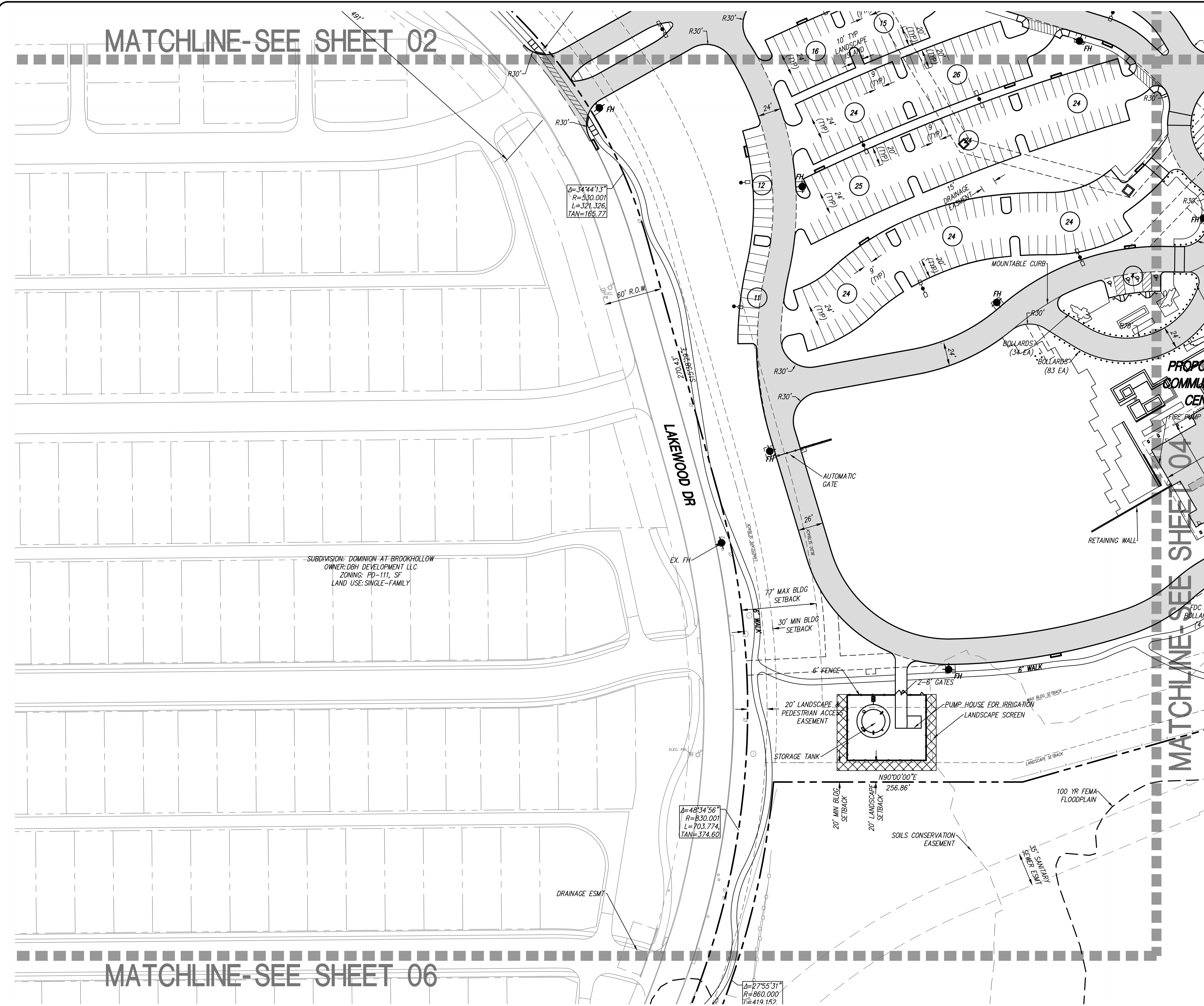
Town of Prosper, Texas
 Prosper Independent School District
District Administration Facility
 SITE PLAN (3 OF 5)

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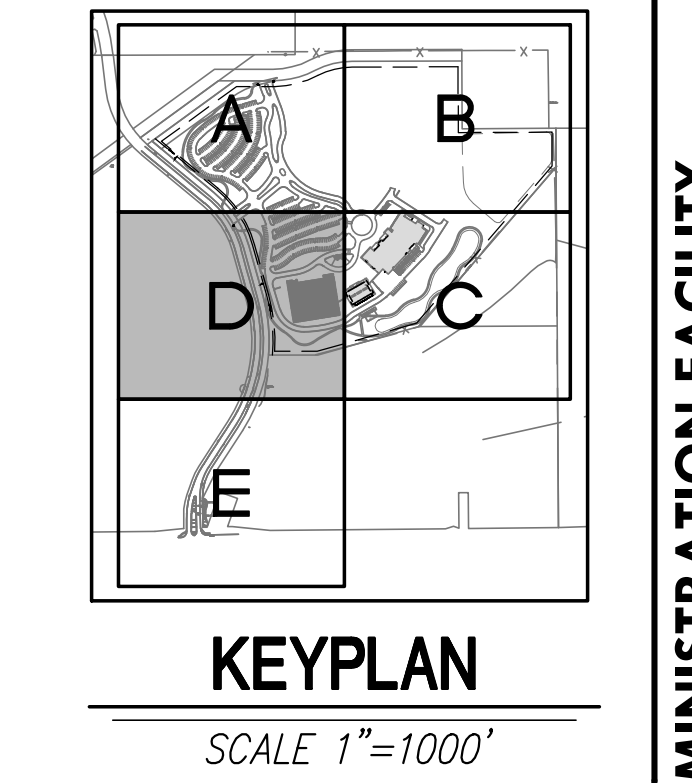
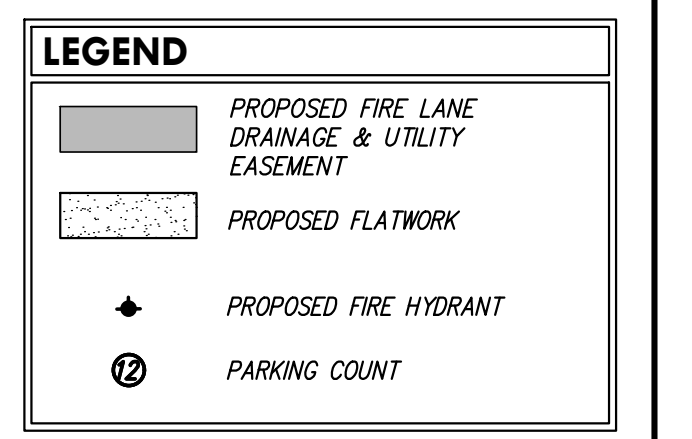
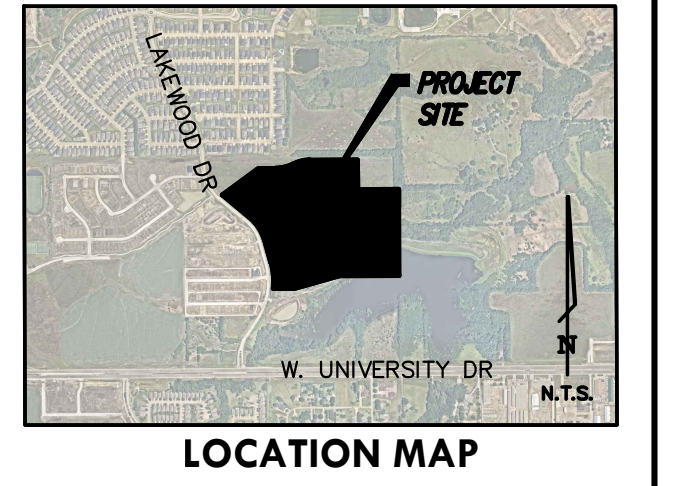
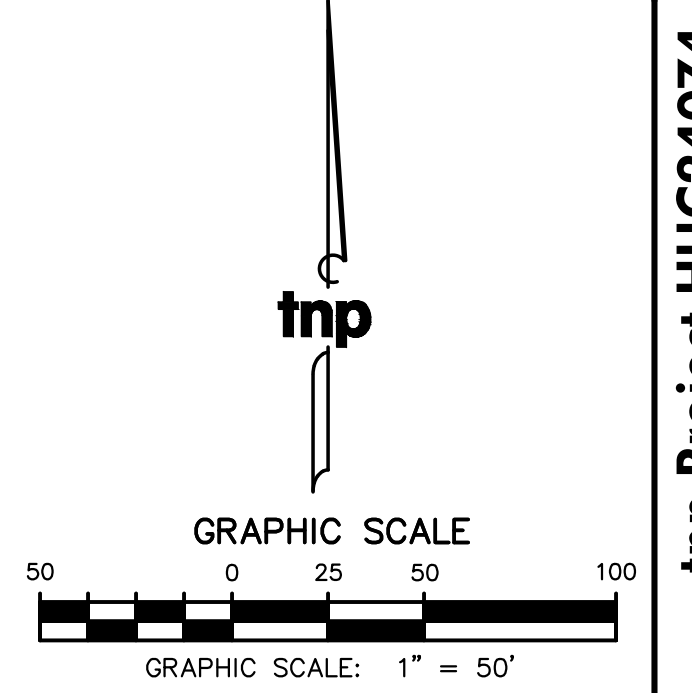
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PROSPER, TX

DISTRICT ADMINISTRATION FACILITY



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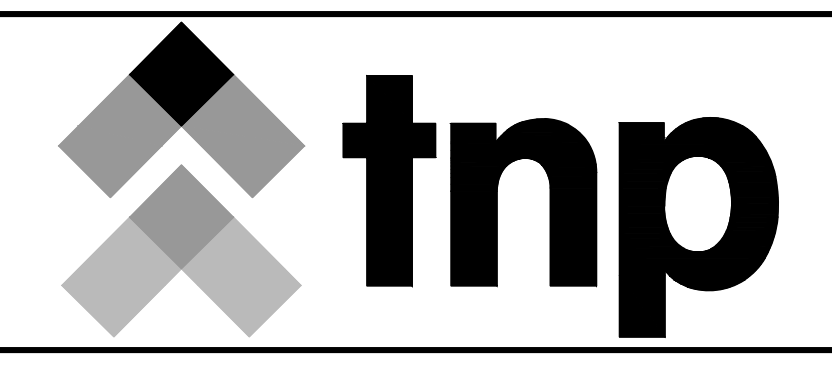
MATCHLINE-SEE SHEET 02

MATCHLINE-SEE SHEET 06

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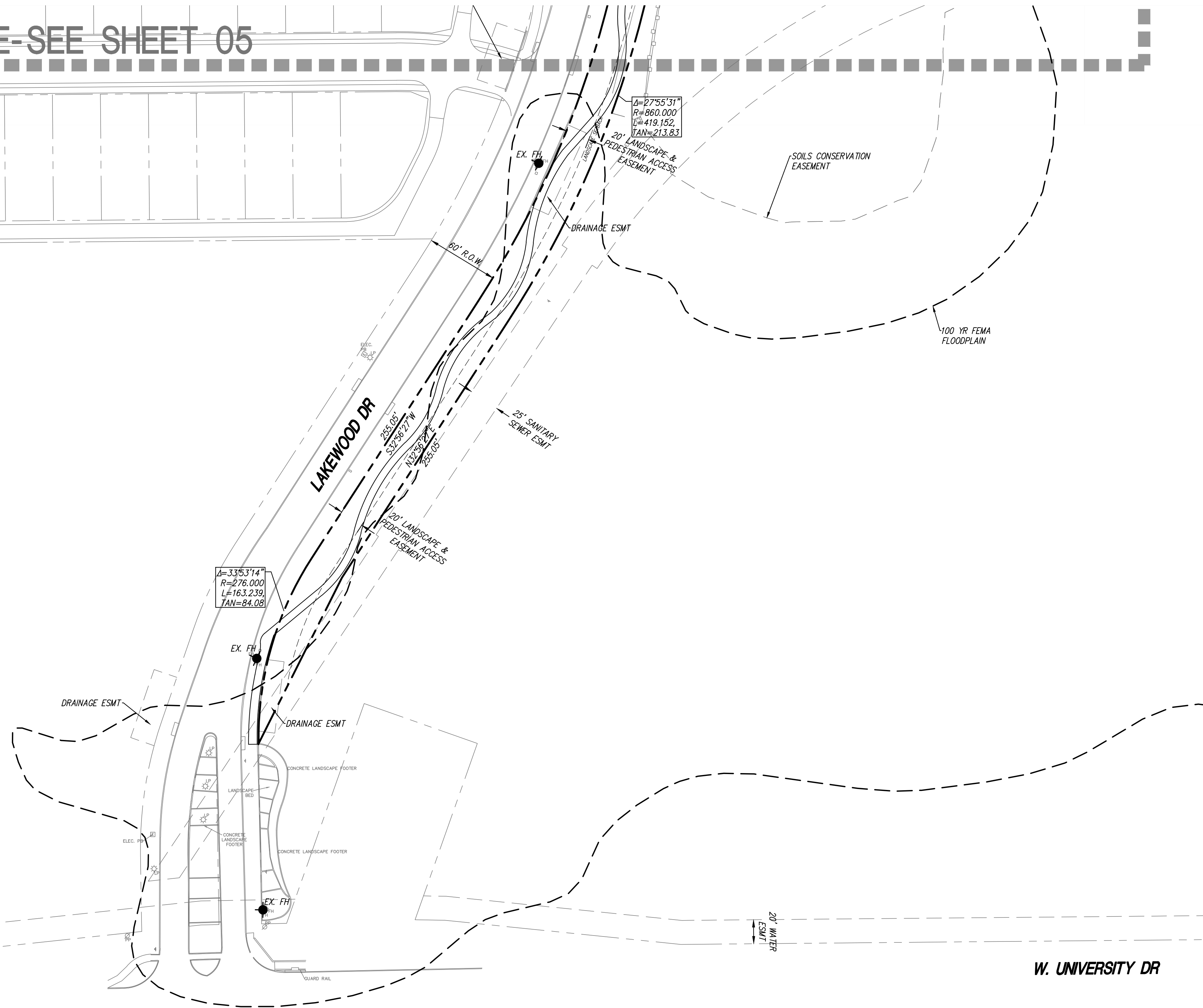
Town of Prosper, Texas
 Prosper Independent School District
District Administration Facility
 SITE PLAN (4 OF 5)

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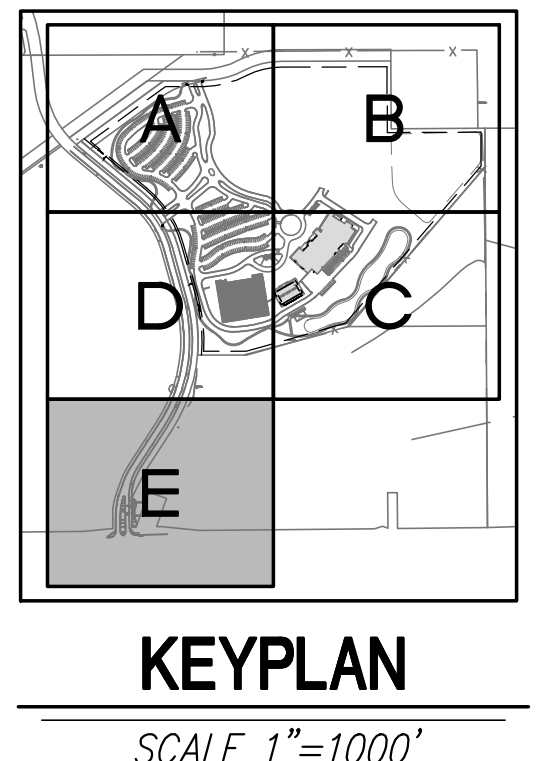
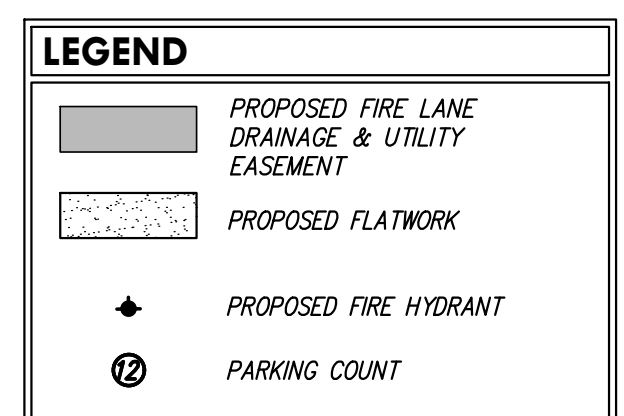
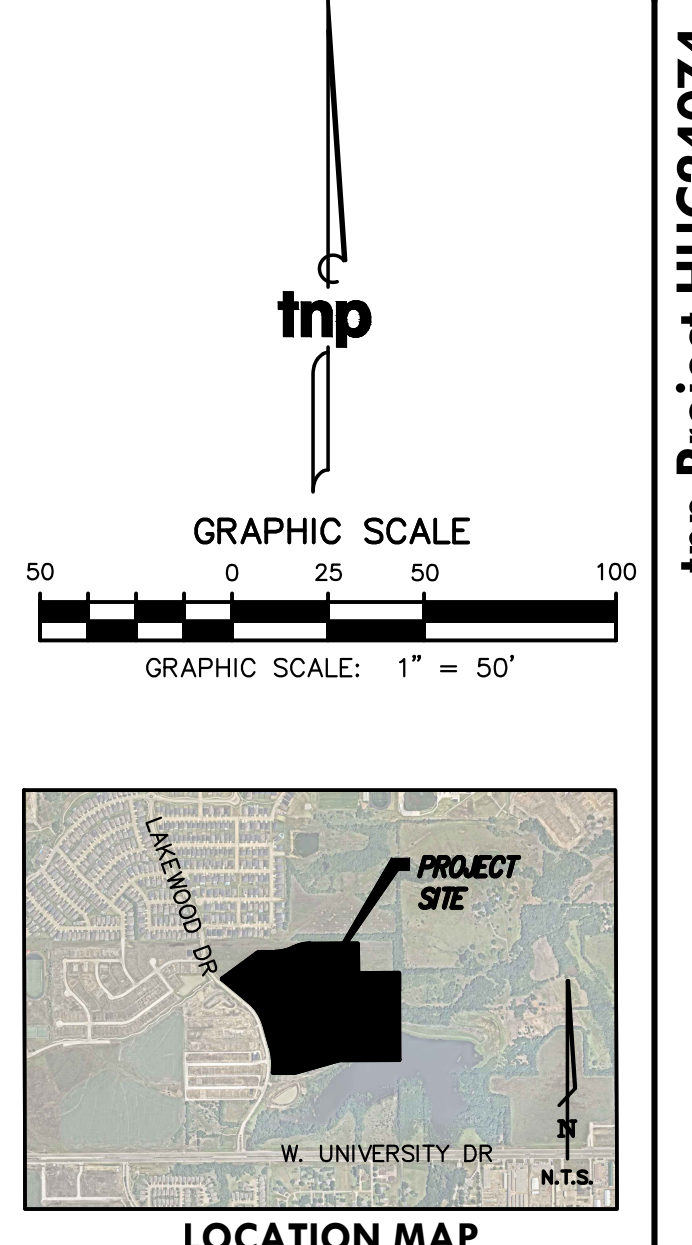
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MATCHLINE-SEE SHEET 05

OWNER: 55 PROSPER, L.P.
ZONING: PD-111, SF
LAND USE: SINGLE-FAMILY

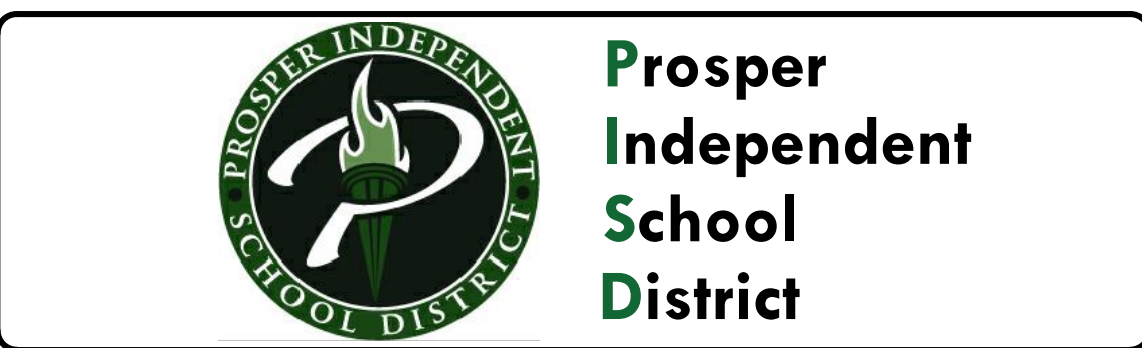


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 7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND 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.
 8. 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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scale
horiz 1"=50'
vert N/A
date
FEB 2025



This document is for interim review and is not intended for construction, bidding or permit purposes.
 AMANDA M. MULLEN, P.E. Date: FEB 2025
 Tx. Reg. # 123232

Town of Prosper, Texas
 Prosper Independent School District
District Administration Facility
 SITE PLAN (5 OF 5)

tnp project HUC24074
 sheet 06

tnp Project HUC24074 PROSPER, TX DISTRICT ADMINISTRATION FACILITY