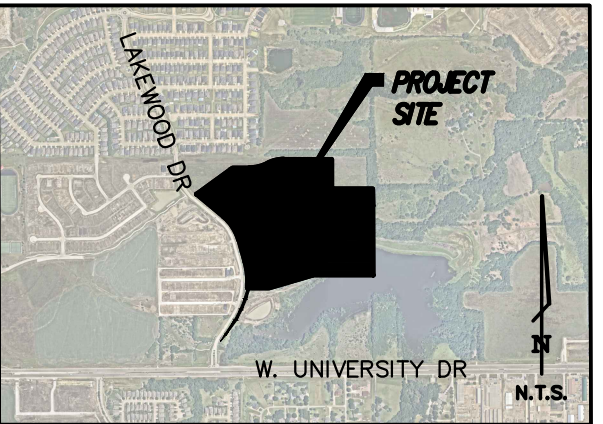
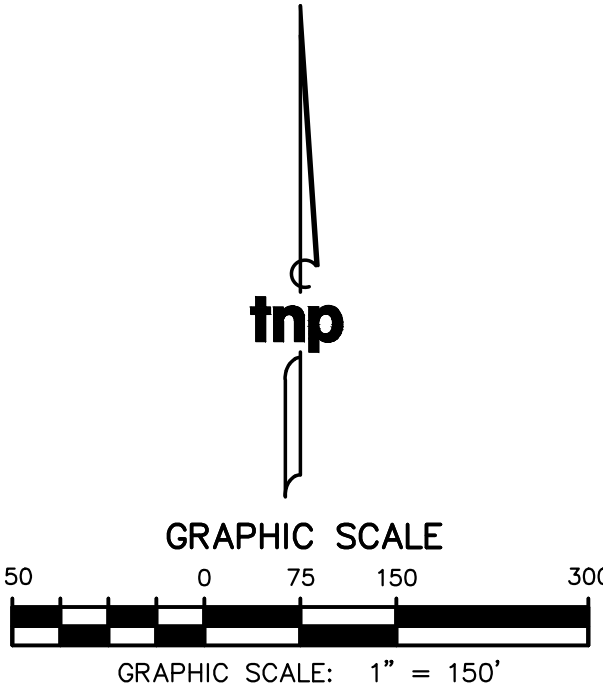
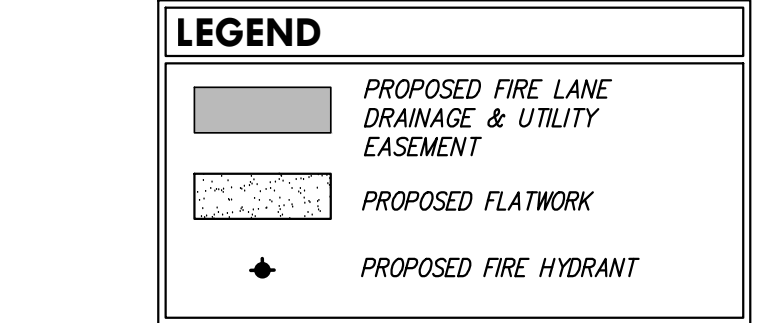


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SITE DATA SUMMARY

EXISTING ZONING:	PD-90 (MIXED USE/SINGLE-FAMILY)
PROPOSED USE:	MIXED USE
GROSS LOT AREA:	52.39 ACRES (2,282,286 SF)
NET LOT AREA:	53.29 ACRES (2,321,105 SF)
BUILDING AREA:	149,293 SF
HEIGHT:	
ADMIN. BUILDING: (3 STORY WITH BASEMENT)	NORTH SIDE: 60'-00" SOUTH SIDE: 70'-00" WITH SCREEN: 74'-08"
COMMUNITY CENTER: (2 STORY)	NORTH SIDE: 25'-00" SOUTH SIDE: 40'-00"
PAVILION:	NORTH SIDE: 20'-00" SOUTH SIDE: 20'-00"
PUMP HOUSE:	ALL SIDES: 13'-08"
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:	1,253,715.0 SF (55.53%)
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) (10 SPACES PLUS 1 SPACE FOR EACH 300 SF OF FLOOR AREA IN EXCESS OF 2,000 SF)	76 SPACES
TOTAL PROVIDED PARKING:	572 SPACES
REQUIRED HANDICAP SPACES:	13 SPACES
STANDARD SPACES: (9'x20')	559 SPACES
HANDICAP SPACES:	13 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



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)
PAVALION:	3,033 SF
TOTAL BUILDING AREA:	149,293 SF

NOTE:

FOR BUILDINGS UNDER 40 FEET OF HEIGHT, MINIMUM SETBACK IS AS FOLLOWS:

LAKEWOOD DRIVE: 30'
RICHLAND BOULEVARD: 15'
SIDE AND REAR: 20'

SETBACK IS INCREASED BY 1 FOOT FOR EACH ADDITIONAL FOOT OF HEIGHT, ADMIN BUILDING IS AS FOLLOWS:

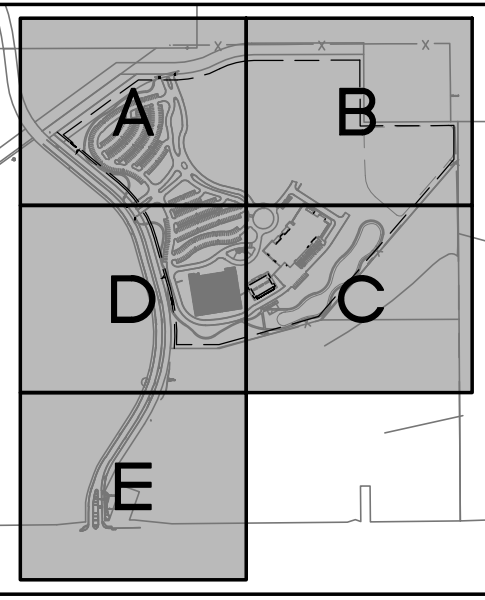
LAKEWOOD DRIVE: 77'
RICHLAND BOULEVARD: 57'
SIDE AND REAR: 77'

**DEVAPP-25-0019
SITE PLAN
FOR
PROSPER ISD ADMINISTRATION FACILITY
BLOCK A, LOT 1
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS**

DATE PREPARED: MAY 2025

ARCHITECT: HUCKABEE & ASSOCIATES, INC. 5830 GRANITE PARKWAY, SUITE 750 PLANO, TX 75024 972.292.7670 CONTACT: JOE TREMBLAY, AIA	SURVEYOR: TEAGUE NALL & PERKINS, INC. 825 MATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.481.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.
OWNER/APPLICANT: PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY	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.

- NOTE:**
- AMENITIES PROVIDED ADJACENT TO MAJOR CREEK PER SECTION 4.2.6.D:
- A MINIMUM OF 25% OF THE SURFACE AREA OF WALLS THAT FACE THE MAJOR CREEK TO BE PROVIDED AS WINDOWS.
a. ADMINISTRATION BUILDING SOUTH SIDE: 35%
b. COMMUNITY CENTER SOUTH SIDE: 37%
 - CONSTRUCTION OF A HIKE AND BIKE TRAIL ALONG THE CREEK. THE FINAL ALIGNMENT WILL BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION.
 - A VISIBILITY CORRIDOR OF AT LEAST 100 FEET SHALL BE REQUIRED BETWEEN AND/OR ADJACENT TO BUILDINGS ADJACENT TO THE FLOOD PLAIN. THIS VISIBILITY CORRIDOR CAN INCLUDE PARKING, LANDSCAPE MEDIANS OR AREAS, AMENITIES, AND DRIVE AISLES.
 - BUILDING TO HAVE THE SAME BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.

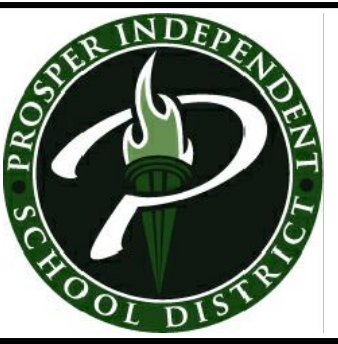


KEYPLAN

SCALE 1"=1000'

no.	revision	by	date

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scale
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vert
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AMANDA M. MULLEN, P.E. Date: MAY 2025

Tx. Reg. # 123232

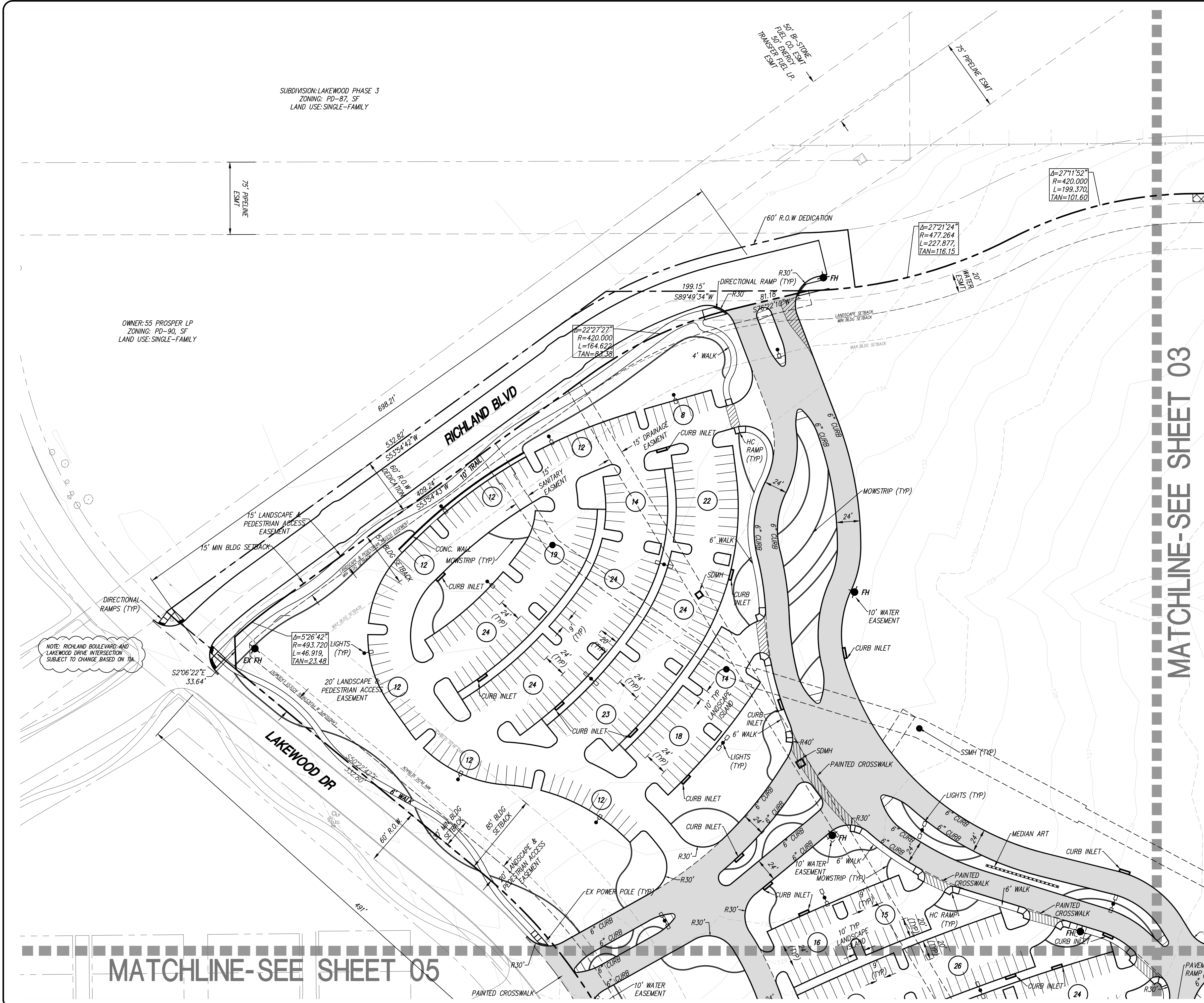
Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
OVERALL SITE PLAN

tnp project
HUC24074
sheet
01

tnp Project HUC24074

PROSPER, TX

DISTRICT ADMINISTRATION FACILITY



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GRAPHIC SCALE

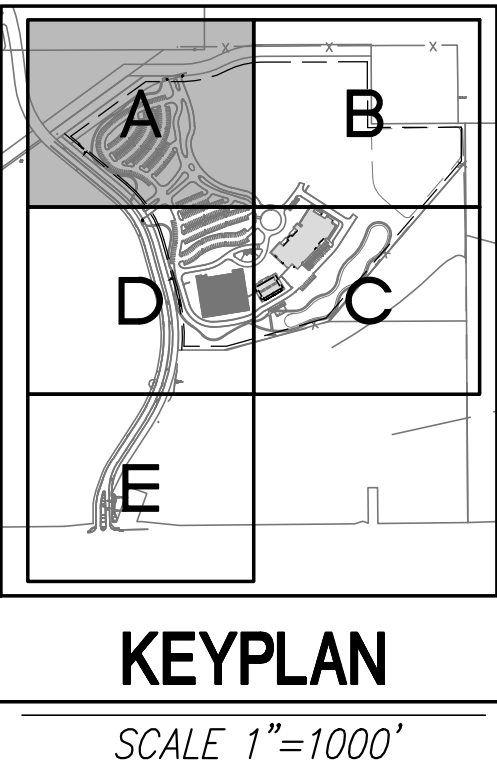
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GRAPHIC SCALE: 1" = 50'

LOCATION MAP

LEGEND

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



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Prosper Independent School District

scale
horiz
1"=50'
vert
N/A
date
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Town of Prosper, Texas

Prosper Independent School District

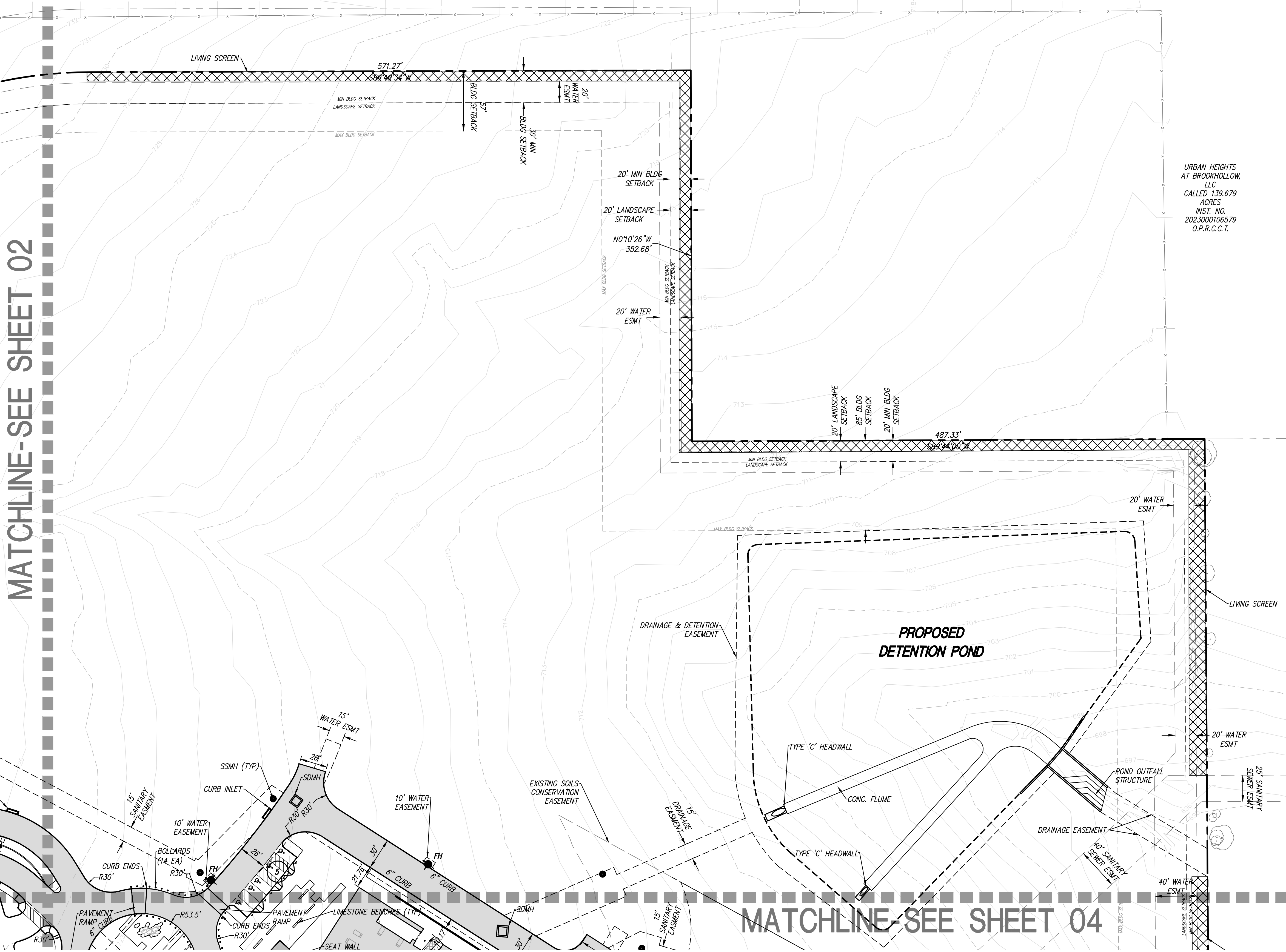
District Administration Facility

SITE PLAN - (1 OF 5)

tnp project
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02

MATCHLINE-SEE SHEET 02

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



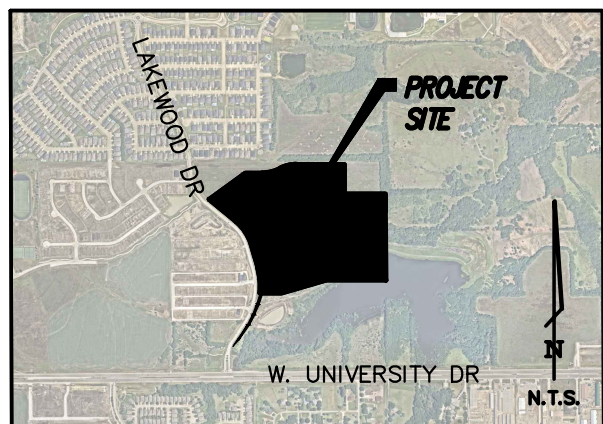
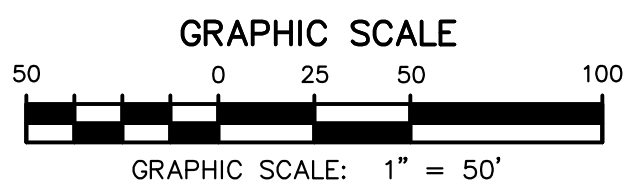
MATCHLINE-SEE SHEET 04

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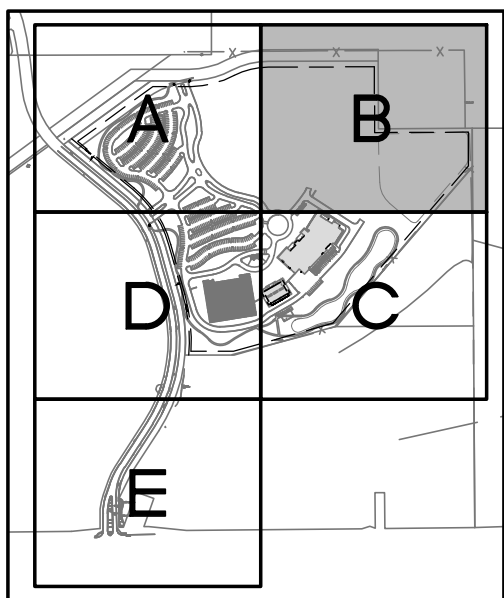
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AT BROOKHOLLOW,
LLC
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INST. NO.
2023000106579
O.P.R.C.C.T.

tnp



LEGEND

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- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



KEYPLAN

SCALE 1"=1000'

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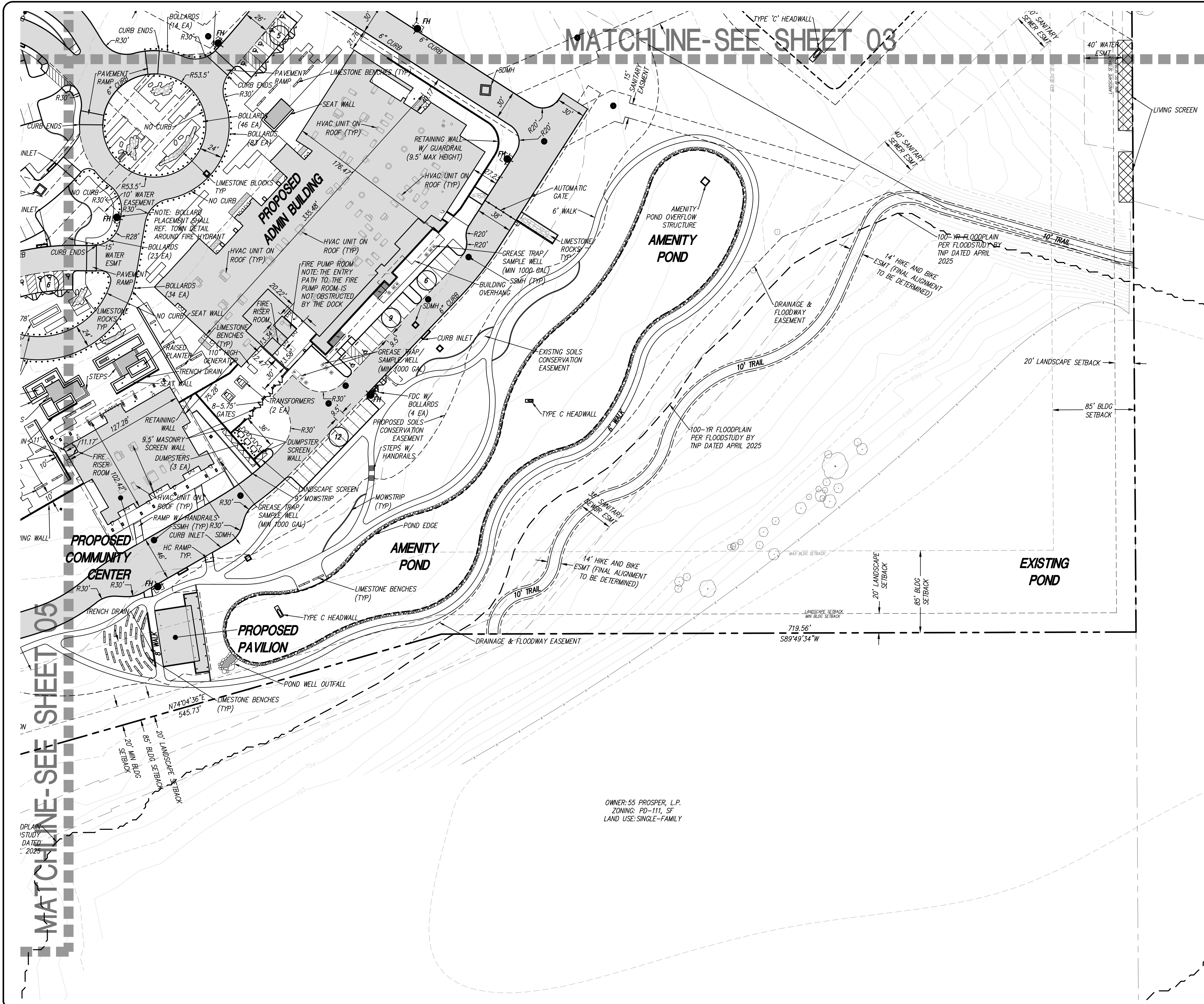
Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN - (2 OF 5)

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03

DISTRICT ADMINISTRATION FACILITY

PROSPER, TX

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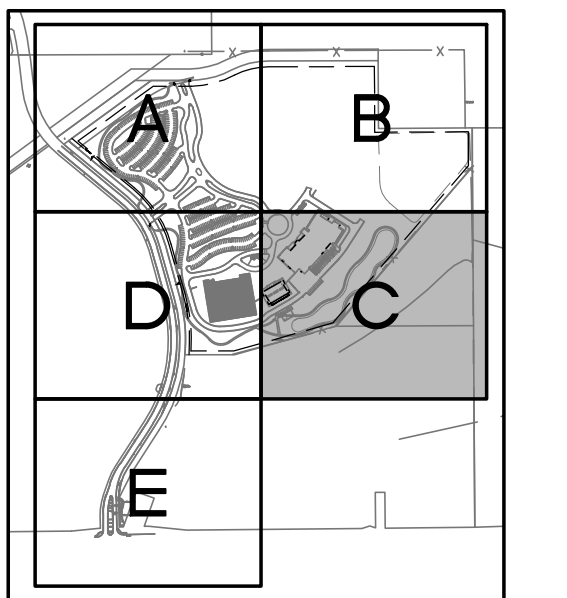
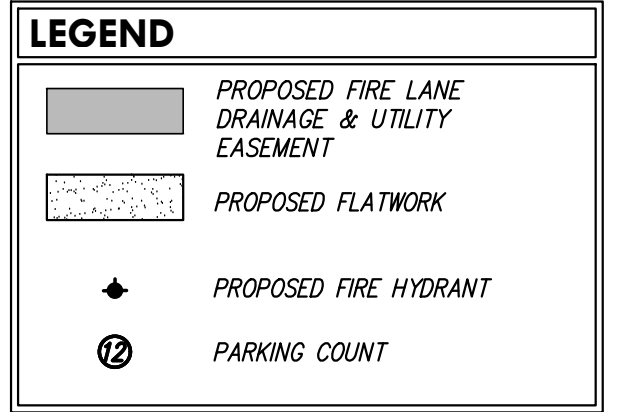
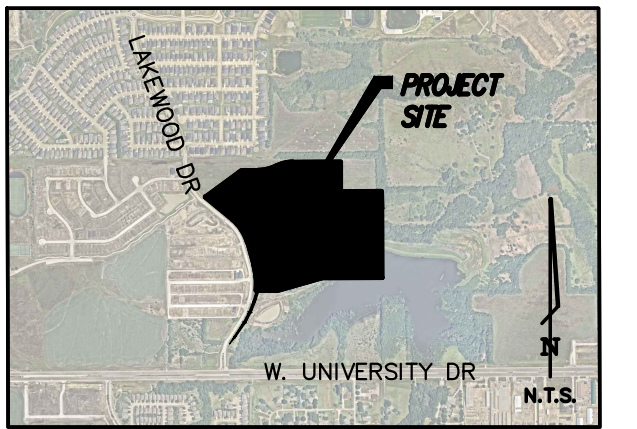
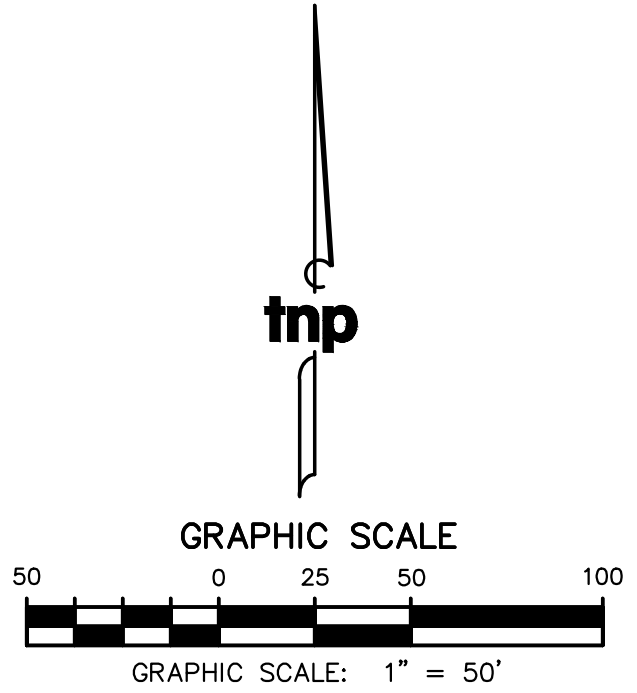
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NOTE:

HIKE AND BIKE TRAIL FINAL ALIGNMENT TO BE DETERMINED THROUGH ADDITIONAL COORDINATION WITH TOWN.



KEYPLAN

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Prosper Independent School District

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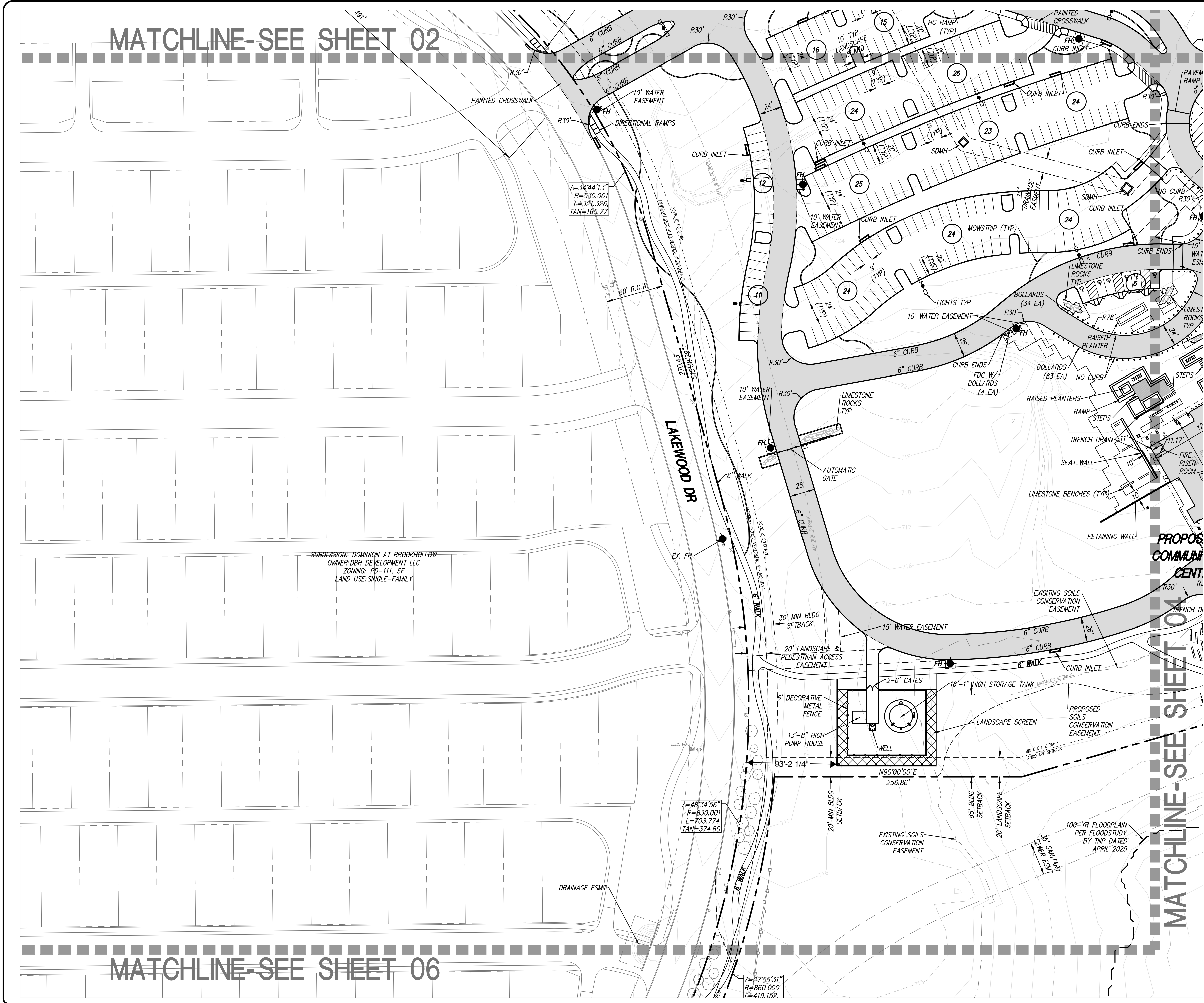
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Tx. Reg. # 123232

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

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HUC24074
sheet
04



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GRAPHIC SCALE
50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

LOCATION MAP

LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
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KEYPLAN
SCALE 1"=1000'

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Prosper Independent School District
District Administration Facility
SITE PLAN - (4 OF 5)

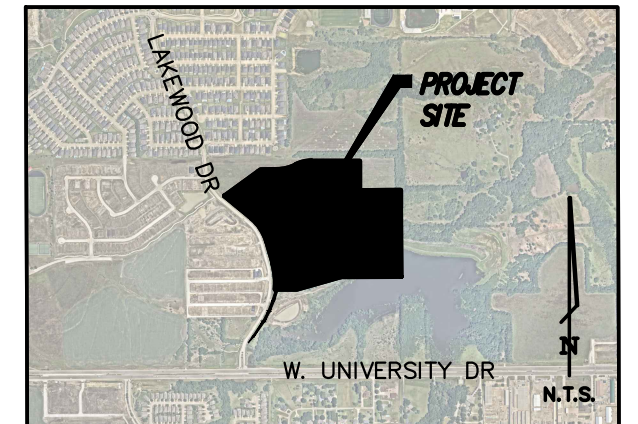
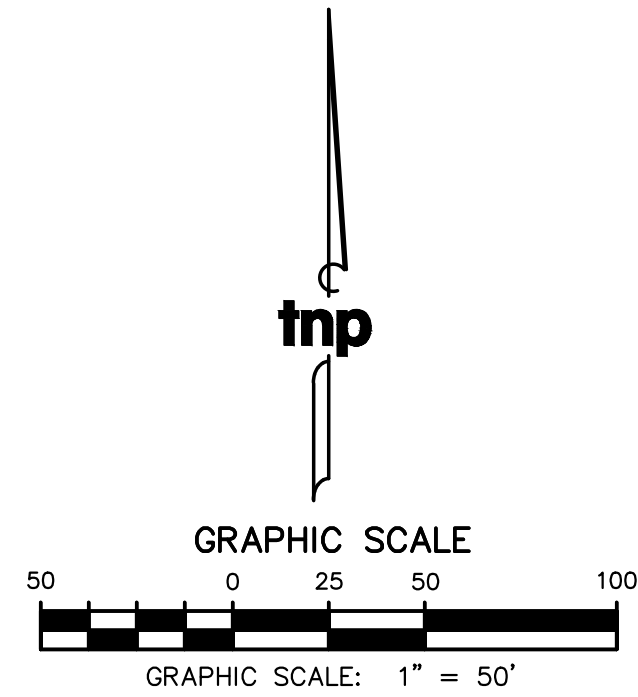
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05

MATCHLINE-SEE SHEET 05

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

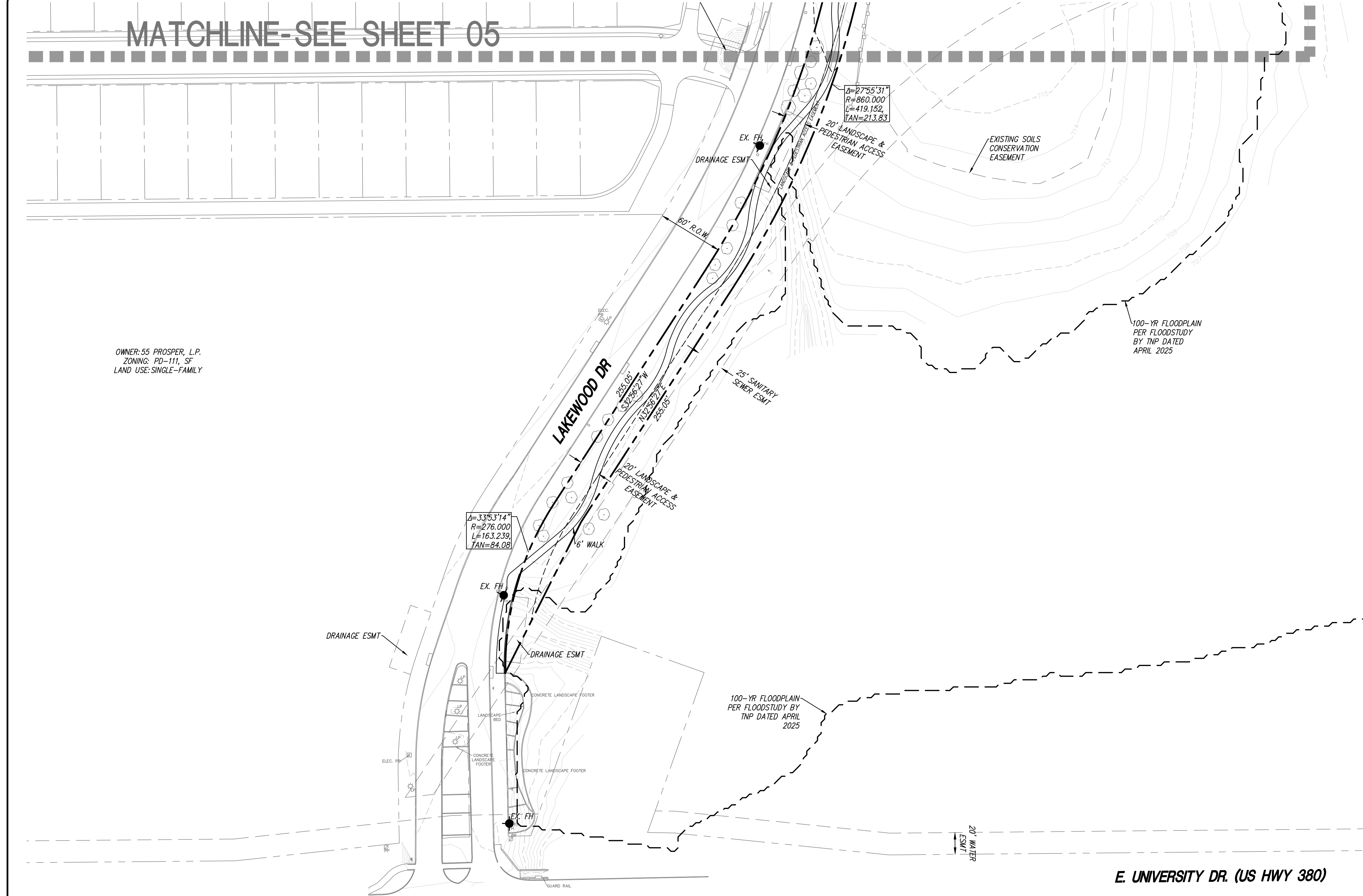
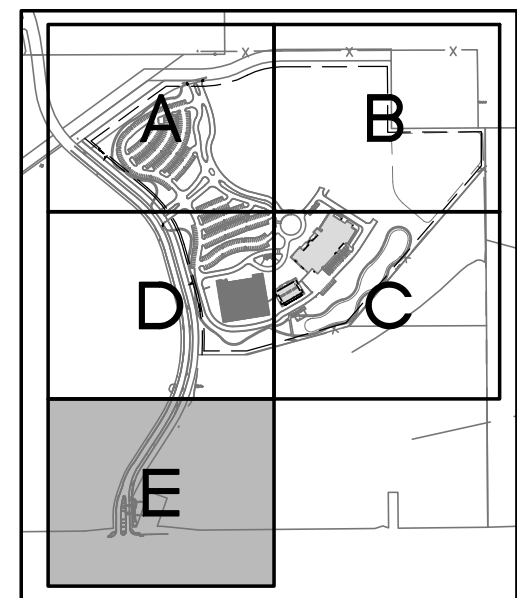
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 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 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.



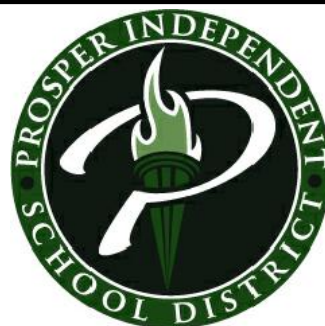
LEGEND

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



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
TBPE Registration No. F-230
www.tnpinc.com



**Prosper
Independent
School
District**

scale
horiz
1"=50'
vert
N/A
date
MAY 2025



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

AMANDA M. MULLEN, P.E. Date: MAY 2025

Tx. Reg. # 123232

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

tnp project
HUC24074
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