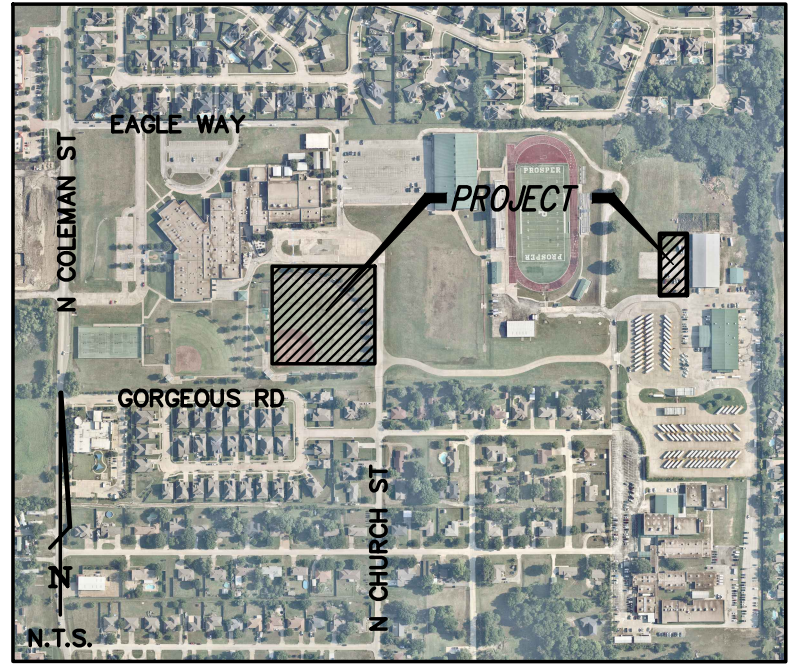
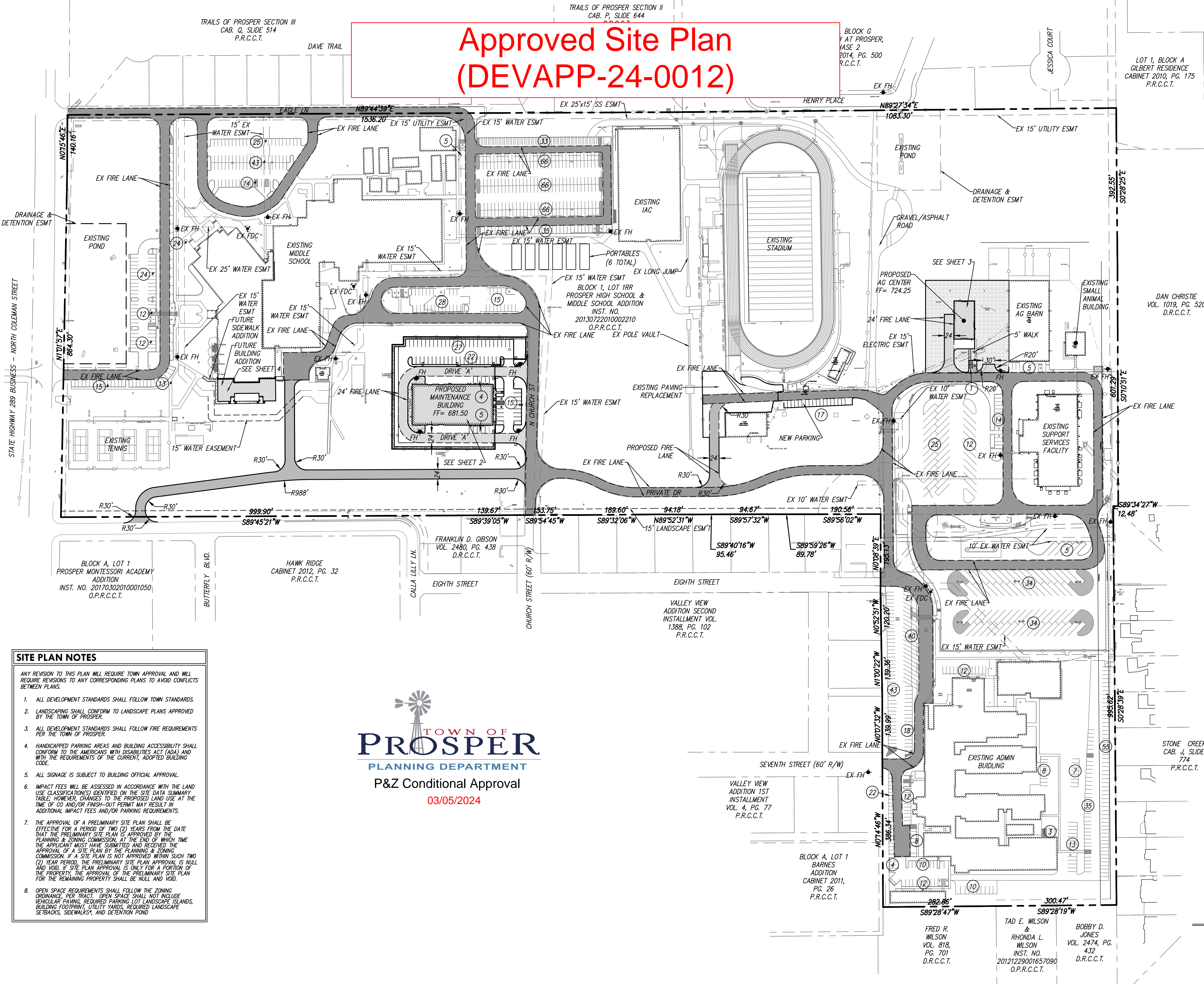


Approved Site Plan
(DEVAPP-24-0012)



LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	MAINTENANCE BUILDING & AGRICULTURAL CENTER
GROSS LOT AREA:	73.821 ACRES (3,215,622 SF)
BUILDING AREA:	MAINTENANCE BLDG 24,587 SF
	AGRICULTURAL CENTER 4,843 SF
	CLASSROOM ADDITION 4,154 SF
OPEN SPACE REQUIRED:	312,700.88 SF
OPEN SPACE PROVIDED:	1,431,578.58 SF
TOTAL IMPERVIOUS COVER:	1,695,430.22 SF
TOTAL LOT COVERAGE:	403,249.24 SF (ALL BLDGS)

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "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. 48120C0302, EFFECTIVE DATE OF APRIL 18, 2014, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

LEGEND

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

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 798 SPACES
TOTAL EX HANDICAP PARKING	= 29 SPACES
TOTAL PROP STANDARD PARKING	= 88 SPACES
TOTAL PROP HANDICAP PARKING	= 3 SPACES
TOTAL BUS PARKING	= 241 SPACES
TOTAL EXISTING PARKING	= 827 SPACES
TOTAL PROPOSED PARKING	= 91 SPACES
ROGERS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
EXISTING CLASSROOMS:	= 58
NEW CLASSROOMS:	= 6
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED (1.5 SPACES/CLASSROOM)	= 96 SPACES
TOTAL PARKING PROVIDED	= 182 SPACES

SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
CASE No. DEVAPP-24-0012

DATE PREPARED: FEB 2024

ARCHITECT:

VLK ARCHITECTS, INC.
5801 TRINITYSON PKWY #100
PLANO, TX 75024
972.285.1885
CONTACT: LARRY BLOOM, AIA, NCARB.

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
214.461.9919
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.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: DR. GREG BRADLEY

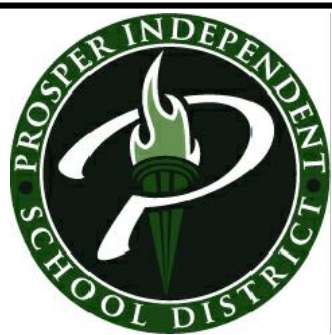
SITE PLAN NOTES

- 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 A 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.

TOWN OF
PROSPER
PLANNING DEPARTMENT
P&Z Conditional Approval
03/05/2024

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPels: ENOR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



Prosper
Independent
School
District

scale
horiz
1"=120'
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N/A
date
FEB 2024

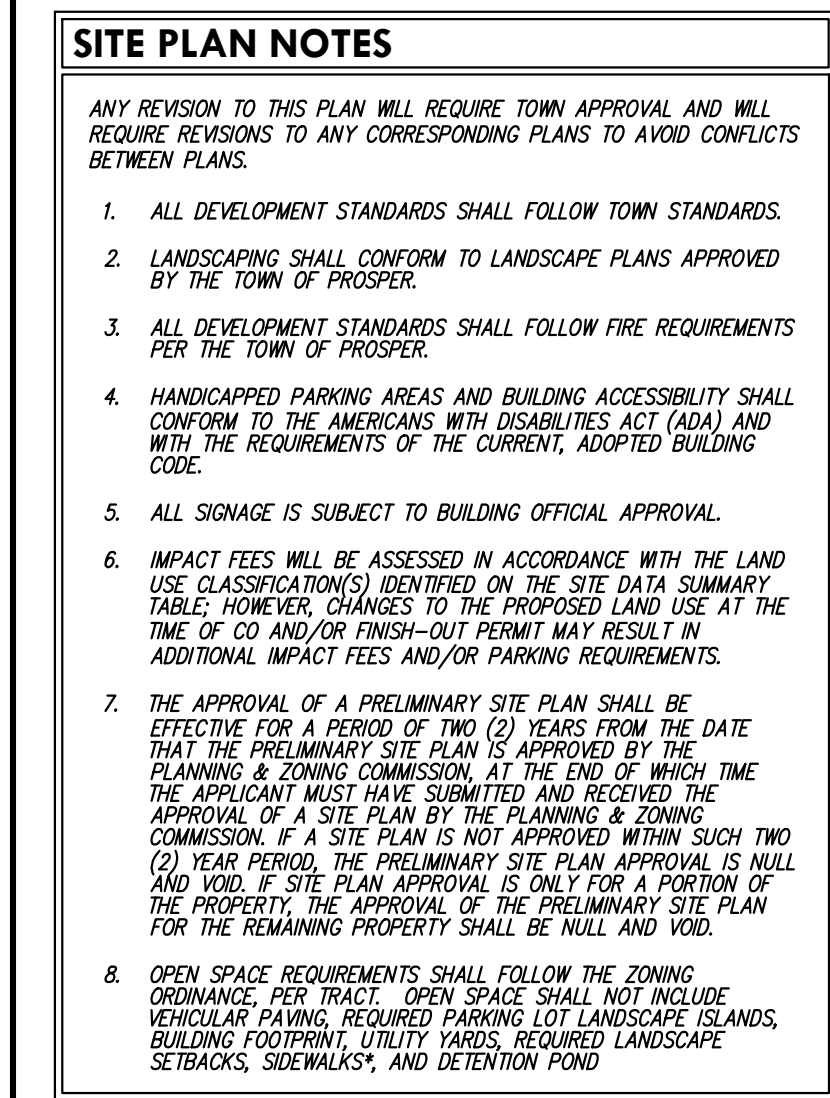


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AMANDA M. MULLEN, P.E. Date: FEB 2024
Tx. Reg. # 123232

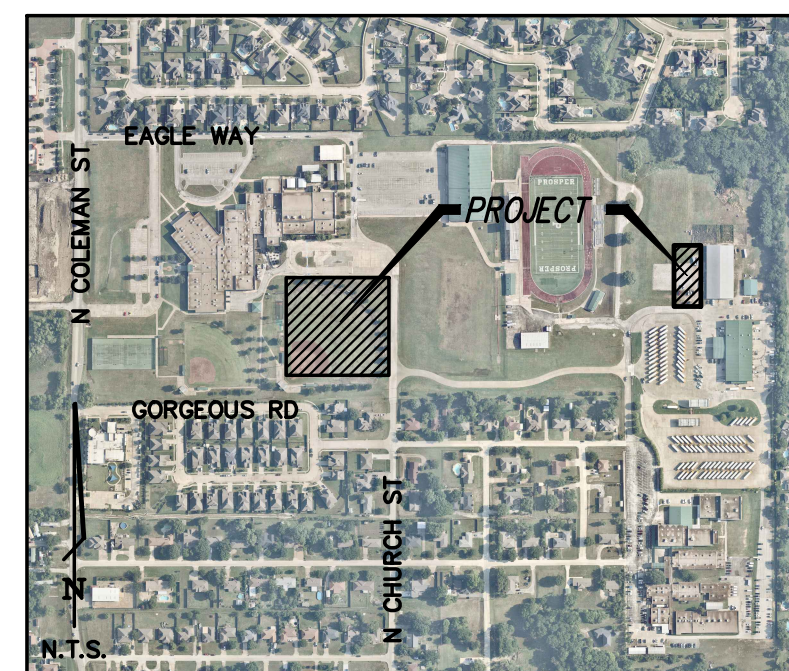
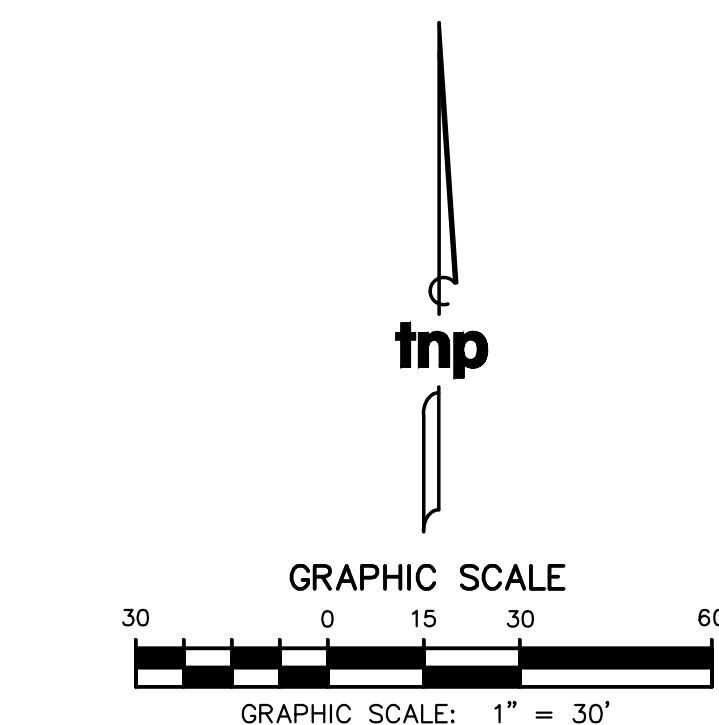
Town of Prosper, Texas
Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL

OVERALL SITE PLAN

tnp project
VLK23267
sheet
01



Approved Site Plan (DEVAPP-24-0012)



LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY	
ZONING:	SF-15
PROPOSED USE:	MAINTENANCE BUILDING
BUILDING AREA:	MAINTENANCE BLDG 24,587 SF
BUILDING HEIGHT:	32' 4" MAX 27' 11.37" MED 23' 6.75" MIN

LEGEND

PARKING DATA	
<i>PROVIDED PARKING</i>	
TOTAL PROP STANDARD PARKING =	71 SPACES
TOTAL PROP HANDICAP PARKING =	2 SPACES
TOTAL PROPOSED PARKING =	73 SPACES
<i>REQUIRED PARKING</i>	
REQUIRED PARKING =	25 SPACES
(1 PARKING SPOT PER 1,000 SQFT)	

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "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. 48121C043J0G, 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-24-0012**

DATE PREPARED: FEB 2024

	<p align="center">ARCHITECT:</p> <p align="center">VLK ARCHITECTS, INC. 5801 TENNYSON PKWY #100 PLANO, TX 75024 972.265.1885 CONTACT: LARRY BLOOM, AIA, NCARB.</p>	<p align="center">SURVEYOR:</p> <p align="center">TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.641.9818 CONTACT: BRIAN J. MADDOX II, R.P.L.S.</p>
<p align="center">OWNER/APPLICANT:</p> <p align="center">PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY</p>	<p align="center">ENGINEER:</p> <p align="center">TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA M. MULLEN P.E.</p>	<p align="center">LANDSCAPE ARCHITECT:</p> <p align="center">TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID, R.L.A.</p>

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



**Prosper
Independent
School
District**

scale
horiz 1"=30'
vert N/A
date
JAN 2024



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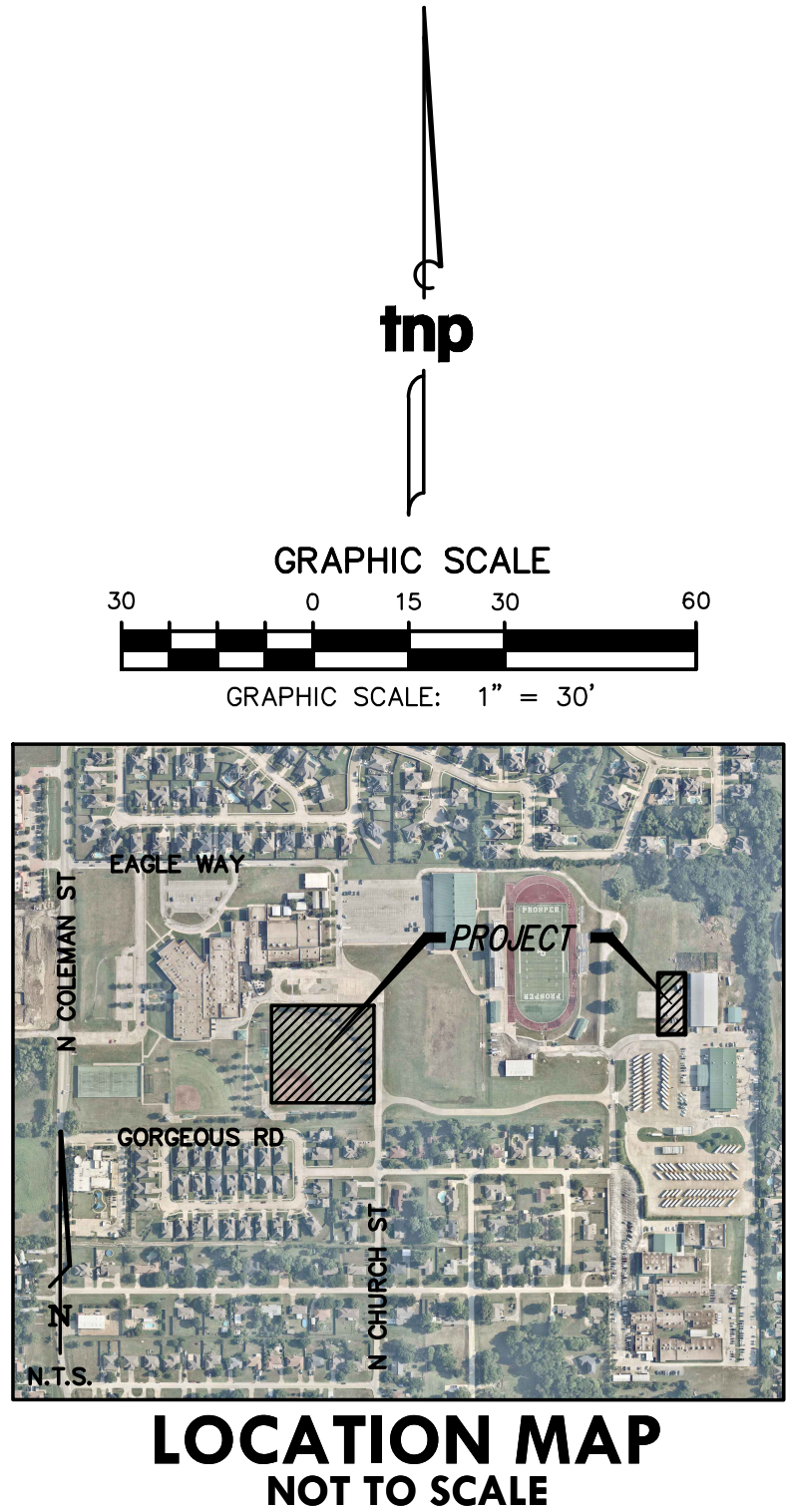
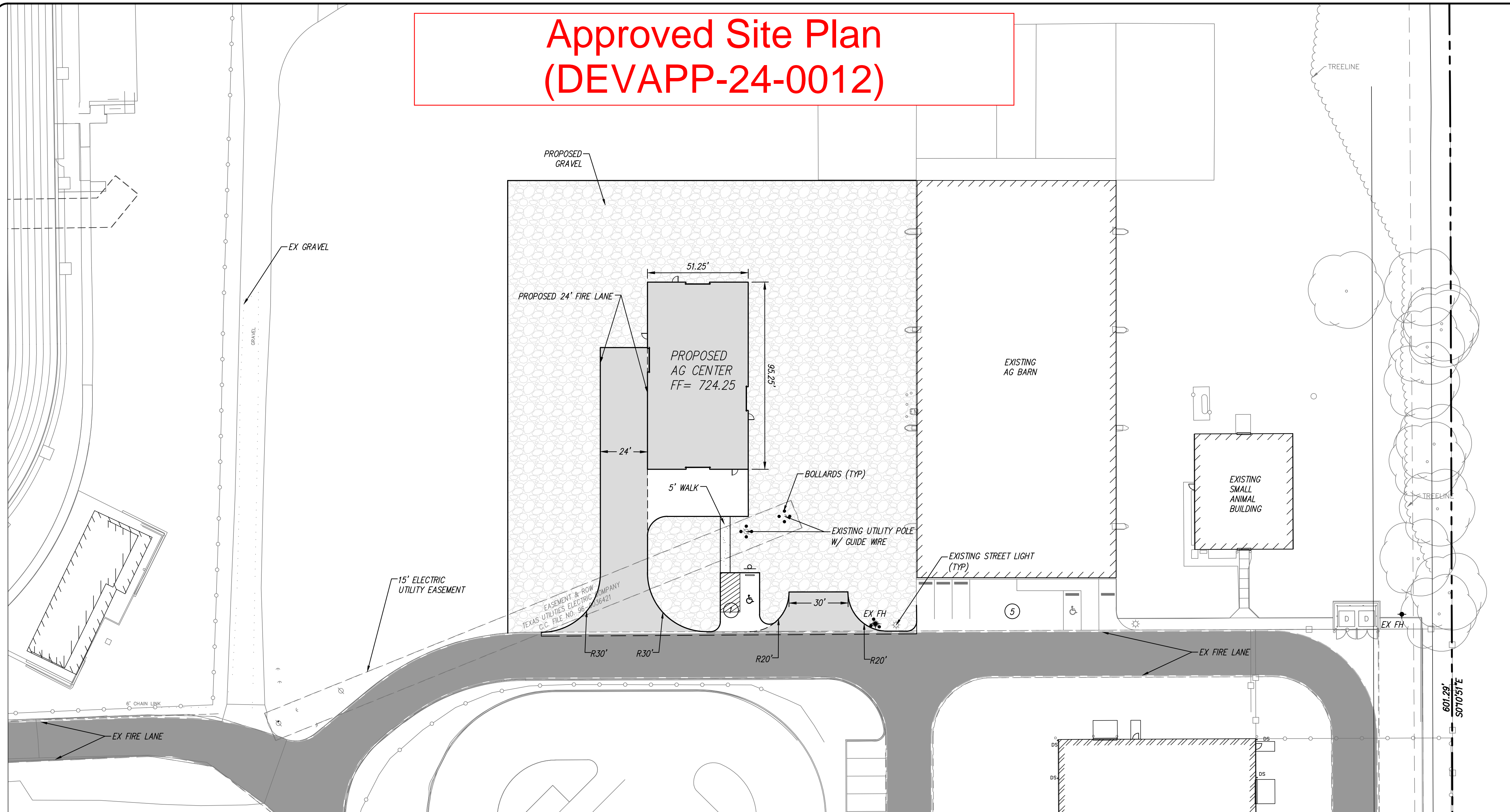
AMANDA M. MULLEN P.F. Date: JAN 2024

Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL
MAINTENANCE FACILITY SITE PLAN

tnp project
VLK23267
sheet
02

Approved Site Plan
(DEVAPP-24-0012)



SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	AGRICULTURAL CENTER
BUILDING AREA:	AGRICULTURAL CENTER 4,845 SF
BUILDING HEIGHT:	23' 9.5" MAX 21' 5.6" MED 19' 1.75" MIN

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 4 SPACES
TOTAL EX HANDICAP PARKING	= 1 SPACES
TOTAL PROP STANDARD PARKING	= 1 SPACES
TOTAL EXISTING PARKING	= 5 SPACES
TOTAL PROPOSED PARKING	= 1 SPACES

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "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. 48121C04306, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

LEGEND

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

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.

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SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
TOWN OF PROSPER, DENTON
COUNTY, TEXAS
CASE No. (DEVAPP-24-0012)

DATE PREPARED: FEB 2024

ARCHITECT:

VLK ARCHITECTS, INC.
5801 TENNYSON PKWY #100
PLANO, TX 75024
972.265.1885
CONTACT: LARRY BLOOM, AIA, NCARB.

SURVEYOR:

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825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
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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.

no.	revision	by	date

teague nall and perkins, inc

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.336.2813 fx

www.tnpinc.com

TBPELS: ENOR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



Prosper
Independent
School
District

scale
horiz
1"=30'
vert
N/A
date
FEB 2024



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AMANDA M. MULLEN, P.E. Date: FEB 2024

Tx. Reg. # 123232

Town of Prosper, Texas

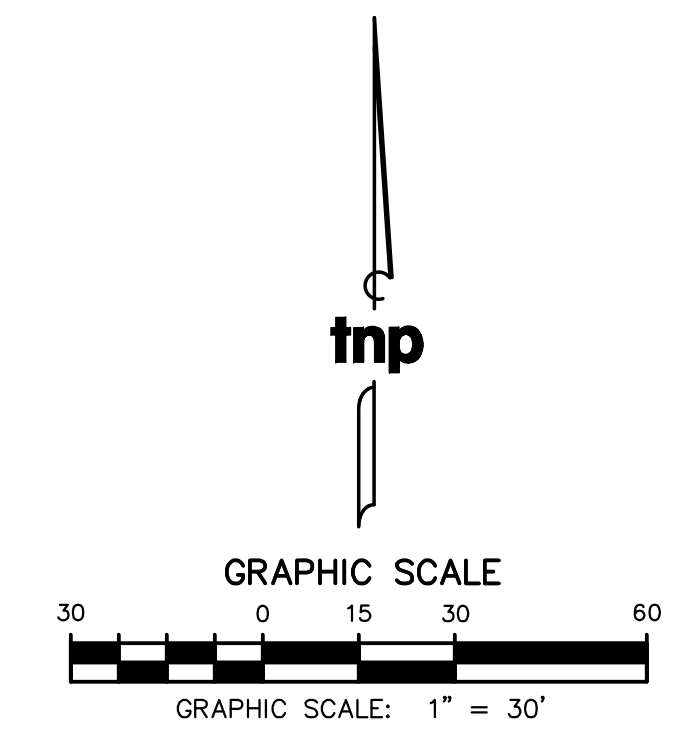
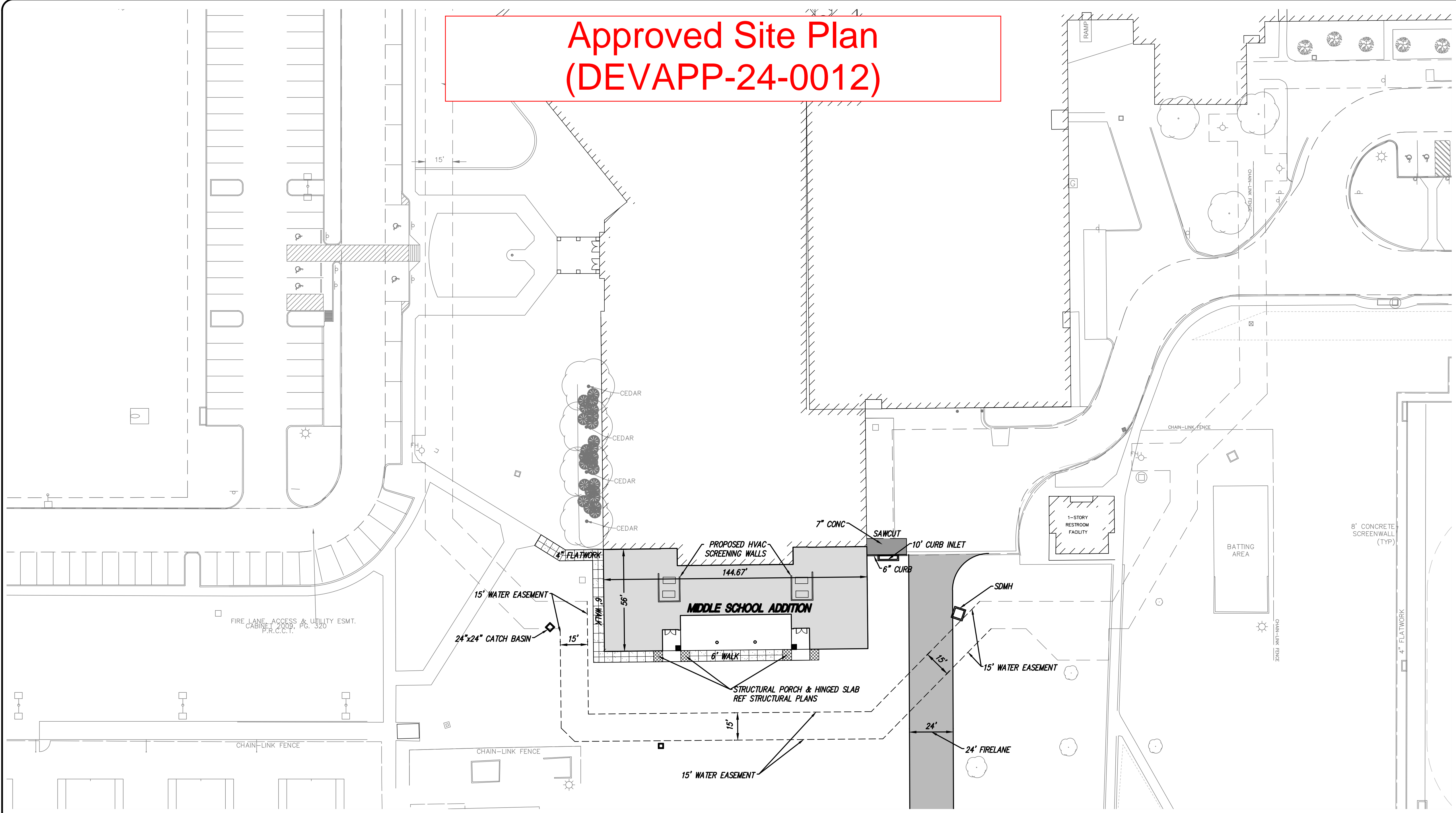
Prosper Independent School District

PROSPER REYNOLDS MIDDLE SCHOOL

AGRICULTURAL CENTER SITE PLAN

tnp project
VLK23267
sheet
03

Approved Site Plan
(DEVAPP-24-0012)



LEGEND	
	4" CONCRETE FLATWORK
	7" CONCRETE PAVING
	SAWED DUMMY JOINT

SITE DATA SUMMARY	
ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
BUILDING AREA:	CLASSROOM ADDITION (4-6 CLASSROOMS) 5,650 SF
BUILDING HEIGHT:	17' 8"

PARKING DATA	
PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 798 SPACES
TOTAL EX HANDICAP PARKING	= 29 SPACES
TOTAL PROP STANDARD PARKING	= 88 SPACES
TOTAL PROP HANDICAP PARKING	= 3 SPACES
TOTAL BUS PARKING	= 241 SPACES
TOTAL EXISTING PARKING	= 827 SPACES
TOTAL PROPOSED PARKING	= 91 SPACES
ROGERS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
EXISTING CLASSROOMS:	= 58
NEW CLASSROOMS:	= 6
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED	= 96 SPACES (1.5 SPACES/CLASSROOM)
TOTAL PARKING PROVIDED	= 182 SPACES

SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
CASE No. DEVAPP-24-0012

DATE PREPARED: FEB 2024

OWNER/APPLICANT:
PROSPER I.S.D
605 EAST SEVENTH STREET
PROSPER, TEXAS 75078
CONTACT: DR. GREG BRADLEY
PHONE: 469.219.200

ENGINEER:

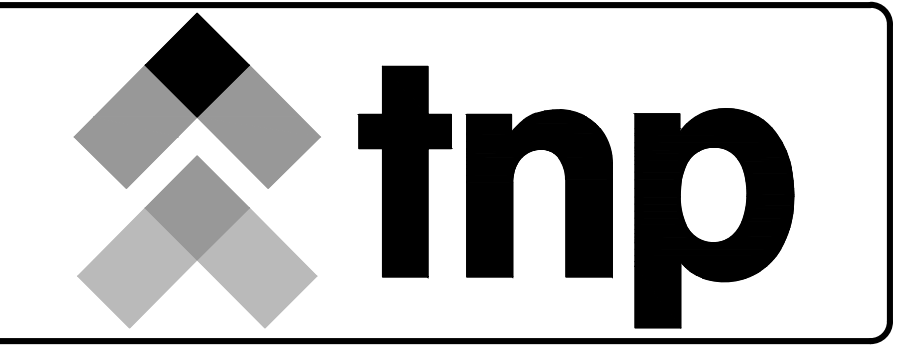
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Prosper
Independent
School
District

scale
horiz
1"=30'
vert
N/A
date
JAN 2024



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AMANDA M. MULLEN, P.E. Date: JAN 2024
Tx. Reg. # 123832

Town of Prosper, Texas
Prosper Independent School District PROSPER REYNOLDS MIDDLE SCHOOL
CLASSROOM ADDITION SITE PLAN

tnp project HUC23594
sheet 04