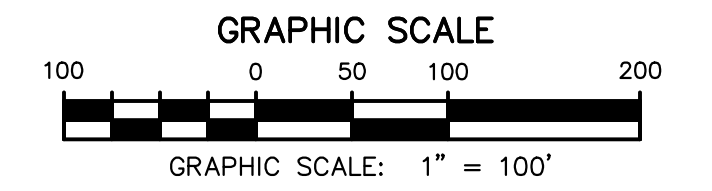


LOCATION MAP NOT TO SCALE



**LEGEND**

- EXISTING FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT (FADUE)
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT (FADUE)
- 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.
- 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.

**METER SCHEDULE**

TYPE	SIZE
DOM	2-4"
FIRE	1-8"
IRR	1-3"

**SITE DATA SUMMARY**

EXISTING ZONING:	PD-82
	SF-15
PROPOSED USE:	MIDDLE SCHOOL
GROSS LOT AREA:	35.61 ACRES (1,553,389 SF)
EXISTING BUILDING AREA:	162,724 SF
BUILDING ADDITION AREA:	31,317 SF
HEIGHT:	37' 4" - TWO STORY
LOT COVERAGE RATIO:	12.74%
FLOOR AREA RATIO:	0.127:1
TOTAL IMPERVIOUS AREA:	473,717 SF (31%)
TOTAL PARKING REQUIRED:	63 SPACES (42 CLASSROOMS)
	(1.5 SPACES/CLASSROOM)
HANDICAP PARKING REQUIRED:	7 SPACES
PARKING SPACES REMOVED:	93 SPACES
PARKING SPACES ADDED:	115 SPACES
TOTAL PROVIDED PARKING:	277 SPACES
STANDARD SPACES: (9'x20')	266 SPACES
HANDICAP SPACES:	11 SPACES
OPEN SPACE REQUIRED:	155,339 SF (10%)
OPEN SPACE PROVIDED:	759,126 SF (48.9%)
INTERIOR LANDSCAPING REQUIRED:	1,725 SF
INTERIOR LANDSCAPING PROVIDED:	12,441.7 SF

**SITE PLAN FOR LORENE ROGERS MIDDLE SCHOOL BUILDING ADDITION PROSPER I.S.D. PROSPER MIDDLE SCHOOL, NO. 2 ADDITION BLOCK A, LOT 1R TOWN OF PROSPER, COLLIN COUNTY, TEXAS CASE No. (DEVAPP-24-0088)**

JULY 2024

**OWNER/APPLICANT:**

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

**ARCHITECT:**

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

**ENGINEER:**

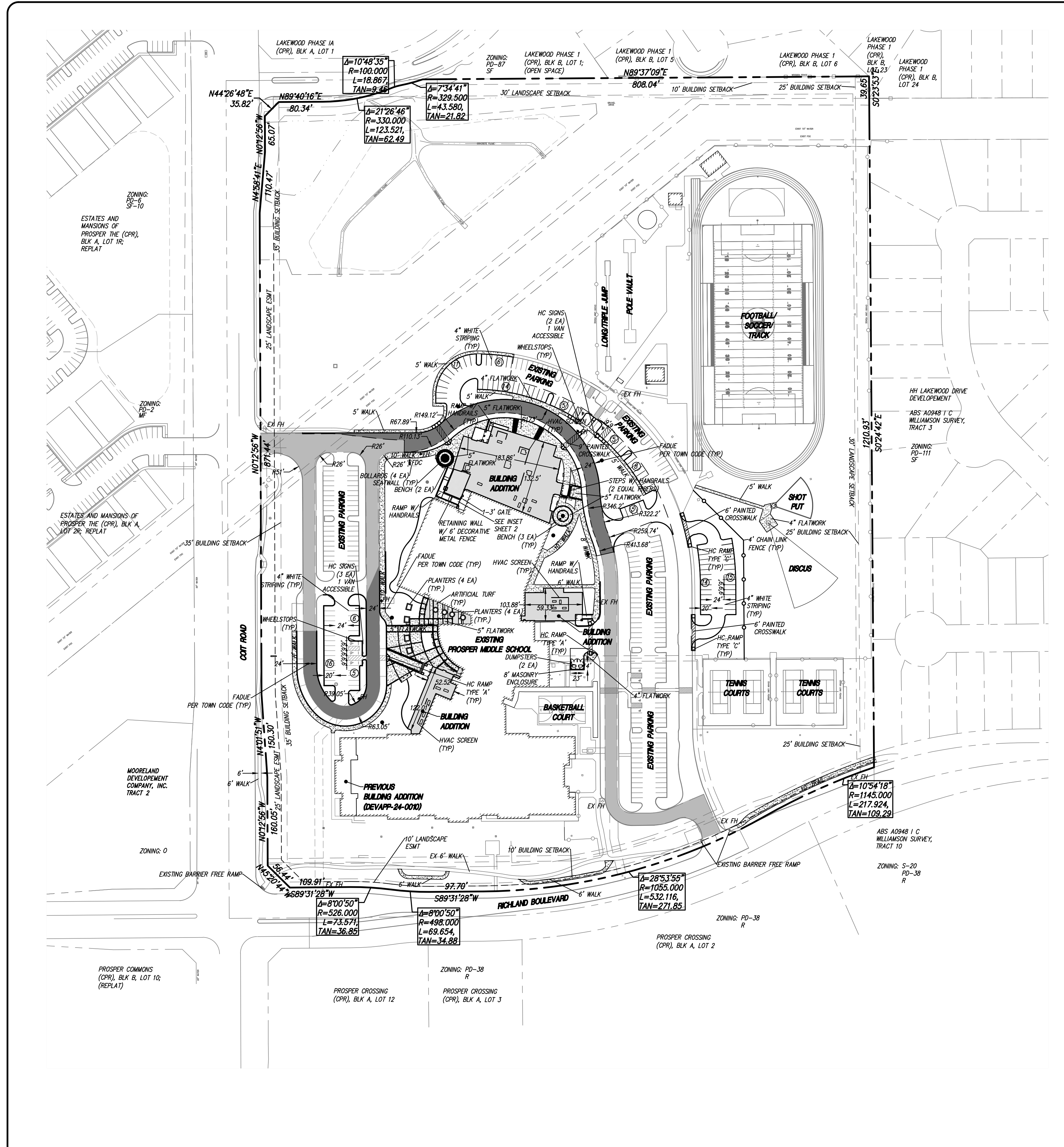
TEAGUE NALL & PERKINS, INC.  
 5237 N RIVERSIDE DRIVE, SUITE 100  
 FORT WORTH, TEXAS 76137  
 817.336.5773  
 CONTACT: AMANDA MULLEN, P.E.

**SURVEYOR:**

TEAGUE NALL & PERKINS, INC.  
 825 WATTERS CREEK BLVD., STE. M300  
 ALLEN, TEXAS 75013  
 214.461.9918  
 CONTACT: BRIAN J. MADDOX, 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

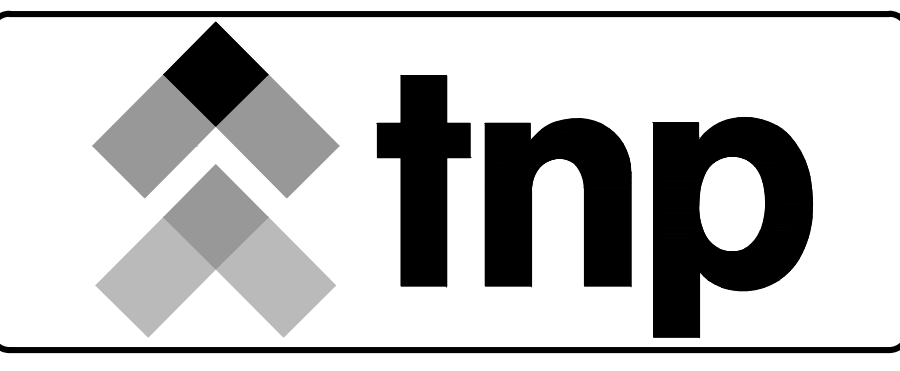


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**teague nall and perkins, inc**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.336.2813 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381  
 GBPE: PEF007431; TBAA: BR 2673



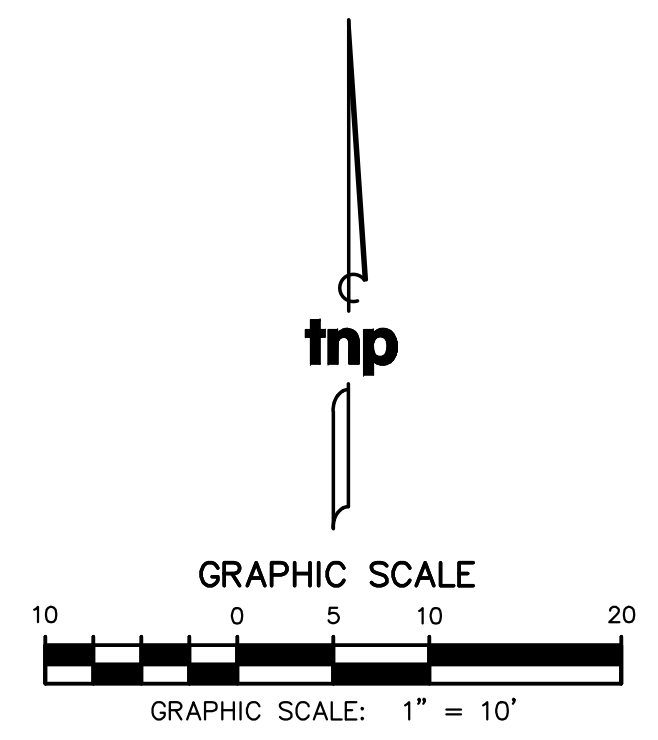
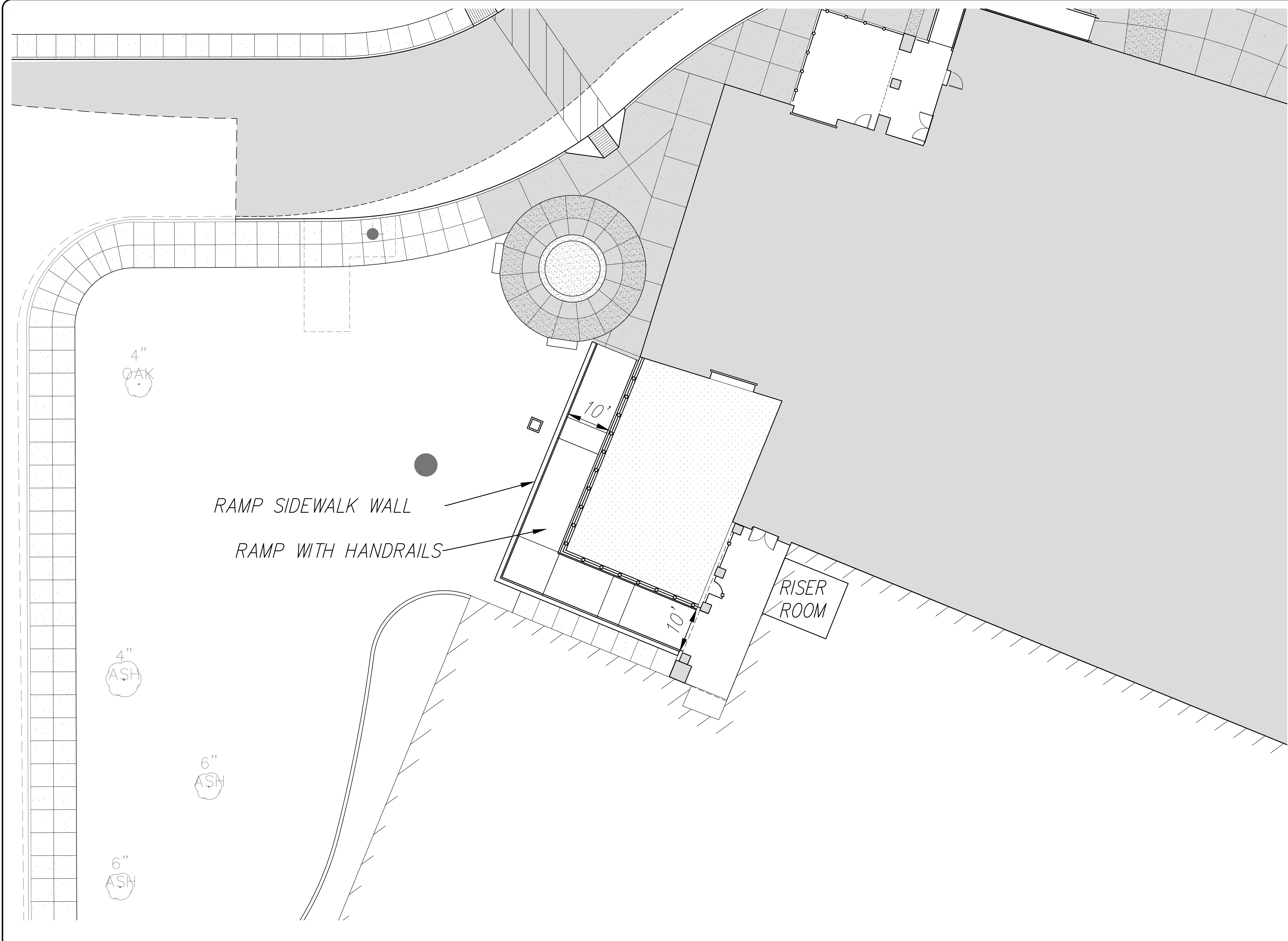
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 AMANDA M. MULLEN, P.E. Date: JULY 2024  
 Tx. Reg. # 123232

**Town of Prosper, Texas**  
 Prosper Independent School District  
 ROGERS MIDDLE SCHOOL BUILDING ADDITION AND RENOVATIONS  
**TOWN SITE PLAN**

tnp project  
 HUC23593  
 sheet  
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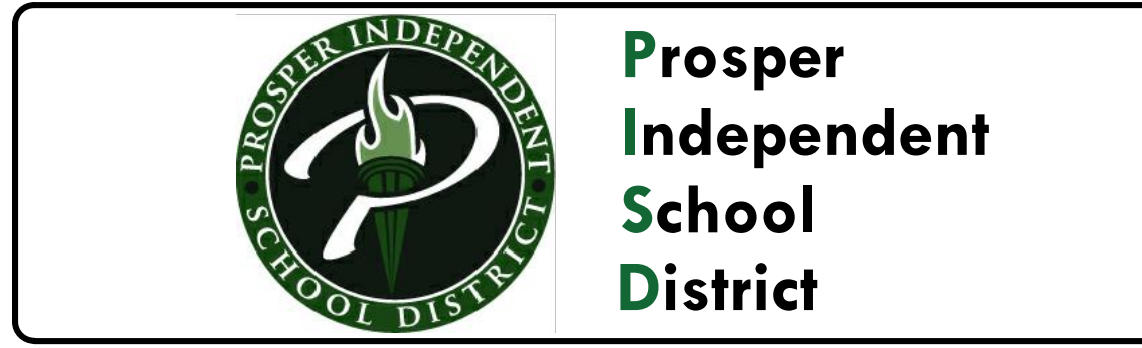
tnp Project HUC23593

PROSPER, TX

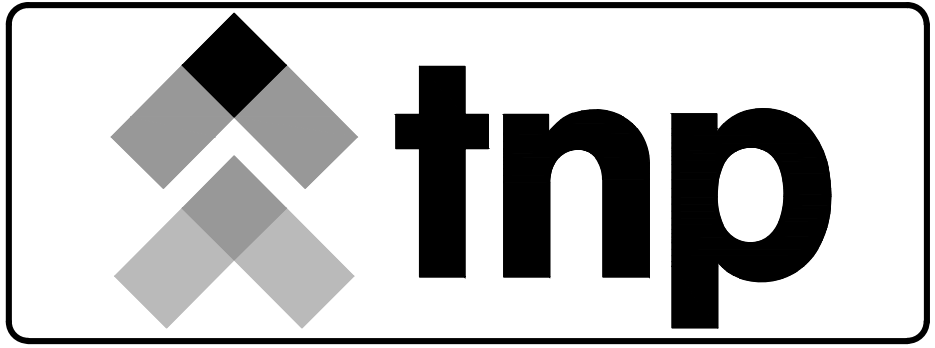
ROGERS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

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.tnpsc.com



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 JULY 2024



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**Town of Prosper, Texas**  
 Prosper Independent School District  
 ROGERS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS  
**RISER ROOM ACCESS INSET**

tnp project  
 HUC23593  
 sheet  
**2**