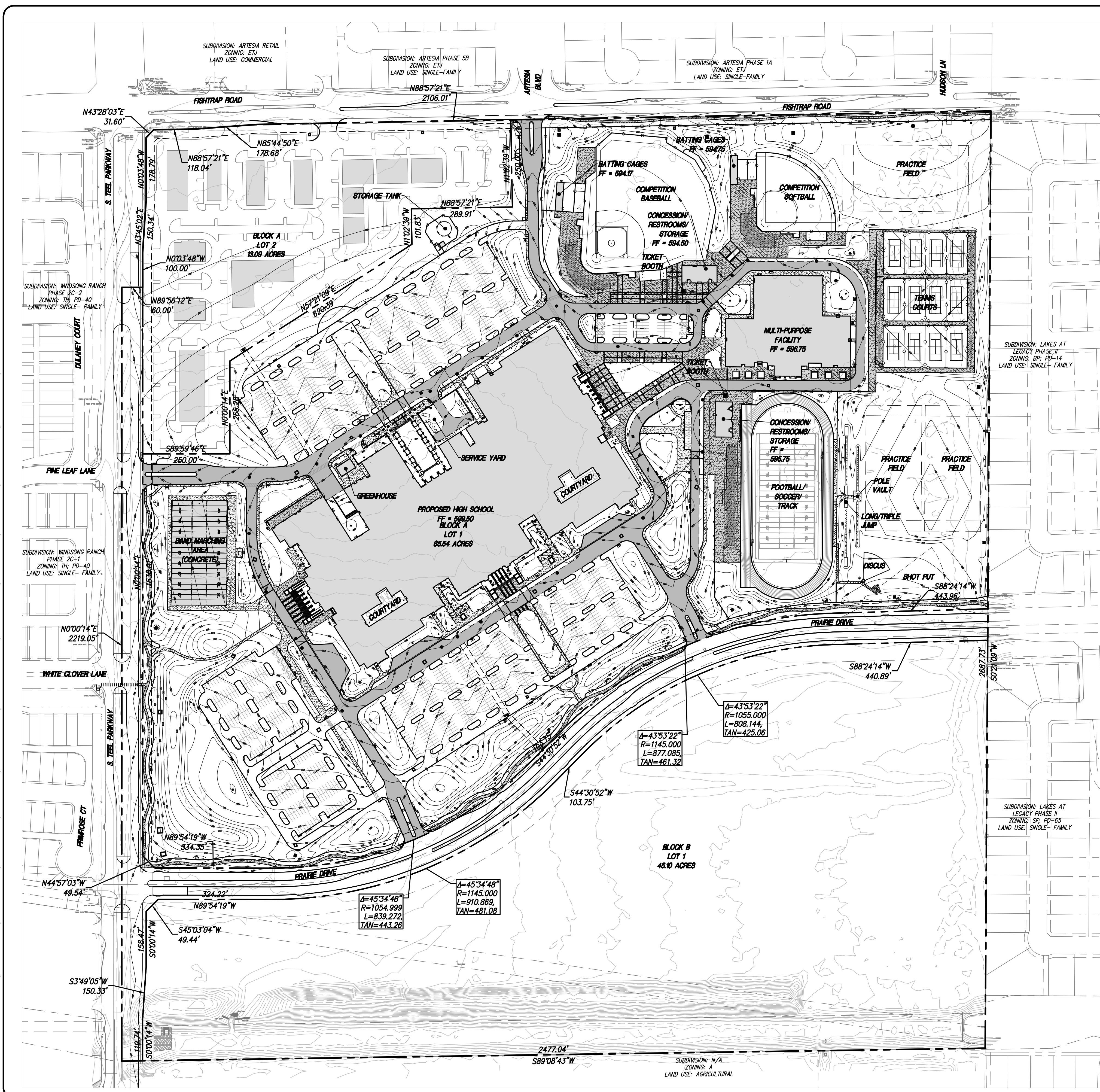


Drawing: T:\Projects\HUC22396\Eng-CSD\01\PSA\SheetA.01 PRELIMINARY OVERALL SITE PLAN.dwg at Apr 28, 2023 - 4:57pm by mullein
LAYOUT: 01 PRELIMINARY OVERALL SITE PLAN Xrefs: XREF-BORDER.dwg - X3D-BASE.dwg - X3D-SS.dwg - X3D-SC.dwg - X3D-GRADING.dwg - ANM SEAL PLAN.dwg - DIS-ICM.2.dwg - SED-KCB.dwg - SED-ICM.dwg - SED-LUM.dwg - SED-LUM.dwg - SED-WMS.dwg



SITE PLAN NOTES

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 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - OCCUPANT NOTIFICATIONS PER SECTION 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OPTIONAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS.
 - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
 - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-1, R-2 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
 - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORAGE, 30-DEGREE DOWNWARD TURN WITH LOOKING CAP. AMENDMENT 507.5.1
 - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
 - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 - A MINIMUM OF 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
 - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
 - ONE- AND TWO-FAMILY DWELLINGS, AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 130 OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R312.2
 - 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.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 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.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - LANDSCAPE EASEMENTS MUST BE EXCLUSIVE ANY OTHER TYPE OF EASEMENT AS APPLICABLE.
 - 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 AN/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.
 - THE TOWN CURRENT CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-3300.

NOTE

A PRELIMINARY AND FINAL SITE PLAN WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR BLOCK A LOT 2 AND BLOCK B LOT 1.

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHARED, 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. 481204030G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

NOTES

- NO ON-SITE DETENTION IS REQUIRED FOR BLOCK A, LOT 1. ADDITIONAL STORM WATER ANALYSIS WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR BLOCK A, LOT 2 AND BLOCK B, LOT 1.

DEVAPP-23-0023 PRELIMINARY SITE PLAN FOR PROSPER HIGH SCHOOL No. 4 ADDITION BLOCK A, LOT 1, & 2 BLOCK B, LOT 1 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: APRIL 2023

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 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9016
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.

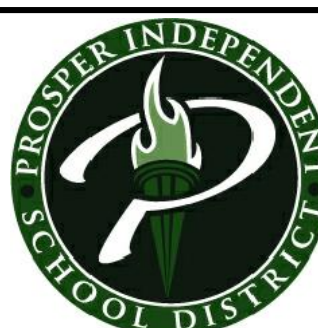
LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: WILLIAM H. SMITH, 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.tnpsc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



Prosper
Independent
School
District

scale
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N/A
date
APR 2023



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

AMANDA M. MULLEN, P.E. Date: APRIL 2023

Tx. Reg. # 123232

Town of Prosper, Texas

Prosper Independent School District

New High School

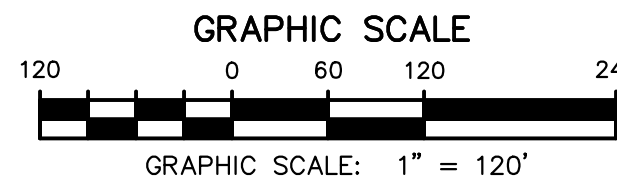
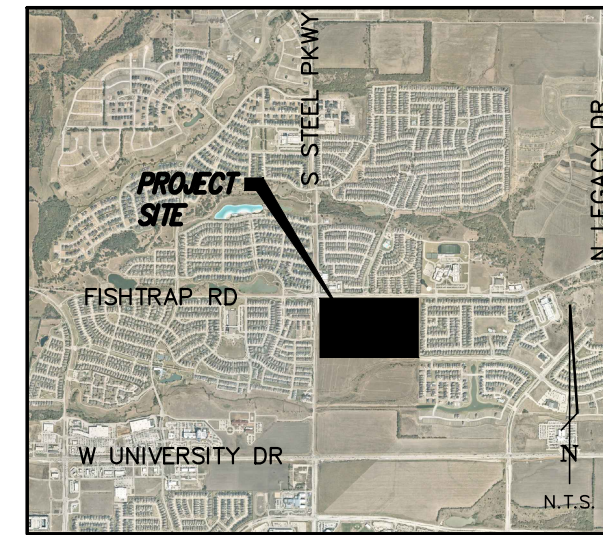
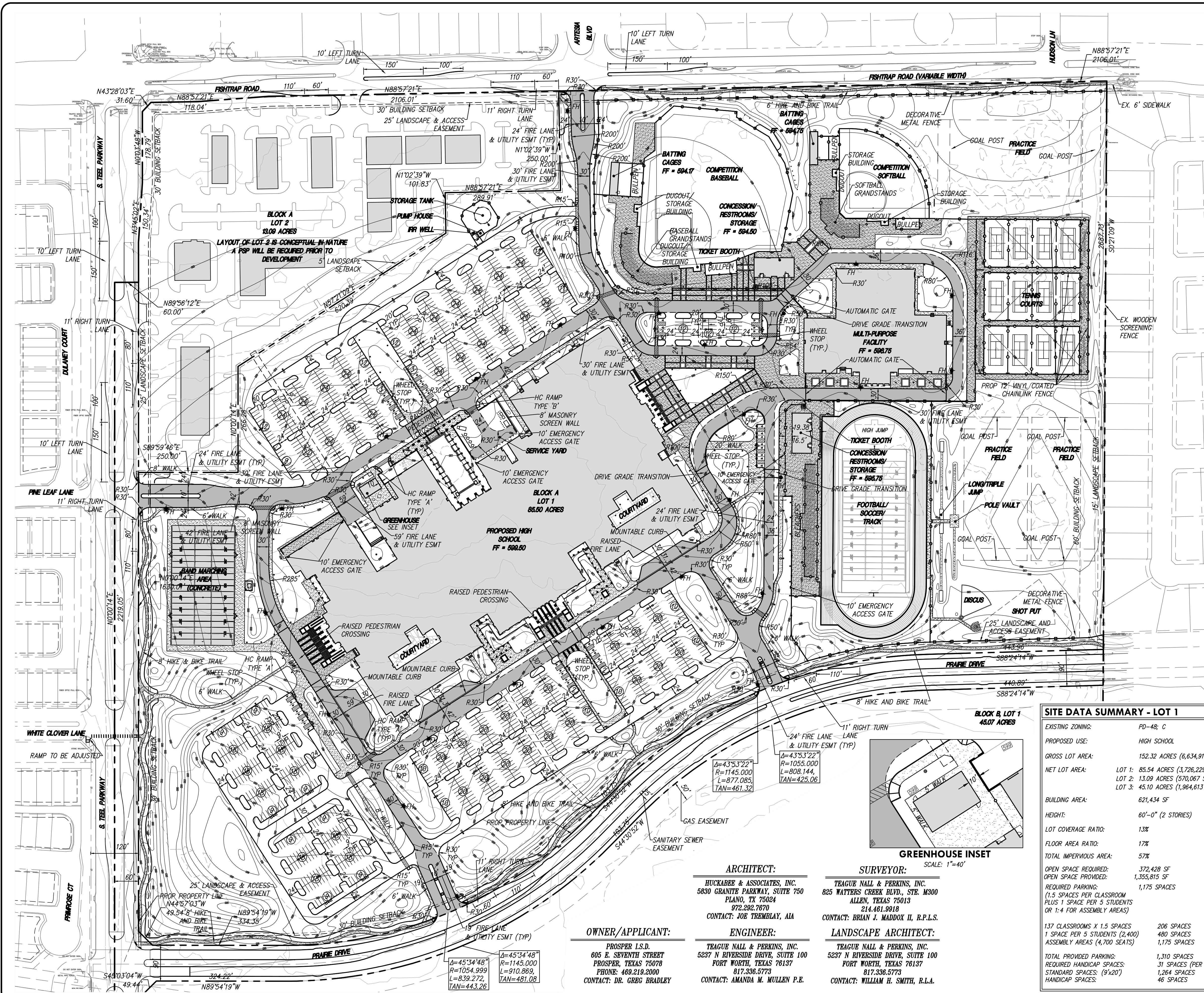
PRELIMINARY OVERALL SITE PLAN

tnp project
HUC22396
sheet
01

NEW HIGH SCHOOL No. 4

PROSPER, TX

tnp Project HUC22396



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

WATER METER TABLE - LOT 1	
FACILITY	SIZE
HIGH SCHOOL	2-4"
MULTI-PURPOSE FACILITY	1-4"
FOOTBALL CONCESSION	1-2"
BASEBALL/SOFTBALL CONCESSION	1-2"
GREENHOUSE	1-2"
STORAGE TANK	1-2"

SITE PLAN NOTES

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- FIRE LINES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS.
- THE FIRE LINES SHALL BE A MINIMUM OF 24 FEET WIDE.
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIRE FIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LINES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET.
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LINES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
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- THE TOWN CURRENT CONTRACTS WITH CWO FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-332-9300

SITE DATA SUMMARY - LOT 1

EXISTING ZONING:	PD-4B, C
PROPOSED USE:	HIGH SCHOOL
GROSS LOT AREA:	152.32 ACRES (6,634,919 SF)
NET LOT AREA:	LOT 1: 85.54 ACRES (3,726,229 SF) LOT 2: 13.09 ACRES (570,067 SF) LOT 3: 45.10 ACRES (1,964,613 SF)
BUILDING AREA:	621,434 SF
HEIGHT:	60'-0" (2 STORIES)
LOT COVERAGE RATIO:	13%
FLOOR AREA RATIO:	17%
TOTAL IMPERVIOUS AREA:	57%
OPEN SPACE REQUIRED:	372,428 SF
OPEN SPACE PROVIDED:	1,355,815 SF
REQUIRED PARKING:	1,175 SPACES (1.5 SPACES PER CLASSROOM PLUS 1 SPACE PER 5 STUDENTS OR 1:4 FOR ASSEMBLY AREAS)
137 CLASSROOMS X 1.5 SPACES	206 SPACES
1 SPACE PER 5 STUDENTS (2,400)	480 SPACES
ASSEMBLY AREAS (4,700 SEATS)	1,175 SPACES
TOTAL PROVIDED PARKING:	1,310 SPACES
REQUIRED HANDICAP SPACES:	31 SPACES (PER LOT)
STANDARD SPACES: (9:20)	1,264 SPACES
HANDICAP SPACES:	46 SPACES

BUILDING AREA SUMMARY - LOT 1

BUILDING AREA:	
HIGH SCHOOL:	550,875 SF (TOTAL) (1ST FLOOR = 405,330 SF, 2ND FLOOR = 145,545 SF)
MULTI-PURPOSE:	75,556 SF
FOOTBALL CONC/REST:	4,794 SF
BB/SB CONC/REST:	4,794 SF
BATTING CAGES:	1,674 SF EA (3,348 SF TOTAL)
TICKET BOOTHS:	72 SF EA (144 SF TOTAL)
GREENHOUSE:	1,440 SF
PUMP HOUSE:	185 SF
TOTAL BUILDING AREA:	642,810 SF

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, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

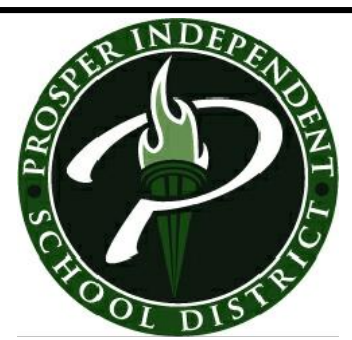
DEVAPP-23-0023

PRELIMINARY SITE PLAN FOR PROSPER HIGH SCHOOL No. 4 ADDITION BLOCK A, LOT 1, & 2, BLOCK B, LOT 1 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: MARCH 2023

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"=120'
vert
N/A
date
APR 2023



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AMANDA M. MULLEN, P.E. Date: APRIL 2023
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
New High School
PRELIMINARY SITE PLAN

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