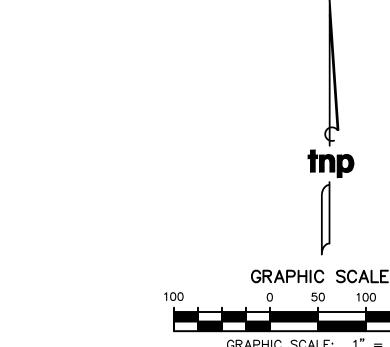
tnp project HUC23593 sheet





1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER. 3. 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 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL 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 IMPÁCT 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 JE SITE PLAN APPROVAL IS COME A PORTION OF 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. R. 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

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL

REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS

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

SITE PLAN NOTES

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

(1.5 SPACES/CLASSROOM) HANDICAP PARKING REQUIRED: 7 SPACES TOTAL PROVIDED PARKING: STANDARD SPACES: (9'x20') 243 SPACES HANDICAP SPACES: *11 SPACES* OPEN SPACE REQUIRED: 106,578.47 SF 831,627.70 SF OPEN SPACE PROVIDED: SITE PLAN **FOR** LORENE ROGERS MIDDLE SCHOOL BUILDING ADDITION

FIRE HYDRANT

PARKING COUNT

SF-15

9.08%

10.11%

MIDDLE SCHOOL

134,076.04 SF 4,154.75 SF

*37' 4" – TWO STORY* 

455,879.54 SF (30%)

90 SPACES (60 CLASSROOMS)

34.95 ACRES (1,522,549.5 SF)

SITE DATA SUMMARY

EXISTING ZONING:

PROPOSED USE:

GROSS LOT AREA:

HEIGHT:

EXISTING BUILDING AREA:

BUILDING ADDITION AREA:

LOT COVERAGE RATIO:

TOTAL IMPERVIOUS AREA:

TOTAL PARKING REQUIRED:

FLOOR AREA RATIO:

PROSPER I.S.D. BLOCK A, LOT 1R TOWN OF PROSPER, **COLLIN COUNTY, TEXAS CASE No. (DEVAPP-24-0010)** 

**JANUARY 2024** 

## revision by date

(CPR), BLK A, LOT 1

& UTILITY EASEMENT

ESTATES AND MANSIONS OF

ESTATES AND MANSIONS OF PROSPER THE (CPR), BLK A,

MOORELAND DEVELOPEMENT COMPANY, INC. TRACT 2

ZONING: 0

PROSPER COMMONS (CPR), BLK B, LOT 10;

LOT 2R; REPLÄT

PROSPER THE (CPR), BLK A, LOT 1R;

DETENTION

teague nall and perkins, inc 5237 N. Riverside Drive, Suite 100

TEMP BUILDINGS

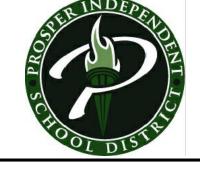
ZONING: PD-38 R

PROSPER CROSSING

(CPR), BLK A, LOT 3

PROSPER CROSSING (CPR), BLK A, LOT 12

Fort Worth, Texas 76137 817.336.5773 ph 817.336.2813 fx GBPE: PEF007431; TBAE: BR 2673



CB=S75°04'31"W

PROSPER CROSSING (CPR), BLK A, LOT 2

> Prosper Independent School **District**

Δ=10°47'50" L=215.77' CB=S66°01'28"W

ABS A0948 I C WLLIAMSON SURVEY, TRACT 10

ZONING: S-20 PD-38

1"=100" N/A date FEB 2024

PHASE 1

LAKEWOOD

PHASE 1

(CPR), BLK B.

ABS A0948 I C

WILLIAMSON SURVEY,

LAKEWOOD PHASE 1

(CPR), BLK B, LOT 6

LAKEWOOD PHASE

(CPR), BLK B, LOT

STORAGE

-POLE VALLT

FENCE

LAKEWOOD PHASE 1

(OPEN SPACE)

40' REAR YARD

√WATER EASEMENT-

8' WALK 10' PAINTED

PROSPER MIDDLE SCHOOL

' CROSSWALK

HC RAMP-

TYPE 'A''

(CPR), BLK B, LOT 1;

10' PAINTED

TYPE 'A'

TYPE 'A'

TYPE 'A'

BASKETBALL

COURT

∆=N77°39′35**″**E

L=436.94'

CH=433.83°

EASEMENT 🖊

-5' PAINTED

CROSSWALK



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

AMANDA M. MULLEN, P.E. Date: <u>JAN 2024</u>

Tx. Reg. # \_\_\_\_\_123232

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

**TOWN SITE PLAN**