



AREA TABULATION	
87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
6,152 S.F.	7% OPEN SPACE REQ'D
25,900.96 S.F.	OPEN SPACE
510 S.F.	INTERIOR LANDSCAPE AREA (PARKING ISLANDS)
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

AREA & PARKING TABULATION	
2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,850 s.f.	PLAYGROUND AREA
4,144 s.f.	TOTAL BUILDING AREA
RATIO 1:10 (SEE EXHIBIT B)	
PARKING REQUIRED	16
PARKING PROVIDED	17 SPACES

LANDSCAPE LEGEND

- NEW LANDSCAPE AREA St. Augustine Grass
- EXISTING LANDSCAPE - Existing Ground Cover
- 1. GROUND COVER - Asian Jasmine
- 2. BUSHES - Wintergreen Boxwood Shrubs
- 3. LANDSCAPE EASEMENT adjacent to residential Required Plantings per Zoning Ordinance will be provided in the Landscape Area.
- 4. EXISTING TREES TO REMAIN (NONE TO BE REMOVED, EXCEPT THOSE THAT MAY IMPEDE THE ROAD WAY. ANY REMOVED TREE SHALL BE REPLACED PER CODE)
- 5. EXISTING TREES TO BE REMOVED (REPLACE W/ 3" CALIPER OR EQUAL TO OR GREATER THAN THE TREE REMOVED, AS PER CODE)

- Standard language and/or notations, as follows:*
- 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 *

01 LANDSCAPE PLAN
 SCALE: 1" = 20'-0" NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE
 Building to be SPRINKLERED

ROGERS HEALY
 AND ASSOCIATES REAL ESTATE
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 W: RogersHealy.com
 A: 3001 Knox Street #210, Dallas, TX 75205
 CLIENT: JP Findley

C	D	C
CONSULT	DESIGN	CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410 5848 Fairview Pkwy Fairview, Texas 75069 Building Quality since 1997		
APPLICANT:	Bill Oelfke	

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 404 Provincetown Ln.
 Richardson, Texas 75080
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THE SCHOOL HOUSE
REMODEL: DAYCARE FACILITY
 304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1
 Collin County, Tx. Vol. 2011, pg.26,
 Platt Records of Collin City., Texas.
"EXHIBIT C"
ZONE-23-0038
LANDSCAPE PLAN
 SPECIAL USE PERMIT 2.017 Acre Tract
 Located in the Town of Prosper, Texas

ISSUE:
 SUP REV
 DEC. 04, 2023
 Resubmit 03.12.24
 PROJECT
 NO: 2321BO.01

SUP C