

survey of all of Tract One, Tract Two and Tract Three and part of Tract Four described in a deed from Ida D.(Mrs. J. E.) Rhea, et al to Jerry Standerfer, dated September 29, 1972, recorded in volume 839, page 237; a survey of part of the 6.680 acre tract described in a deed from Folsom Investments, Inc. to Jerry Standerfer, dated March 28, 1985, recorded in volume 2100, page 59; a survey of part of the 0.745 acre tract described in a deed from Louise Dowell and Caroline Dowell, dated April 14, 1981, recorded in volume 1381, page 759, all deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin found at the southwest corner of said 6.680 acre tract and the east-southeast corner of Collin Green Addition recorded in volume G, page 245 of the Collin County plat records;

THENCE North 02°14'37" West, with the east line of said Collin Green Addition, 508.44 feet to a ½-inch iron pin set at the southwest corner of Lot 1, Block A of the Prosper Self Storage Addition recorded in volume 2010, page 108 of the Collin County plat records;

THENCE North 89°36'24" East, with the south line of said Lot 1, Block A, 488.82 feet to a ½-inch iron pin set in the west right-of-way line of Farm Road 2478(Custer Road);

THENCE South 01°24'19" East, with the west right-of-way line of said Farm Road 2478(Custer Road), 508.26 feet to a ½-inch iron pin found in the south line of said Tract Two;

THENCE South 89°42'57" West, with the south line of said Tract Two, 195.87 feet to a ½-inch iron pin found at the southwest corner of said Tract Two and the south-southeast corner of said 6.680 acre tract;

THENCE South 89°32'00" West, with the south line of said 6.680 acre tract, 285.51 feet to the PLACE OF BEGINNING and containing 5.657 acres.

The above described tract was surveyed on the ground and under my supervision.

Office work completed on June 21, 2014

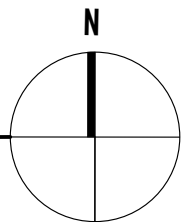
Bruce Geer  
Registered Professional Land Surveyor, No. 4117  
1101 W. University Drive(U.S. Highway 380)  
McKinney, Texas 75069  
972-562-3959  
972-542-5751 fax

*Bruce Geer*



01 METES & BOUNDS

SCALE: 1" = 20'-0"



ACCORDING TO FEMA MAP NO. 48085C0140J, DATED 6-2-2009 THIS 5.657 ACRE TRACT OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN.

ROGERS HEALY  
AND ASSOCIATES REAL ESTATE  
c: 214.418.0455  
e: JP@RogersHealy.com  
w: RogersHealy.com  
a: 3001 Knox Street #210, Dallas, TX 75205  
OWNER / 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		
CONTRACTOR:		Bill Oelfke

09.09.2024  
ARCHITECT  
gregoryHAGMANN  
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404 Provincetown Ln.  
Richardson, Texas 75080  
214.926.7575  
ggharchitect@yahoo.com



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

ZONE-24-0017  
**"EXHIBIT A-1"**  
WRITTEN METES  
& BOUNDS

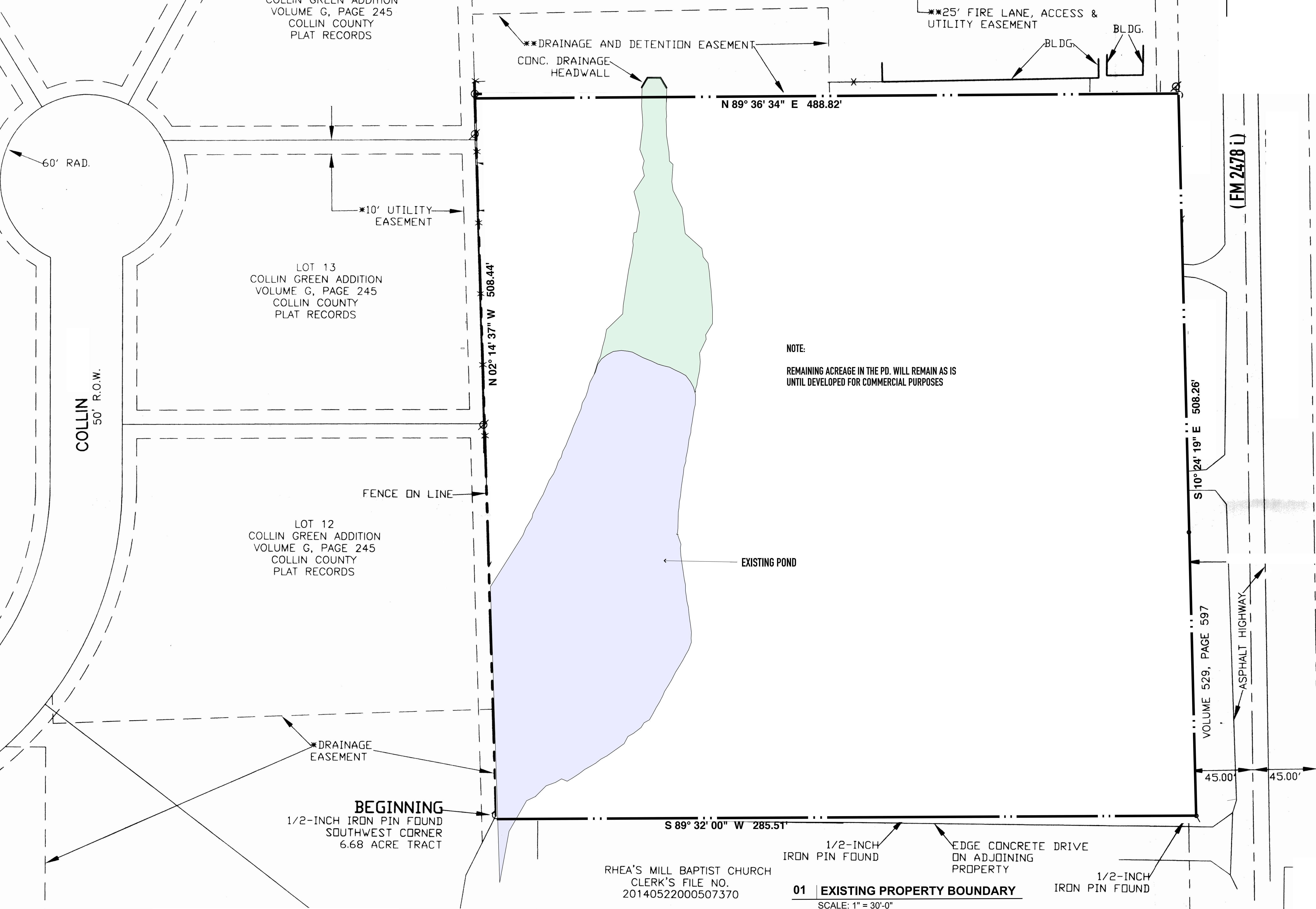
PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE: \_\_\_\_\_  
P & Z  
SEP. 16, 2024

PROJECT  
NO: 2406SH.01

PD EX A-1





**03 | GREATER VICINITY MAP**  
SCALE: NTS

**COORDINATES**  
United States TX, Collin Co.  
-96.733413, 33.260031  
<https://www.bing.com/maps/?cp=33.259855%7E-96.733284&lvl=20.4>

-96.73, 33.25 from epsg.io

**02 | COORDINATES**  
SCALE: NTS

**01 | EXISTING PROPERTY BOUNDARY**  
SCALE: 1" = 30'-0"

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NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

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**PLANNED DEVELOPMENT** 5.657 Acre Tract  
**Located in the Town of Prosper, Texas**

**ZONE-24-0017**

**"EXHIBIT A-2"**  
BOUNDARY

**ISSUE: PD FOR P & Z**  
SEP. 30, 2024  
**REV. OCT. 21, 2024**  
**PROJECT**  
NO: 2406SH.01

**PD EX A-2**



THE SCHOOL HOUSE

- Current acreage: 5.657 Acres
- Proposed acreage: 2.2 Acres
- Remainging 3.427 acreage will remain as is until developed for commercial purposes.
- Location of the property: 5799 N Custer Rd, Prosper, TX 75071
- Proposed Use: Boutique Private School for Pre-K Students called “The School House”.

- The private school will rest on 2 beautiful, private, gently sloping acres with towering trees. This acreage will provide the perfect setting for a small boutique Private School experience for the children.
- The property will meet today’s standards for a first-class, commercial grade construction modern Private School facility. The goal is for this to be one of the premier Private Schools for Pre-K aged children in all of North Texas
- This special property rests on a beautiful lot on the outskirts of Prosper (2.0 Acres) and currently borders a church and a storage facility. We have met with the church staff and they have enthusiastically expressed their support for the project. We believe both facilities will be a tremendous blessing to one another as they share a similar passion – to bless families and their young children with the highest degree of love and care coupled with a first-class, quality education.
- New owners are asking for the Town of Prosper to allow a re-zoning that would include the use of a Private School. This lot is currently zoned AG and the Town’s plans for the future use of this site is commercial development – which fits well within the scope of what we are hoping to accomplish.

- The School House would infuse a significant amount of cash / capital into the redevelopment and beautification of the area (approx. \$1,000,000).
- The property would be a classic, all white, old-fashioned modern school house and would be a tremendous blessing to the community. This Private School would serve as a launching pad for Pre-K children in Prosper as they prepare for the dual language program currently being offered in Prosper ISD.


- The School House would provide dual language and educational resources for the families of Prosper, TX by providing one of the most unique curricular experiences a Private School has ever offered in the Town of Prosper.
- Curriculum would include Language Arts (Dual Language – Spanish and English) and Math. Other activities would include Library (Reading Corners), Bible, Farm and Gardening, Music and Fine Arts.
- Grounds would include a barn for small farm animals per Town Code for the children to care for, a small greenhouse for the children to produce their own fruit and vegetables, and a high-quality playground for the children. There would also be a cozy outdoor gathering space for parents to relax complete with Adirondack chairs, overhead string lights and more.
- The School House LLC name has already registered with the Secretary of State and has been approved and granted a Certificate of Formation Limited Liability Company designation. EIN# is 87-4143365.

01 | STATEMENT OF INTENT

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AND ASSOCIATES REAL ESTATE  
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# THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

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**ZONE-24-0017**  
**"EXHIBIT B"**  
**STATEMENT OF INTENT**

**PLANNED DEVELOPMENT 5.657 Acre Tract**  
**Located in the Town of Prosper, Texas**

ISSUE: \_\_\_\_\_  
P & Z \_\_\_\_\_  
SEP. 30, 2024  
REV. OCT. 21, 2024  
PROJECT  
NO: 2406SH.01



## **ZONE-24-0017**

### **Exhibit “C”**

#### **Development Standards**

This tract shall develop under the regulation of the Retail (R) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

#### **1.0 Permitted Uses**

1.1 The permitted uses within this Planned Development District are as follows:

- Child Care Center, Licensed
- Farm/Ranch/Stable/Garden or Orchard
- Feed Store
- House of Worship
- Nursery, Minor
- Pet Day Care **C**
- Private or Parochial School (Tract 2 Only)
- Professional Office (No Medical)

#### **2.0 Setbacks**

2.1 The setback requirements within this Planned Development District are as follows:

- Tracts 1-2 (Northern & Southern Tracts):
  - Front Setback – 30’
  - Side Setback – 15’
    - Adjacent to Residential Development (One-Story) – 30’
    - Adjacent to Residential Development (Two-Story) – 60’
  - Rear Setback – 15’
    - Adjacent to Residential Development (One-Story) – 30’
    - Adjacent to Residential Development (Two-Story) – 60’

#### **3.0 Landscaping**

3.1 The landscaping requirements within this Planned Development District are as follows:

- Tract 1 (Northern Tract):



- Northern Boundary – 5' Landscape Buffer
  - One ornamental tree every 15 linear feet.
  - One shrub, five-gallon minimum, every 15 linear feet.
- Eastern Boundary – 15' Landscape Buffer
  - One large tree, three-inch caliper minimum, every 30 linear feet.
  - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
- Southern Boundary – 5' Landscape Buffer
  - One ornamental tree every 15 linear feet.
  - One shrub, five-gallon minimum, every 15 linear feet.
- Western Boundary – 20' Landscape Buffer
  - One large tree, three-inch caliper minimum, every 30 linear feet.
- Tract 2 (Southern Tract):
  - Northern Boundary – 5' Landscape Buffer
    - One ornamental tree every 15 linear feet.
    - One shrub, five-gallon minimum, every 15 linear feet.
  - Eastern Boundary – 15' Landscape Buffer
    - One large tree, three-inch caliper minimum, every 30 linear feet.
    - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
  - Southern Boundary – 15' Landscape Buffer
    - Double row of evergreen trees, 6-foot minimum, with offsetting centers.
  - Western Boundary – 20' Landscape Buffer
    - Existing tree line may suffice for the required living screen.

#### 4.0 Screening

##### 4.1 The screening requirements within this Planned Development District are as follows:

- Tract 1 (Northern Tract):
  - Northern Boundary – None
  - Eastern Boundary – None



- Southern Boundary – None
- Western Boundary – 6' Masonry Wall
- Tract 2 (Southern Tract):
  - Northern Boundary – None
  - Eastern Boundary – None
  - Southern Boundary – Living Screen
  - Western Boundary – Living Screen (Existing Tree Line May Suffice)

## 5.0 Architectural Standards

5.1 The architectural standards within this Planned Development District are as follows:

- Tract 1 (Northern Tract):
  - Buildings shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, and marble.
  - Other materials to be approved by the Director of Development Services.
- Tract 2 (Southern Tract):
  - Buildings shall consist of hardi board siding with batten and trim as shown in Exhibit F.

## 6.0 Drainage

6.1 The drainage standards within this Planned Development District are as follows:

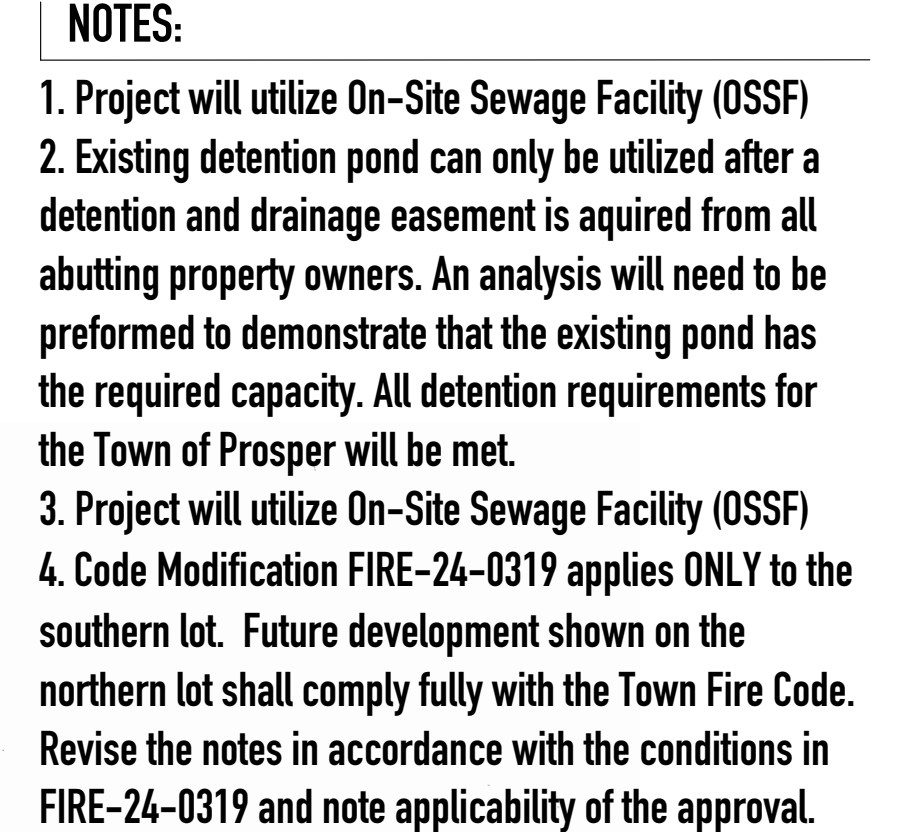
- If drainage and detention easements cannot be acquired from adjacent property owners of the existing pond, retention shall be located on the northern tract to serve both tracts.

## 7.0 Traffic Management

7.1 The traffic standards within this Planned Development District are as follows:

- Traffic shall follow the Traffic Management Plan and failure to comply will result in penalties to be determined by the Director of Development Services.





**PD EX D-1**



LOT 13  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

LOT 12  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

LOT 11  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

P PECAN TREE  
BP BRADFORD PEAR TREE  
W WILLOW TREE  
WB HACKBERRY TREE  
CE CEDAR ELM TREE  
C CEDAR TREE  
CM CRAPE MYRTLE



## NOTES

- All Walk Ways & Paths To Be ADA Accessible
- Buildng To Be Sprinklered As Required By Code
- Verify All Tree Locations
- Verify Existing Parking Boundary @ Church
- 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
- Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
- 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
- FIRE LANE GRADES  
Maximum Cross Slope -4%  
Maximum Longitudinal Slope -6%  
Maximum Angle of approach-5%  
Maximum Angle of departure-5%

## NOTES:

- Project will utilize On-Site Sewage Facility (OSSF)
- A Traffic Impact Analysis (TIA) will have to be performed prior to P&Z for this project.
- The analysis will demonstrate but is not limited to pickup and drop-off and that this project will not cause any stacking or queuing in the ROW or fire lane.
- Existing detention pond can only be utilized after a detention and drainage easement is acquired from all abutting property owners. An analysis will need to be preformed to demonstrate that the existing pond has the required capacity. All detention requirements for the Town of Prosper will be met.
- Project will utilize On-Site Sewage Facility (OSSF)

## SITE DATA

Existing Zoning: Agricultural

Current Use: Agricultural

PROPOSED USE: Private School

FLU: Retail

Zoning Change Needed: PD - RETAIL DISTRICT

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic

Outdoor Play Space = 65 sf. child = 4,160 s.f. min.  
65 sf x 64 = 4,160 s.f. min.  
6,557 s.f. Provided

## SITE AREA TABULATION

96,538.16 s.f. EXISTING SITE AREA

27,508.29 s.f. IMPERVIOUS AREA  
69,029.87 s.f. PERVIOUS AREA

6,761.23 s.f. 7% OPEN SPACE REQ'D  
29,501.0 s.f. OPEN SPACE

69,031.62 s.f. EXISTING LANDSCAPE AREA  
26,976.0 s.f. PROPOSED LANDSCAPE AREA

17,997.76 s.f. PARKING AREA & CONC. LANES

## AREA & PARKING TABULATION

3,655 s.f. L1 MAIN BLDG.  
425 s.f. L2 LIBRARY  
3,980 s.f. TOTAL BLDG. AREA

600 s.f. BARN AREA  
320 s.f. GREENHOUSE AREA  
334 s.f. CLASSROOM

5,234 s.f. TOTAL BUILDING AREAS  
4,909 s.f. PLAYGROUND AREA

Max Bldg. Ht. 40'

## PARKING CALCULATIONS:

	#	RATIO 1:10
Students:	60	6
Teachers:	4	4
Staff:	3	3

13 Spaces Req'd.  
21 Provided

Handicap 1:25 2 Provided  
ALL PARKING SPACES 9' x 20'

## ISSUE:

P & Z

SEP. 30, 2024

REV. OCT. 17, 2024

PROJECT  
NO: 2406SH.01

PD EX D-2

N 02° 14' 37" W 308.22'

N 01° 42' 21" W 200.22'

N 89° 42' 57" W 481.31'

S 00° 52' 07" E 308.26'

OLD CUSTER ROAD (FM 2478i)

## 01 CONCEPTUAL PLAN - ALT

SCALE: 1" = 20'-0"

EXISTING FIRE HYDRANT  
(on PARKING ISLAND)

RHEA'S MILL BAPTIST CHURCH  
CLERK'S FILE NO.  
20140522000507370

ROGERS HEALY  
AND ASSOCIATES REAL ESTATE  
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Building Quality since 1997  
CONTRACTOR: Bill Oelfke

gregoryHAGMANN ARCHITECT  
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404 Provincetown Ln.  
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## THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas

ZONE-24-0017

## "EXHIBIT D-2"

CONCEPTUAL PLAN



Following approval for Town Council:

Preliminary Site Plan & Conveyance Plat	Site Plan, Final Plat, Facade Plan, and Civil Engineering	PERMIT REVIEW	CONSTRUCTION	CERTIFICATE OF OCCUPANCY
1 MONTH	1 MONTH	1 MONTH	6 MONTHS	1-2 WEEKS

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**ZONE-24-0017**  
**"EXHIBIT E"**  
**DEVELOPMENT SCHEDULE**

**PLANNED DEVELOPMENT 5.657 Acre Tract**  
**Located in the Town of Prosper, Texas**

ISSUE: \_\_\_\_\_  
P & Z \_\_\_\_\_  
SEP. 16, 2024

PROJECT  
NO: 2406SH.01





PERSPECTIVE ENTRY WEST VIEW - FROM PARKING

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine



PERSPECTIVE SOUTH WEST VIEW - FROM STREET APPROACH

MATERIALS

- All Elevations - 100% Hardi Board w/ Battens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking Grey
- Steel Shutters - Painted
- Concrete Road & Parking



PERSPECTIVE NORTH VIEW - FROM SCHOOL



PERSPECTIVE DUMPSTER ENCLOSURE



PERSPECTIVE EAST VIEW - FROM BARN

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ZONE-24-0017  
"EXHIBIT F"  
ELEVATIONS  
PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE: \_\_\_\_\_  
P & Z  
SEP. 16, 2024

PROJECT  
NO: 2406SH.01

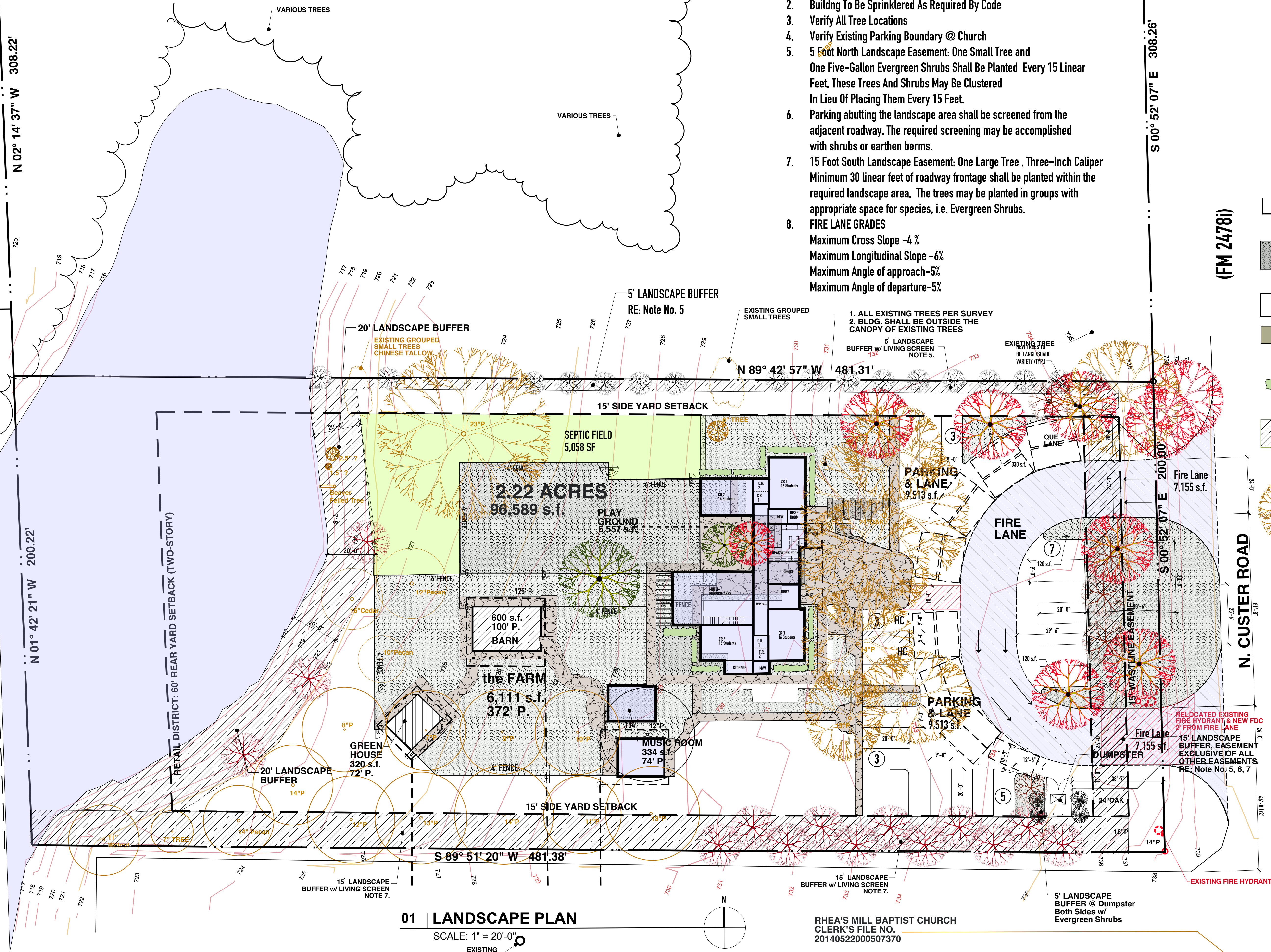
PD EX F



LOT 13  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

LOT 12  
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COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
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- NOTES
1. All Walk Ways & Paths To Be ADA Accessible
  2. Building To Be Sprinklered As Required By Code
  3. Verify All Tree Locations
  4. Verify Existing Parking Boundary @ Church
  5. 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
  6. Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
  7. 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
  8. FIRE LANE GRADES  
Maximum Cross Slope -4%  
Maximum Longitudinal Slope -6%  
Maximum Angle of approach-5%  
Maximum Angle of departure-5%

LANDSCAPE LEGEND

- NEW LANDSCAPE AREA St. Augustine Grass
- EXISTING LANDSCAPE - Existing Ground Cove
- 1. GROUND COVER - Asian Jasmine
- 2. BUSHES - Wintergreen Boxwood Shrubs
- 3. LANDSCAPE BUFFER EASEMENT - See NOTE
- 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. NEW TREE - Three-Inch Caliper Min.
- 6. Small ornamental Trees/Shrubs

SITE AREA TABULATION

96,538.16 s.f.	EXISTING SITE AREA
27,508.29 s.f.	IMPERVIOUS AREA
69,029.87 s.f.	PERVIOUS AREA
10,880 s.f.	POND AREA
6,757.67 s.f.	7% OPEN SPACE REQ'D
29,501.0 s.f.	OPEN SPACE
96,538.16 s.f.	EXISTING LANDSCAPE AREA
26,976.0 s.f.	PROPOSED LANDSCAPE AREA
17,997.76 s.f.	PARKING AREA & CONC. ROADS

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

EXISTING FIRE HYDRANT (on PARKING ISLAND)

RHEA'S MILL BAPTIST CHURCH  
CLERK'S FILE NO.  
20140522000507370

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ZONE-24-0017

"EXHIBIT G-1"

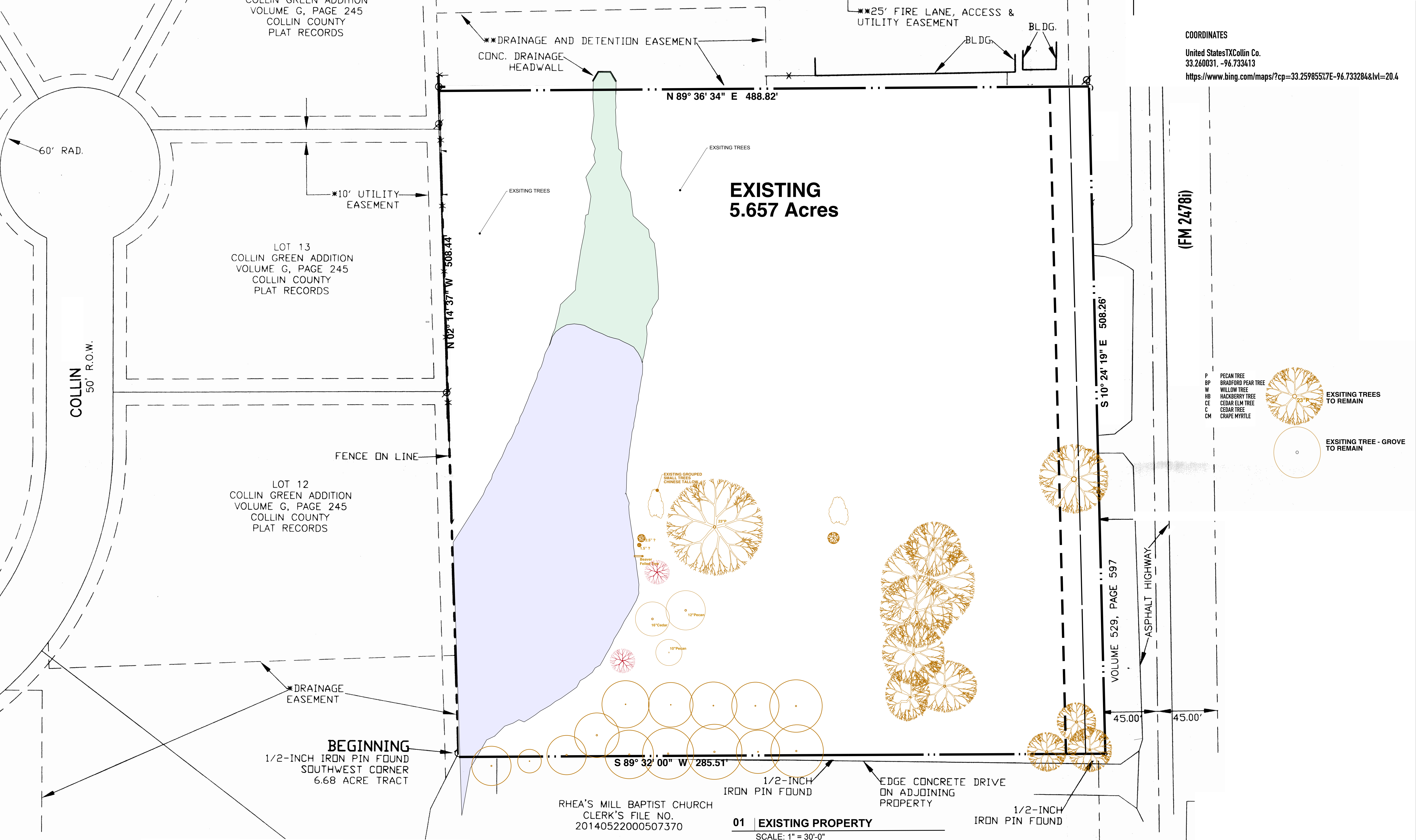
LANDSCAPE PLAN

PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas


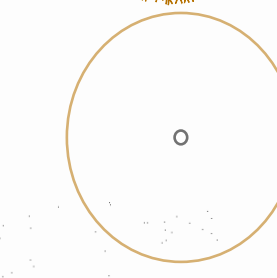
ISSUE:  
P & Z  
SEP. 30, 2024  
REV. OCT. 21, 2024  
PROJECT NO: 2406SH.01

PD EX G-1





COORDINATES  
United StatesTXCollin Co.  
33.260031, -96.733413  
<https://www.bing.com/maps/?cp=33.259855%7E-96.733284&lvl=20.4>

- |    |                    |  |                                 |
|----|--------------------|--|---------------------------------|
| P  | PECAN TREE         |   | EXISTING TREES TO REMAIN        |
| BP | BRADFORD PEAR TREE |  |                                 |
| W  | WILLOW TREE        |  |                                 |
| HB | HACKBERRY TREE     |  |                                 |
| CE | CEDAR ELM TREE     |  |                                 |
| C  | CEDAR TREE         |  | EXISTING TREE - GROVE TO REMAIN |
| CM | CRAPPE MYRTLE      |  |                                 |

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
c: 214.418.0455  
e: [JP@RogersHealy.com](mailto:JP@RogersHealy.com)  
w: RogersHealy.com  
a: 3001 Knox Street #210, Dallas, TX 75205  
OWNER / CLIENT: JP Findley

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

CONTRACTOR: Bill Oelfke

  
**ARCHITECT**  
gregoryHAGMANN  
COPYRIGHT 2023  
404 Provincetown Ln.  
Richardson, Texas 75080  
214.926.7575  
ggharchitect@yahoo.com



**THE SCHOOL HOUSE**  
NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

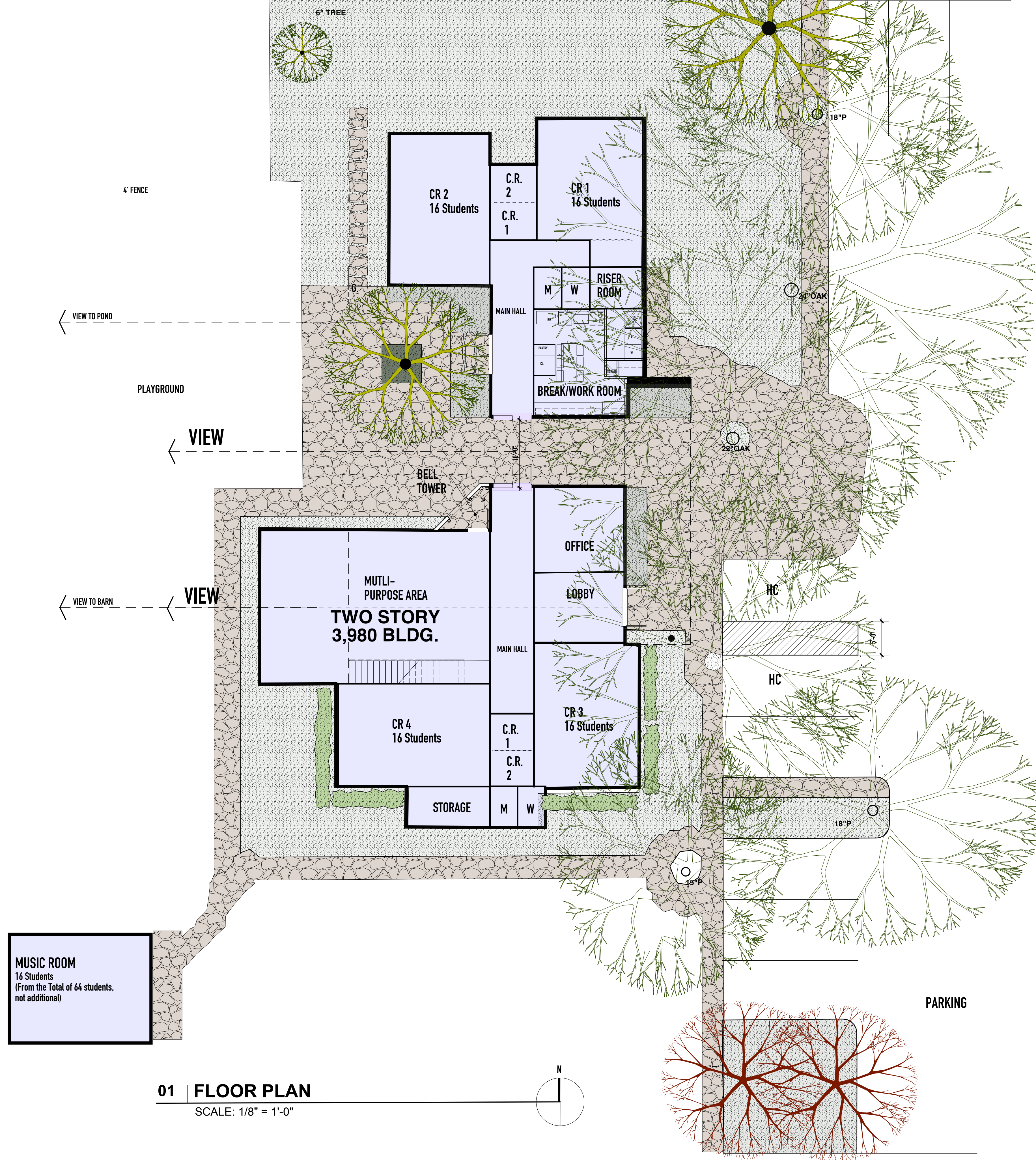
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**"EXHIBIT G-2"**  
EXISTING PROPERTY

PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE: PD FOR  
P & Z  
SEP. 30, 2024  
REV. OCT. 21, 2024  
PROJECT  
NO: 2406SH.01

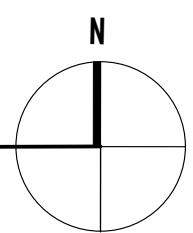
PD EX G-2





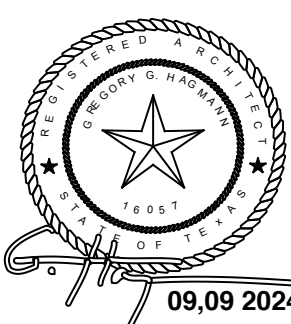
01 | FLOOR PLAN

SCALE: 1/8" = 1'-0"



**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C: 214.418.0455  
e: [JP@RogersHealy.com](mailto:JP@RogersHealy.com)  
w: RogersHealy.com  
a: 3001 Knox Street #210, Dallas, TX 75205  
**OWNER / 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		
<b>CONTRACTOR:</b> Bill Oelfke		



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404 Provincetown Ln.  
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## THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

**PLANNED DEVELOPMENT 5.657 Acre Tract**  
**Located in the Town of Prosper, Texas**

**ZONE-24-0017**  
**"EXHIBIT H"**  
**FLOOR PLAN**

**ISSUE:**  
**P & Z**  
**SEP. 30, 2024**  
**REV. OCT. 21, 2024**  
**PROJECT**  
**NO: 2406SH.01**

**PD EX H**



# Traffic Management Plan for The School House in Prosper, Texas

THURSDAY, OCTOBER 17, 2024

Prepared By

PROMET  ENGINEERS  
TRANSPORTATION ENGINEERING & PLANNING

REVISED



10/17/2024

PROMET ENGINEERS  
214 205 8683  
9550 Forest Lane, Suite 342, Dallas, TX 75243  
[somesh@prometengineers.com](mailto:somesh@prometengineers.com)  
[www.prometengineers.com](http://www.prometengineers.com)

## I. INTRODUCTION

The services of **Promet Engineers, LLC** (Promet) were retained by **CDC Group** to prepare a School Traffic Management Plan (TMP) for The School House (the “School”) as required by the Town of Prosper. The School House is a proposed campus located at 5799 Old Custer Road in Prosper, Texas. The proposed enrollment is summarized in the following table:

**Table 1. Enrollment Summary**

CLASSROOM	AGE (YEARS)	ENROLLMENT	START/END TIMES
		Proposed	
CR 1	4	16	8:30 AM/2:30 PM
CR 2	4	16	8:30 AM/2:30 PM
CR 3	5	16	8:30 AM/2:30 PM
CR 4	5	16	8:30 AM/2:30 PM
<b>TOTAL</b>		<b>64</b>	

*Data provided by the school.*

The official school timings are as follows:

**Table 2. Official School Timings**

TIME	ACTIVITY
7:30 AM – 7:45 AM	Staff Arrival
8:10 AM – 8:15 AM	CR 1 Kids Drop-Off
8:15 AM – 8:20 AM	CR 2 Kids Drop-Off
8:20 AM – 8:25 AM	CR 3 Kids Drop-Off
8:25 AM – 8:30 AM	CR 4 Kids Drop-Off
8:30 AM	School Begins
2:30 PM	School Ends
2:30 PM – 2:35 PM	CR 1 Kids Pick-Up (Some kids may be staying for the after-school care program)
2:35 PM – 2:40 PM	CR 2 Kids Pick-Up (Some kids may be staying for the after-school care program)
2:40 PM – 2:45 PM	CR 3 Kids Pick-Up (Some kids may be staying for the after-school care program)

2:45 PM – 2:50 PM	CR 4 Kids Pick-Up (Some kids may be staying for the after-school care program)
5:30 PM	After-School Care Kids Pick-Up

For a conservative approach, the study assumed that all the students would leave the school by 2:50 PM. This may not occur on a usual basis, but there could be a situation where the after-school program is unavailable on certain days, like during the holiday season. The traffic management plan proposes that drop-off and pick-up activities occur staggered, with each classroom having a separate drop-off and pick-up period, as shown in **Table 2**.

The school will have 10 staff members, including four teachers, one teacher for each classroom, four assistant teacher staff, and two directors.

This TMP was prepared by a registered engineer at Promet Engineers who is experienced in traffic engineering. Promet is a licensed engineering firm in Dallas, Texas, providing professional engineering services.

Field observations were performed at two private schools. The following are the names of the schools and the times at which traffic observations were made:

**Table 3. School Observations**

SCHOOL NAME	AGE GROUPS	ADDRESS	DATE	HOURS OBSERVED
Spanish Schoolhouse	6 weeks-6 years	1239 Alma Drive, Allen, TX 75013	Tuesday, September 17, 2024	1:30 PM – 3:30 PM
			Wednesday, September 18, 2024	7:30 AM – 9:15 AM
			Thursday, September 19, 2024	6:45 AM – 9:00 AM

As the project is a proposed construction project built by 2025, no on-site observations are applicable for the site. Therefore, the observations performed at the abovementioned schools and two other private schools in Dallas – Compass School of Texas – Northwest Highway & Spanish World School – Grand Avenue by Lambeth Engineering & Associates, PLLC provide a general idea of the queue length per student. The following are the dates and times at which observations were made:

**Table 4. School Observations From 2021 and 2023**

SCHOOL NAME	GRADES	ADDRESS	DATE	TIME AT WHICH THE LONGEST QUEUE WAS OBSERVED
The Compass School of Texas	Pre-K	5414 W Northwest Highway, Dallas, TX 75220	Tuesday, May 09, 2023	11.47 AM
	K		Tuesday, May 09, 2023	3.01 PM

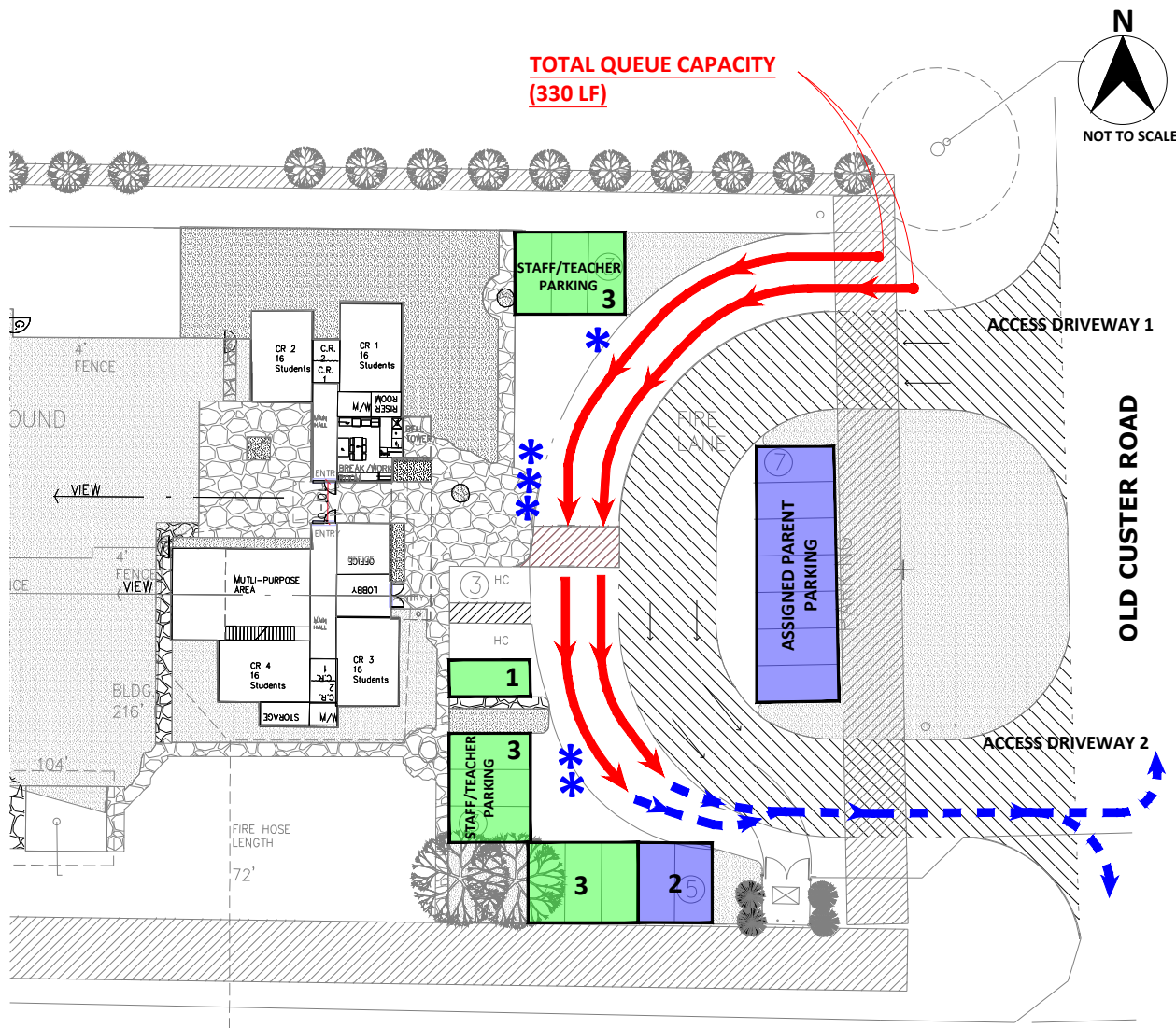


Spanish World School	1 <sup>st</sup> – 2 <sup>nd</sup>	7159 E Grand Avenue, Dallas, TX 75223	Monday, February 08, 2021	3:00 PM
	3 <sup>rd</sup> – 5 <sup>th</sup>		Monday, February 08, 2021	3:23 PM

## II. TMP EXHIBIT

Next page

Note: Architect Gregory Hagmann prepared the base site plan.



### Queuing Summary

TIME PERIOD	CLASS ROOM S	STUDENTS PICKED-UP/DISMISS ED	MAXIMUM VEHICLE ACCUMULATION	ASSIGNED STUDENTS FOR WALK-IN/WALK-OUT WITH PARENT	TRAVELING MODES	VEHICULAR TRAFFIC DEMAND (QUEUE)
8:10 AM – 8:15 AM	CR1	16	9	7	Pick Up: 100%	Provided: 330 LF (15 veh)
8:15 AM - 8:20 AM	CR2	16	9	7		Provided: 330 LF (15 veh)
8:20 AM - 8:25 AM	CR3	16	9	7		Provided: 330 LF (15 veh)
8:25 AM - 8:30 AM	CR4	16	9	7		Provided: 330 LF (15 veh)
2:30 PM - 2:35 PM	CR1	16	9	7		Provided: 330 LF (15 veh)
2:35 PM - 2:40 PM	CR2	16	9	7		Provided: 330 LF (15 veh)
2:40 PM - 2:45 PM	CR3	16	9	7		Provided: 330 LF (15 veh)
2:45 PM - 2:50 PM	CR4	16	9	7		Provided: 330 LF (15 veh)
						6
						2

\*Vehicular queue calculated at 22.0 feet/veh.

### GENERAL NOTES:

1. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon.
2. It is recommended that this Traffic Management Plan be circulated to parents to understand the queuing strategy proposed on site.
3. The approved Traffic Management Plan must be incorporated into PD in the form of an agreement with the Town of Prosper.

### Legend

- \* - School Staff
- - Staff Parking
- - Parent Parking
- - Provided Queue
- - - - - Outbound Route

The purpose of this Traffic Management Plan (TMP) is to present traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, Somesh R. Katukuri, P.E. #141380, certify that the results of queuing analysis by implementing this Traffic Management Plan-show no queuing of vehicles to occur on Old Custer Road during the drop-off and pick-up school operation.

### ADJACENT ROADWAYS

Old Custer Road: 2-lane, undivided

### TRAFFIC MANAGEMENT STRATEGIES

Number of Staff Assistance: 6 outside, 4 inside during drop-off and pick-up operations  
No crossing guards required

EXHIBIT  
**1**

## Traffic Management Plan

The School House  
5799 Old Custer Road, Prosper, Texas - 75078

Date: 10-17-2024  
Project No. 240045

PROMET ENGINEERS  
TRANSPORTATION ENGINEERING & PLANNING

TBPE Firm Registration No.: F-25044  
Phone 469-640-7708 Web www.prometengineers.com  
9550 Forest Lane, Suite 342, Dallas, Texas 75243

### III. SCHOOL DESCRIPTION

**Location:** 5799 Old Custer Road, Prosper, Texas – 75078

**Adjacent Roadways:**

- **Old Custer Road**
  - Approximately 22 feet in width, two lanes, two-way operation, undivided.
  - There are no sidewalks in either direction.
  - Posted Speed Limit: 55 mph. No school zone speed limit.

**Adjacent Intersections:**

- **Frontier Parkway at Old Custer Road**
  - Stop-Controlled on Old Custer Road
  - No Marked Crosswalks or Barrier-Free Ramps
- **N Custer Road at Old Custer Road**
  - Stop-controlled on Old Custer Road
  - No Marked Crosswalks
  - Barrier-Free Ramps on Custer Road in the northwest and southwest corners.

**Access Points:**

- It is proposed that the school have two access points on Old Custer Road. Access Driveway 1 will operate as an inbound driveway only. Inbound at this driveway will be allowed from northbound and southbound directions on Old Custer Road. Access Driveway 2 will operate as an outbound driveway only. Outbound at this driveway will be allowed to northbound and southbound directions on Old Custer Road. The two access driveways are connected internally in a C-shape driveway with four lanes – two designated for parent queuing and the other two designated fire lanes. The queue lane is 10 feet wide, and the fire lanes are 24 feet wide (12 feet each lane).

### IV. QUEUING SUMMARY TABLE FOR SIMILAR SCHOOLS

The following is the description of the pick-up and drop-off operations observed during the visits at the similar schools mentioned above:

- 1.) Spanish Schoolhouse: Pick-up and drop-off at this school occur in queue, as shown in **Figure 1** below. The staff assists with loading/unloading the kids. It was also observed that some parents park their cars, walk their kids to school during drop-off, and bring their kids to their vehicles during pick-up. These operations are like those of the proposed school. However, this school's age



group is between 6 weeks and 6 years, unlike the proposed school, which serves 4 and 5-year-olds. As mentioned in the National Center for Education Statistics, the school has 135 students (120 students in Pre-Kindergarten and 15 in kindergarten). **Appendix A** provides the enrollment information from the National Center for Education Statistics website. The student enrollment is higher than that of students at the proposed school.

**Figure 1. Spanish Schoolhouse**



The following table provides the observed longest queues at similar schools mentioned above:

**Table 5. Queuing Summary for Similar Schools**

SCHOOL	OBSERVED TIME PERIOD	GRADES /AGES	START/ END TIMES*	STUDENTS PICKED-UP/DISMISSED	MAXIMUM VEHICLE ACCUMULATION
Spanish Schoolhouse	7:00 AM	Pre-K, K (6 weeks-6 years)	7:00 AM – 6:00 PM	NA (observed>50)	5
	2:00 PM				18
The Compass School of Texas	11:47 AM	Pre-K	7:50 AM – 4:30 PM	45	12
	3.01 PM	K		13	6
Spanish World School	3:00 PM	1 <sup>st</sup> – 2 <sup>nd</sup>	8:00 AM – 5:00 PM	33	5
	3.23 PM	3 <sup>rd</sup> – 5 <sup>th</sup>		29	6

## V. QUEUING PROJECTIONS FOR THE SCHOOL HOUSE

Based on the observations and queuing data for similar schools, as shown in **Table 5**, the highest queuing occurred at The Compass School of Texas, with six vehicles in the queue when 13 students were dismissed. Therefore, the number of vehicles in the queue per student is 0.46 (13 students for six vehicles). However, based on the Town's review of the observations, a conservative estimate of 85% (0.85) has been used in the study. As each classroom will have its drop-off and pick-up period, each drop-off and pick-up period will have 16 students (considering no students in the after-school program). Out of the 16 students in each group, 7 students will be assigned to walk in/walk out to the school's front door. These 7 parents will park in the 7 available parking spaces in front of the door as shown in **Exhibit 1**. Therefore, with the recommended factor, the estimated longest queue will be 8.1 vehicles, 9 when rounded off.

The following table provides the queue projections for the proposed school:

**Table 6. Queue Projections for The School House**

SCHOOL	TIME PERIOD	CLASSROOMS	STUDENTS PICKED-UP/DISMISSED	ASSIGNED STUDENTS FOR WALK-IN/WALK-OUT WITH PARENT	MAXIMUM VEHICLE ACCUMULATION
The School House	8:10 AM – 8:15 AM	CR 1	16	7	9
	8:15 AM – 8:20 AM	CR 2	16	7	9
	8:20 AM – 8:25 AM	CR 3	16	7	9
	8:25 AM – 8:30 AM	CR 4	16	7	9
	2:30 PM – 2:35 PM	CR 1	16	7	9
	2:35 PM – 2:40 PM	CR 2	16	7	9
	2:40 PM – 2:45 PM	CR 3	16	7	9
	2:45 PM – 2:50 PM	CR 4	16	7	9
	5:30 PM	After-School Care Kids	None (Assumed)	None (Assumed)	0

The projected longest queue for the proposed school is 9 vehicles. The estimation is based on a conservative ratio provided by the Town of Prosper. The school offers two queue lanes for parents to drop off and pick up their kids with staff and teacher assistance. The site plan shows 21 parking spaces with two accessible spaces. Teachers and staff will occupy at least ten parking spaces. Assuming 10 parking spaces are designated for school staff (four teachers, four assistant teachers, and two directors), as shown in the TMP Exhibit 1, the parents will have nine parking spaces available, not including two accessible parking spaces. The 7 assigned parents who walk in/walk out their children during the drop-off/pick-up periods to and from the school front door will utilize these parking spaces.

## VI. CIRCULATION

1. Parent northbound and southbound traffic on Old Custer Road enters the inner queue lane through Access Driveway 1. Approximately seven vehicles can queue in the available queuing space. The parent traffic will enter the outer queue lane when the inner queue lane is wholly occupied. Approximately seven vehicles can queue in the outer queue lane.
2. Traffic exits the queueing area and continues in the internal travel lane to exit the site through Access Driveway 2 after the vehicle has loaded/unloaded the students entering/exiting the car.
3. Staff parking is provided on-site, as shown in **Exhibit 1**.
4. Staff and teachers assist with the drop-off and pick-up operations. On a typical day, four teachers, four assistant teachers, and two directors are available. During drop-off, the 6 staff members assist in picking up the students and guide them to a multi-purpose room managed by four staff members. The 6 staff members outside guide traffic, open car doors, take kids by hand, and safely walk the children to the multi-purpose room inside the school. Once all the students are gathered in the multi-purpose room, each teacher will take the 16 students assigned per classroom to their respective classrooms. During pick-up, the teachers/staff gather the students in the multi-purpose room after school ends. Four staff members manage the multi-purpose room with students. The remaining 6 staff members assist with the afternoon parent pick-up operations outside. The parents start queueing in the queue lanes. They carry some form of identification or a school pass visible to the staff/teachers so that the kids are brought from the multi-purpose room efficiently based on the identification. This method ensures that each student is released to the correct person, making the process safe and efficient. Once a student is unloaded/loaded, the parent vehicle moves out of the queue lane to enter the fire lane and exit the site through Access Driveway 2. Additionally, during each drop-off/pick-up period for each classroom, 7 assigned parents walk in/walk out their children to and from the front door by parking in the seven available parking spaces in front of the school, as shown in **Exhibit 1**.

## VII. CONCLUSION

The proposed school will be located at 5799 Old Custer Road, Prosper, Texas. It will serve children between the ages of 4 and 5. The total student enrollment will be 64, with 16 students in each classroom. The school will have 10 staff members, including four teachers, one teacher for each classroom, four assistant teacher staff, and two directors. Based on queue calculations, it was determined that the longest queue for the proposed school is 9 vehicles. The site can accommodate at least 14 vehicles as a double queue, as shown in **Exhibit 1**. Additionally, each drop-off/pick-up period will have 7 assigned parents who walk-in/walk-out their children to the front door by parking in the seven available parking spaces in front of the school. The queue will be contained in the site without spillback to the public street – Old Custer Road. Therefore, no mitigation plan is necessary.

*END OF MEMO*



## **APPENDIX A**

## NCES Enrollment Data

### Search for Private Schools

PSS Private School  
Universe Survey

#### Search Information

[Search Results](#) [Modify Search](#) [About the Data](#) [Help](#)

**School Name:**  
SPANISH SCHOOLHOUSE

**NCES School ID:**  
A0771854

**Physical Address:**  
653 Pkwy Blvd  
Coppell, TX 75019-6003

**County:**  
Dallas  
[schools in county](#)

**Phone:**  
(972) 462-1100

#### School Characteristics

**Grade Span:** (Grades PK - KG)

PK KG

**Total Students:** 130

**Non-Prekindergarten**

Total Students: 16  
Classroom Teachers (FTE): 4.0  
Student/Teacher Ratio: 4.0

**Student Body:** Coed

**Level:** Elementary

**Type:** Special Program Emphasis

**Days in Year:** 181

**Hours in Day:** 5

**Library:** Yes

**Affiliation:** Nonsectarian

**Associations:** School does not belong to ANY associations or organizations

**Locale/Code:** Large suburb / 21

#### Enrollment Characteristics

##### Enrollment by Grade:

	PK	KG
Students	114	16

##### Enrollment by Race/Ethnicity:

	American Indian/ Alaska Native	Asian	Black	Hispanic	White	Native Hawaiian/ Pacific Islander	Two or More Races
Students	0	0	0	12	4	0	0

NOTE: The inclusion or exclusion of a school in this locator does NOT constitute an endorsement of the school and should NOT be used in any way to infer the accreditation status of the school.

Source: PSS Private School Universe Survey data for the 2021-2022 school year

Note: "N/A" means the data are not available or not applicable.



LOT 13  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

LOT 12  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

LOT 11  
COLLIN GREEN ADDITION  
VOLUME G, PAGE 245  
COLLIN COUNTY  
PLATT RECORDS

N 02° 14' 37" W 308.22'

N 01° 42' 21" W 200.22'

S 00° 52' 07" E 308.26'

#### NOTES

1. All Walk Ways & Paths To Be ADA Accessible
2. Building To Be Sprinklered As Required By Code
3. Verify All Tree Locations
4. Verify Existing Parking Boundary @ Church
5. 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
6. Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
7. 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
8. FIRE LANE GRADES  
Maximum Cross Slope -4 %  
Maximum Longitudinal Slope -6%  
Maximum Angle of approach-5%  
Maximum Angle of departure-5%

BLDG. STRUCTURE: METAL  
ROOF: STANDING SEAM  
WALLS: HARDI SIDING on 6" Metal Studs

5' LANDSCAPE  
BUFFER w/ LIVING SCREEN  
NOTE 5.

NEW TREES TO  
BE LARGE/SHADE  
VARIETY (TYP.)

EXISTING  
FIRE HYDRANT  
on ADJACENT PROPERTY

NO PARKING WITHIN  
10 FEET OF FIRE  
HYDRANT

#### NOTE:

Min. 140 ft. curb to curb to be considered two separate points of access.  
Town Fire Code 503.1.4  
NOTE: Fire lane arrangement shown is acceptable given the site constraints pending variance submission, and demonstration of intent and additional fire protection provided.

#### HOSE LAY VARIANCE

FIRE Variance is required for the hose lay to exceed 150 ft. Approval required PRIOR TO Site Plan approval. Town Fire Code requires additional measures to meet the intent not depicted on this Zoning exhibit.

1. Split the Building into 2 halves to Provide Hose access prohibited by the Building as One Whole.
- This is achieved by 10' breezeway.
2. Additional measures are to create a 10' area in the QUE LANE to have the Fire Dept. Service Vehicles unobstructured access to the Building.
3. The hose Layout to the South and on the Church Fire lane provides an additional Perimeter of 288', less than the required 300'.

#### TWO POINTS OF ACCESS VARIANCE

FIRE Variance is required for the two points of access to be less than 140 ft. curb to curb. Approval required PRIOR TO Site Plan approval. Town Fire Code requires additional measures to meet the intent not depicted on this Zoning exhibit. ADDITIONAL INTENT shall be Fire Lane Access from the Adjacent Church Property thus reducing Hose Length.

Also, the addition of a Fire Sprinkler System for the Main Building that is under 4,000 s.f.

#### ISSUE:

P & Z

SEP. 30, 2024

REV. OCT. 12, 2024

PROJECT

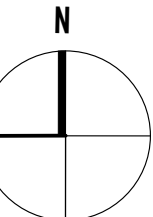
NO: 2406SH.01

V-1

#### 01 VARIANCE PLAN

SCALE: 1" = 20'-0"

EXISTING  
FIRE HYDRANT  
(on PARKING ISLAND)



RHEA'S MILL BAPTIST CHURCH  
CLERK'S FILE NO.  
20140522000507370



## THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

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Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

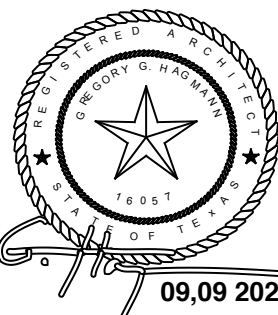
ZONE-24-0017  
**"EXHIBIT V-1"**  
VARIANCE

PLANNED DEVELOPMENT 5.657 Acre Tract  
Located in the Town of Prosper, Texas

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C: 214.418.0455  
e: JP@RogersHealy.com  
w: RogersHealy.com  
a: 3001 Knox Street #210, Dallas, TX 75205  
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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		

CONTRACTOR: Bill Oelfke



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