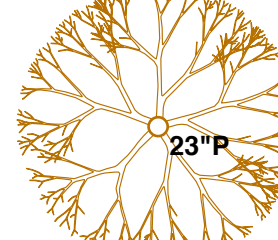


LOT 13
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

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
NB HACKBERRY TREE
CE CEDAR ELM TREE
C CEDAR TREE
CM CRAPE MYRTLE



EXISTING TREES

EXISTING TREE - GROVE

NEW TREE

NOTES

- All Walk Ways & Paths To Be ADA Accessible
- Building 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 performed 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

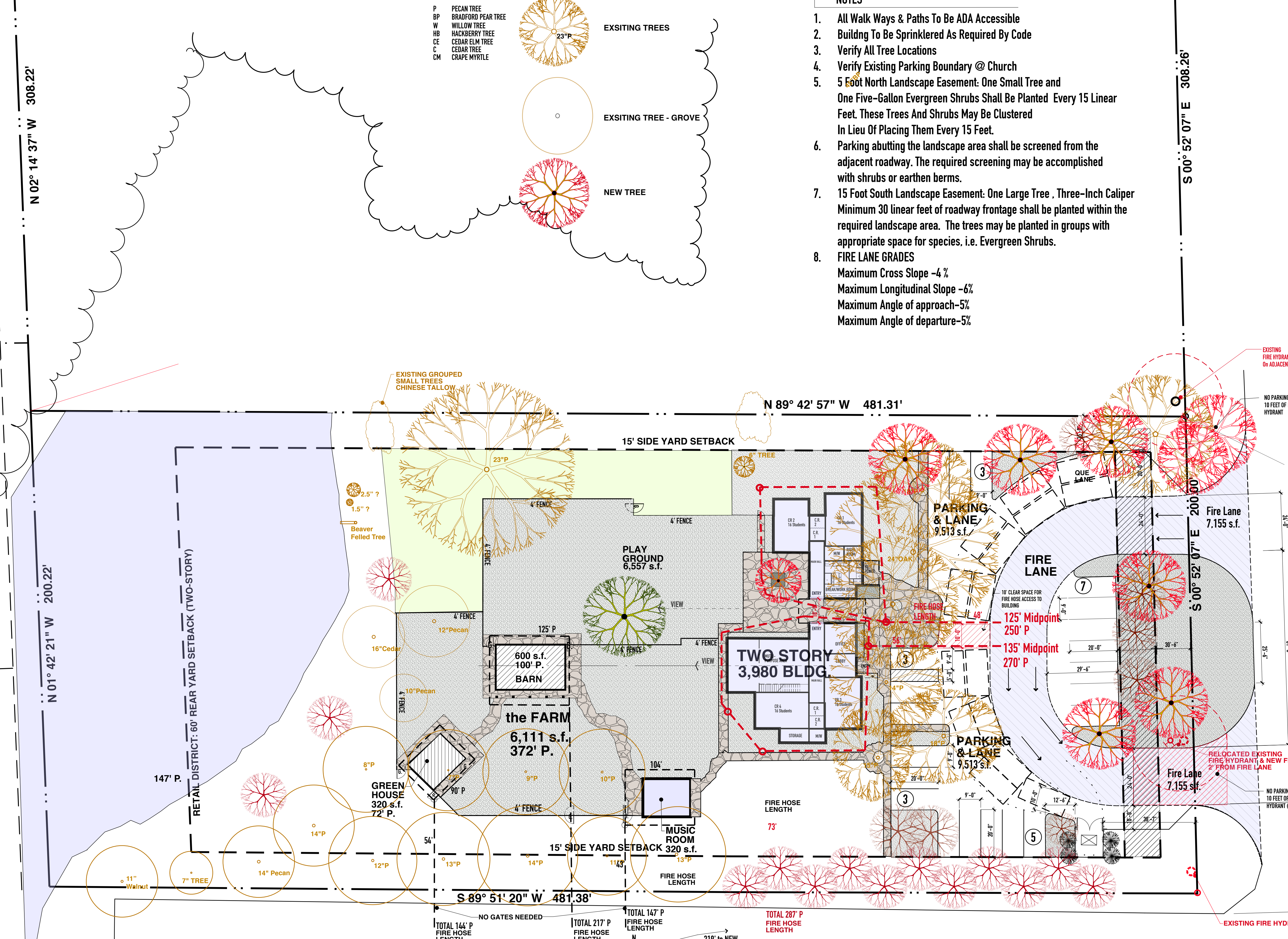
96,538.16 s.f.	EXISTING SITE AREA
27,508.29 s.f.	IMPERVIOUS AREA
69,029.87 s.f.	PERVIOUS AREA
6,761.23 s.f.	7% OPEN SPACE REQ'D
29,501.0 s.f.	OPEN SPACE
69,031.62 s.f.	EXISTING LANDSCAPE AREA
26,976.0 s.f.	PROPOSED LANDSCAPE AREA
17,997.76 s.f.	PARKING AREA & CONC. LANES

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'	



01 CONCEPTUAL PLAN - ALT

SCALE: 1" = 20'-0"

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

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

CONTRACTOR: Bill Oelfke

ARCHITECT
09.09.2024
gregory HAGMANN
ARCHITECT
404 Provincetown Ln.
Richardson, Texas 75080
214.928.7575
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 D-2"

CONCEPTUAL PLAN

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

ISSUE:

P & Z
SEP. 30, 2024
REV. OCT. 17, 2024
PROJECT NO: 2406SH.01

PD EX D-2