

02 VICINITY MAP
SCALE: NTS

01 SITE PLAN
SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE
Building to be SPRINKLERED

SITE DATA

Existing Zoning: Single Family SF-15
Current Use: Residential
PROPOSED USE: Licensed Child Care Center
FLU: Old-Town District
Zoning Change Needed: SUP

PARKING CALCULATIONS:

	#	RATIO 1:10
Students:	60	6
Teachers:	4	4
Staff:	3	6
		16 Spaces Req'd.
		17 Provided
Handicap	1:25	2 Provided

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic
Outdoor Play Space = 65 sf/ child = 3,900 s.f. min.
4,490 s.f. Provided

SITE AREA TABULATION

87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
83,939.5 S.F.	7% OPEN SPACE REQ'D
29,501.0 S.F.	OPEN SPACE
28,609.0 S.F.	EXISTING LANDSCAPE AREA
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
2,860 s.f.	PLAYGROUND AREA
4,004 s.f.	TOTAL BUILDING AREA
	PARKING REQUIRED 16
	PARKING PROVIDED 17 SPACES

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
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W: RogersHealy.com
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CLIENT: JP Findley

G D G
CONSULT DESIGN CONSTRUCTION
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5848 Fairview Pkwy | Fairview, Texas | 75069
Building Quality since 1997
APPLICANT: Bill Oelfke

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12.04.2023
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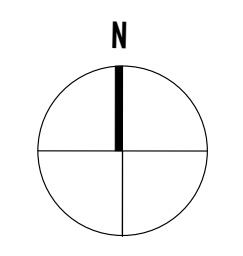
**THE SCHOOL HOUSE
REMODEL: DAYCARE FACILITY**

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.

SPECIAL USE PERMIT 2.017 Acre Tract
Located in the Town of Prosper, Texas

"EXHIBIT B"
ZONE-23-0038
SITE PLAN



ISSUE:
SUP Review
DEC. 04, 2023
Resubmit 03.12.24

PROJECT
NO: 2321BO.01

SUP B