



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 6' Masonry Wall or Living Screen, per Code. Can Hardi Pank be used for Masonry?
	4. Shrub or small Box Tree
	5. EXISTING TREES TO REMAIN (NONE TO BE REMOVED, EXCEPT THOSE THAT MAY IMPEDE THE ROAD WAY. ANY REMOVED TREE SHALL BE REPLACED PER CODE)
	6. 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 NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE
SCALE: 1" = 20'-0" Building to be SPRINKLERED

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
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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	

12.04.2023
ARCHITECT
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ARCHITECT
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 Review
DEC. 04, 2023
Resubmit 03.12.24
PROJECT
NO: 2321BO.01

SUP C