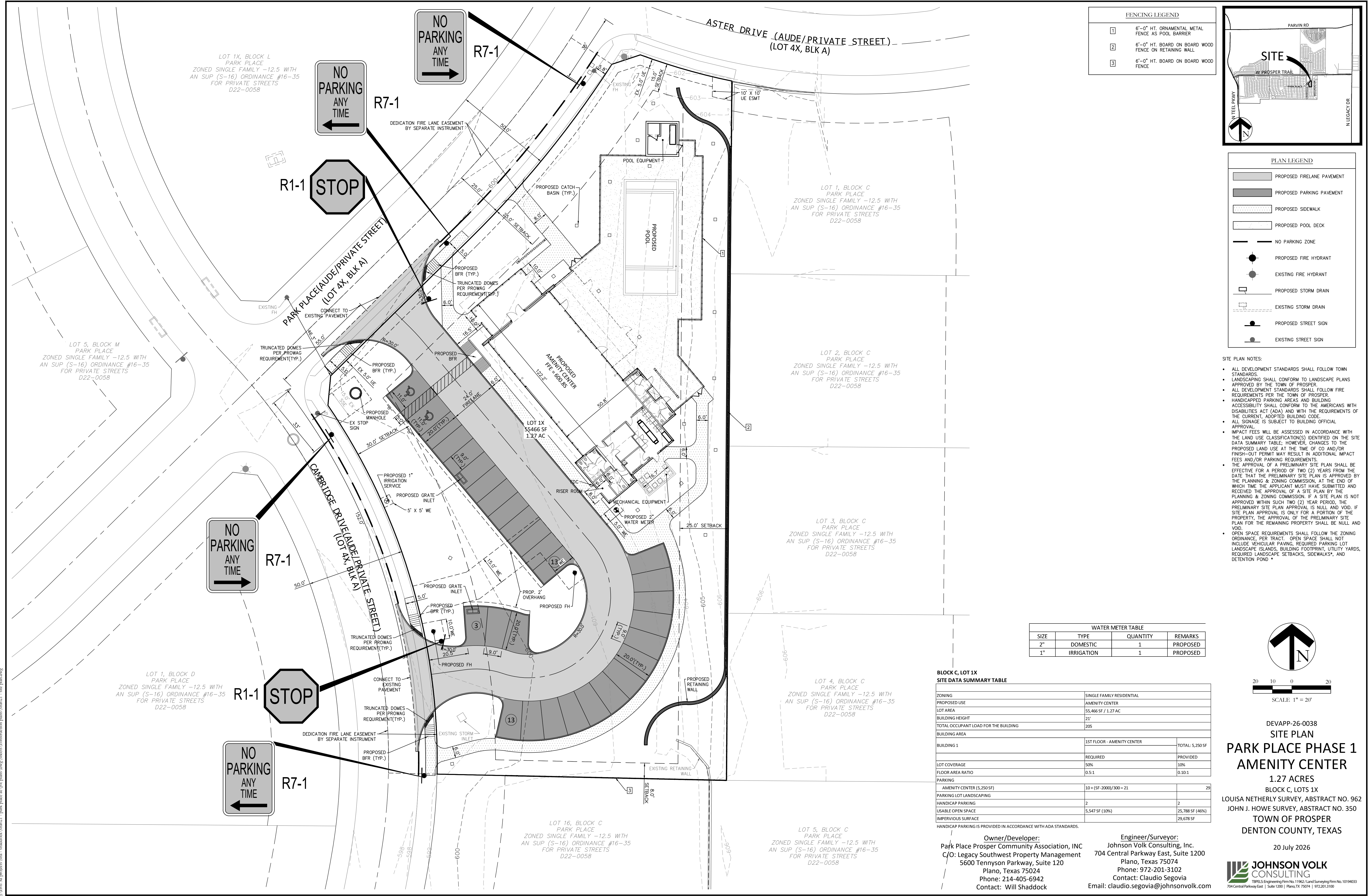
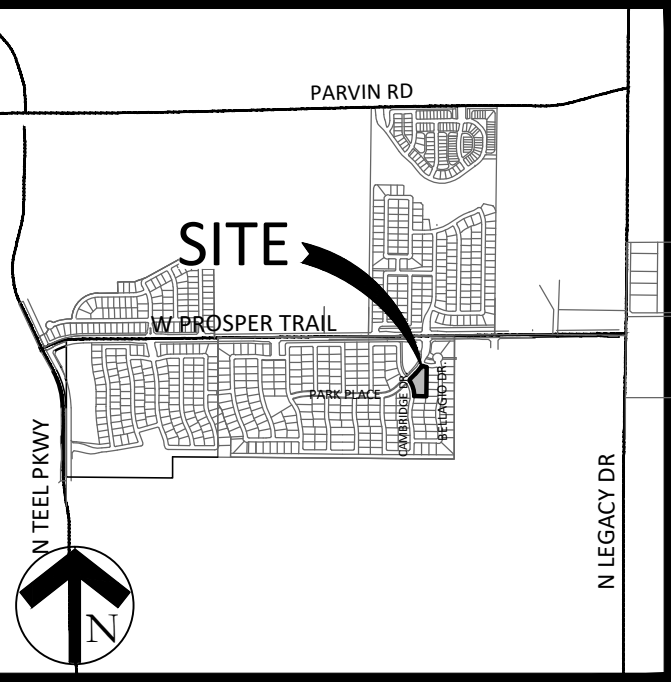




FENCING LEGEND	
1	6'-0" HT. ORNAMENTAL METAL FENCE AS POOL BARRIER
2	6'-0" HT. BOARD ON BOARD WOOD FENCE ON RETAINING WALL
3	6'-0" HT. BOARD ON BOARD WOOD FENCE



PLAN LEGEND	
[Symbol]	PROPOSED FIRELANE PAVEMENT
[Symbol]	PROPOSED PARKING PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED POOL DECK
[Symbol]	NO PARKING ZONE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	EXISTING STORM DRAIN
[Symbol]	PROPOSED STREET SIGN
[Symbol]	EXISTING STREET SIGN

- SITE PLAN NOTES:**
- 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 GO 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 *

WATER METER TABLE			
SIZE	TYPE	QUANTITY	REMARKS
2"	DOMESTIC	1	PROPOSED
1"	IRRIGATION	1	PROPOSED

BLOCK C, LOT 1X SITE DATA SUMMARY TABLE		
ZONING	SINGLE FAMILY RESIDENTIAL	
PROPOSED USE	AMENITY CENTER	
LOT AREA	55,466 SF / 1.27 AC	
BUILDING HEIGHT	21'	
TOTAL OCCUPANT LOAD FOR THE BUILDING	205	
BUILDING AREA		
BUILDING 1	1ST FLOOR - AMENITY CENTER	TOTAL: 5,250 SF
	REQUIRED	PROVIDED
LOT COVERAGE	50%	10%
FLOOR AREA RATIO	0.5:1	0.10:1
PARKING		
AMENITY CENTER (5,250 SF)	10 + (SF-2000)/300 = 21	29
PARKING LOT LANDSCAPING		
HANDICAP PARKING	2	2
USABLE OPEN SPACE	5,547 SF (10%)	25,788 SF (46%)
IMPERVIOUS SURFACE		29,678 SF
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.		

Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

DEVAPP-26-0038
SITE PLAN
**PARK PLACE PHASE 1
AMENITY CENTER**
1.27 ACRES
BLOCK C, LOTS 1X
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962
JOHN J. HOWE SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

20 July 2026

**JOHNSON VOLK
CONSULTING**
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

I:\proj\31 projects\31a - shaded\31a021 - park place\31a\31a021 - site plan.dwg