

| LEGEND | |
|-------------|---|
| BFR | PROPOSED BARRIER FREE RAMP |
| SSMH | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING WATER |
| --- | EXISTING SANITARY SEWER |
| --- | EXISTING STORM |
| --- | EXISTING CURB INLET |
| - . - | RIGHT-OF-WAY |
| --- | CHAIN LINK FENCE AROUND PICKLEBALL COURT. REFER TO PLAN FOR HT. |
| 1 - 4'-0" W | 1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE |
| T | TRASH RECEPTACLE |
| B | 6'-0" PARK BENCH |
| ⊗ | PARK TABLE |
| ⊗ | ADA PARK TABLE |
| 2 | LOT AND BLOCK NUMBERING |

| SITE DATA SUMMARY TABLE | | |
|----------------------------|-------------------------------------|---------------------------|
| ZONING | PD-123 | |
| PROPOSED USE | OUTDOOR RECREATION AREA | |
| LOT AREA | 540,013.32 SF. 12.397 AC. | |
| BUILDING AREA | 1,000.00 SF. | |
| BUILDING HEIGHT | 16'-1" (1 STORY) | |
| LOT COVERAGE | 0.185% | |
| FLOOR AREA RATIO | 1,000.00/ 540,013.32 OR 0.00185 | |
| | REQUIRED | PROVIDED |
| TOTAL PARKING: | N/A | N/A |
| HANDICAP PARKING: | N/A | N/A |
| PARKING LOT LANDSCAPING | N/A | N/A |
| S.F. OF IMPERVIOUS SURFACE | 24,862.73 S.F. | |
| OPEN SPACE: | 7% OF NET LOT AREA = 37,800.93 S.F. | 520,419.86 S.F. 95.44% |

- 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 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 *

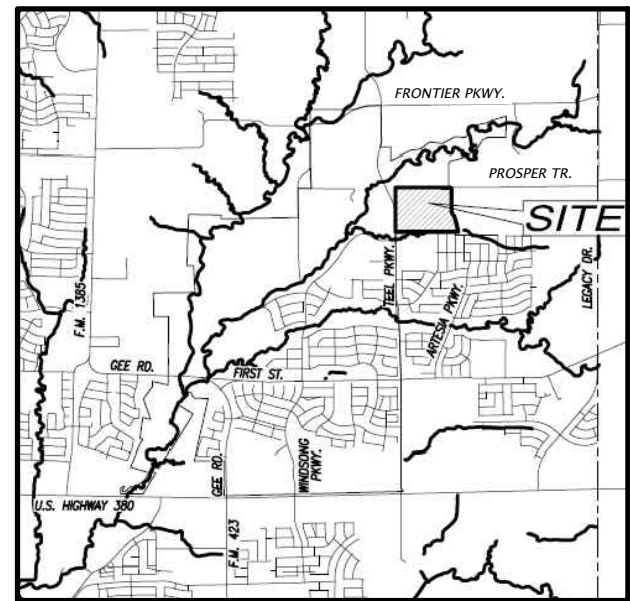
DEVAPP-25-0010
SITE PLAN
PARK PLACE - PHASE 2
OPEN SPACE
BLOCK X, LOT 2
~AMENITY AREA~

BEING 12.397 ACRES OF THE 68.815 ACRES
LOCATED IN THE L. NETHERLY SURVEY,
ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

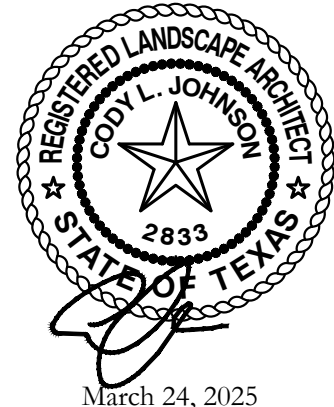
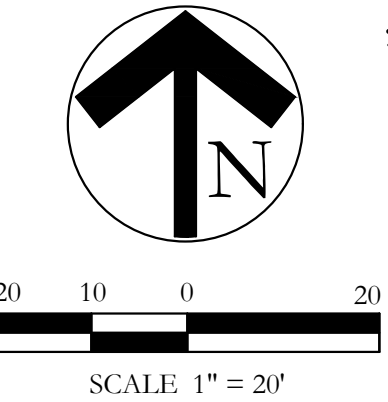
OWNER/DEVELOPER:
SHADDOCK-PROSPER PARK PLACE 2, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
PH. (214) 405-6942
CONTACT: WILL SHADDOCK

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

SUBMITTAL DATE: March 24, 2025 SP1



LOCATION MAP
NOT TO SCALE



March 24, 2025