

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE	---	RIGHT-OF-WAY
---	EXISTING SANITARY SEWER	---	CHAIN LINK FENCE AROUND PICKLE BALL COURT. REFER TO PLAN FOR FIT.
FH	EXISTING FIRE HYDRANT	---	4'-0" WIDTH CHAIN LINK METAL GATE, TYP.
---	EXISTING WATER	---	FIRE PIT
---	EXISTING STORM	B	PARK BENCH
INLET	EXISTING CURB INLET	TB	PARK TABLE
---	EXISTING RETAINING WALL	C	MOVABLE CHAIR
⊕	PROPOSED 2" IRRIGATION WATER METER	TO	TRASH RECEPTACLE
		---	6'-0" HT. ORNAMENTAL METAL FENCE
		---	7'-6" HT. STONE COLUMN.

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 *

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOML	METER IRR	SAN. SERVICE SIZE
⊕	2"	2"	X	X	N/A

SITE DATA SUMMARY TABLE

ZONING	PD-129	
PROPOSED USE	OUTDOOR RECREATION AREA	
LOT AREA	65,721 SF 1,509 AC.	
BUILDING AREA	1,250.00 SF	
BUILDING HEIGHT	16'-1" (1 STORY)	
LOT COVERAGE	1.55%	
FLOOR AREA RATIO	1,250 / 64,625.62 = 0.0193	
	REQUIRED	PROVIDED
S.F. OF IMPERVIOUS SURFACE	19,947.47 SF	
AMENITY ELEMENTS: 1. TENNIS/PICKLEBALL COURT* 2. PLAYGROUND FACILITY* 3. SHADE STRUCTURE WITH SEATING 4. SAND VOLLEYBALL PIT 5. OPEN NATURAL GRASS PLAY AREA (MIN 15,000 SF) 6. GATHERING AREA WITH PAVERS, DECOMPOSED GRANITE, AND/OR TURF AND SEATING (MIN 1,000 SF) 7. GRILL AND PICNIC AREA	MINIMUM FOUR (4) ELEMENTS WITH AT LEAST ONE (1) ELEMENTS IDENTIFIED WITH ASTERISK	SIX (6) ELEMENTS PROVIDED: 1. PICKLE BALL COURT 2. PLAYGROUND FACILITY 3. (3) SHADE STRUCTURE WITH SEATING (12 TABLES) 4. SAND VOLLEYBALL PIT 5. GATHERING AREA WITH TURF 6. GRILL AND PICNIC AREA

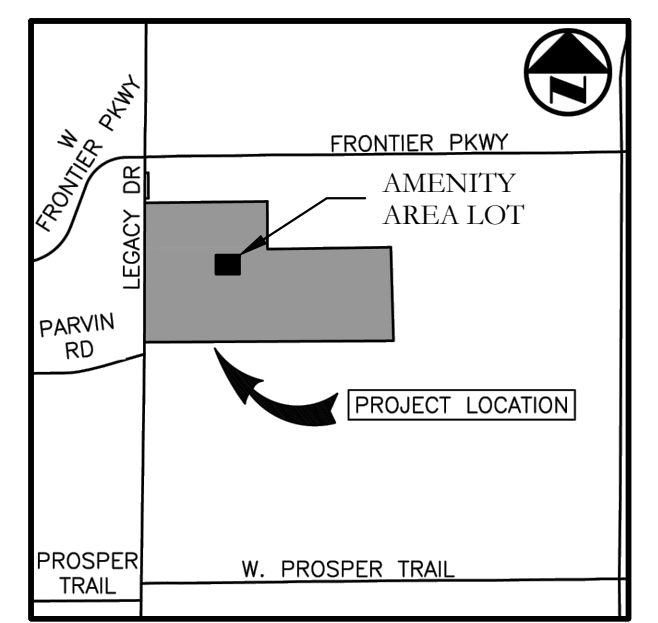
TOWN PROJECT NO.
DEVAPP-25-0145
SITE PLAN
CREEKSIDE
OPEN SPACE
BLOCK A, LOT 58X
~AMENITY AREA~

BEING 1.509 ACRES OF THE 90.730 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER COLLIN COUNTY, TEXAS

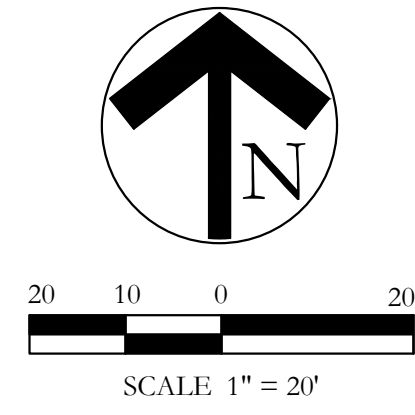
OWNER/DEVELOPER:
SHADDOCK-CREEKSIDE PROSPER, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
PH. (214) 225-9643
CONTACT: WILLIAM C. SHADDOCK, JR.

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

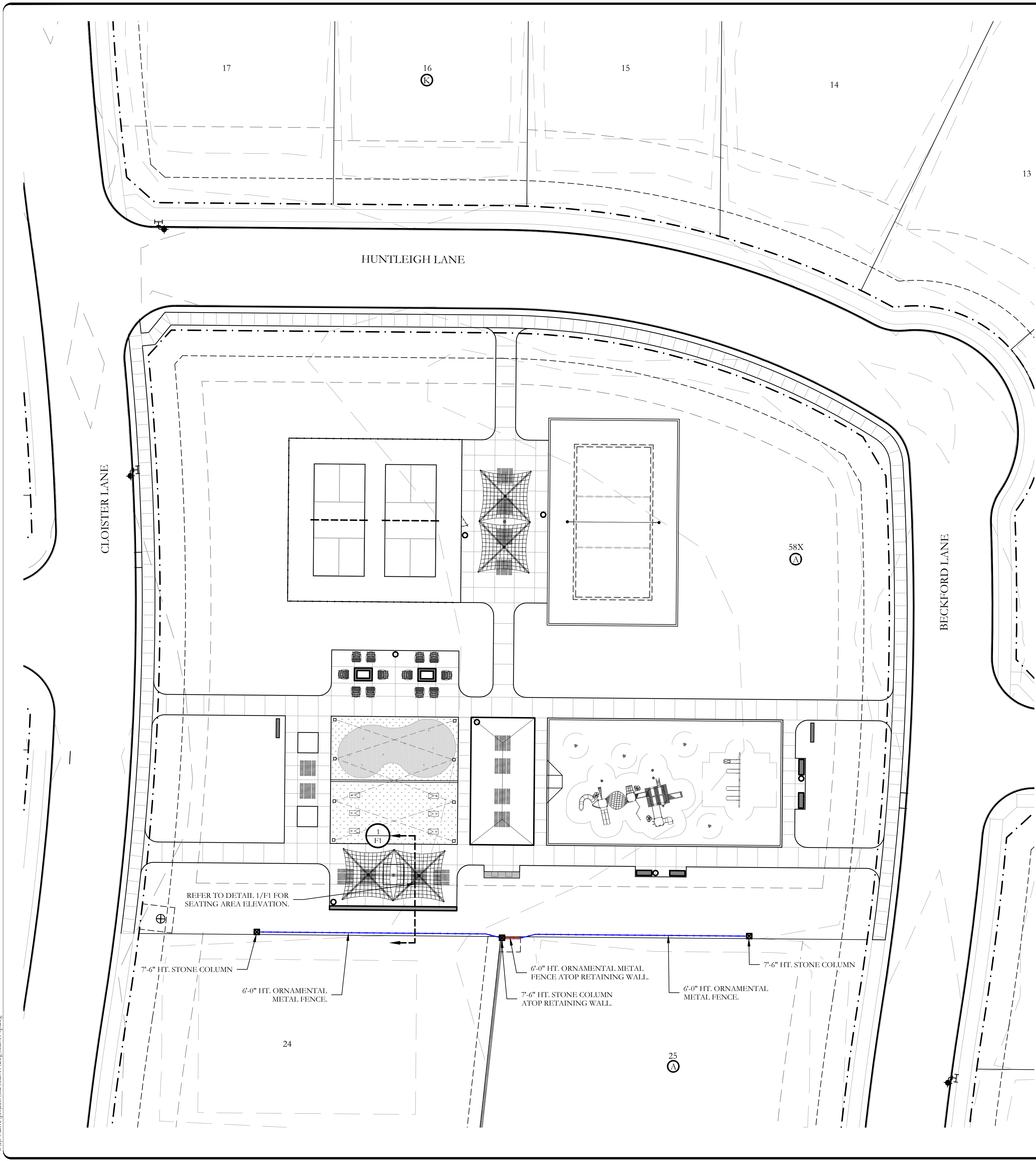
SUBMITTAL DATE: March 30, 2026 SP1



LOCATION MAP
NOT TO SCALE



March 30, 2026



LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE
	7'-6" HT. STONE COLUMN

