

PLOTTED BY: SANTIAGO DURAN  
 PLOT DATE: 11/1/2024 9:51 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2023-054\_CROSSLAND PHASE 6\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN (2 OF 2).DWG  
 LAST SAVED: 11/1/2024 9:26 AM

- 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.
- PERMITS ARE 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.

**BENCHMARKS:**

NO. 1  
 "X"-CUT AT THE TERMINUS OF THE EXISTING SIDEWALK ON THE WEST SIDE OF COOK LANE, +/- 1450' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.  
 ELEV: 635.56'

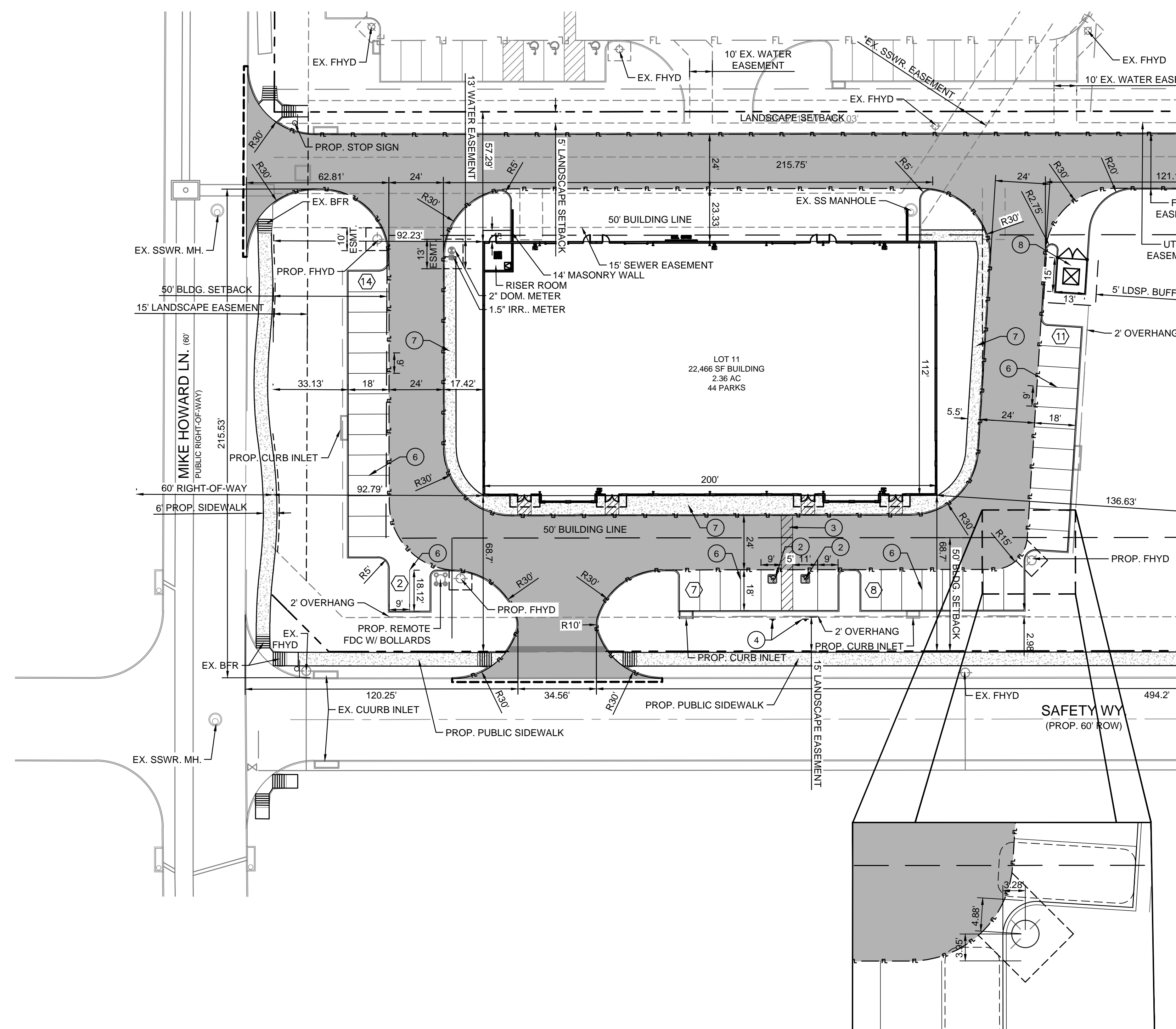
NO. 2  
 SQUARE CUT ON THE SOUTH END OF A HEADWALL, ON THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.  
 ELEV: 636.18'

**GENERAL SITE PLAN NOTES:**

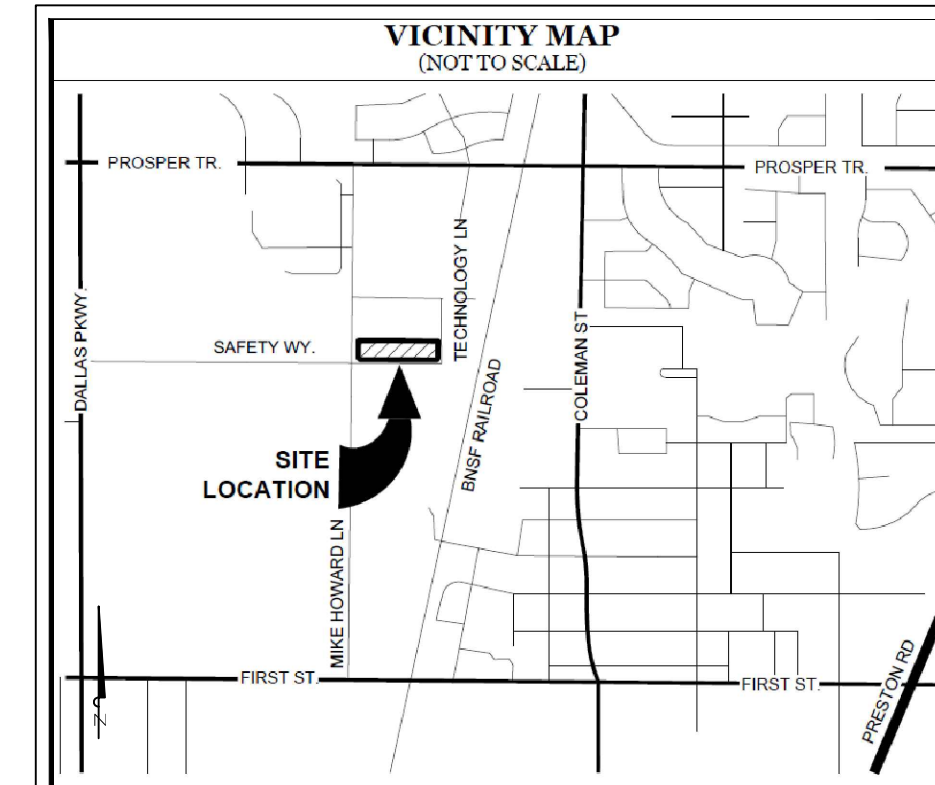
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

WATER METER SCHEDULE						
LOT	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
LOT 9		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED
LOT 10		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED
LOT 11		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED

SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	PARKING LOT LANDSCAPING		OPEN SPACE		INTERIOR LANDSCAPING	
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.		PROV.	REQ. (15 SF PER SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)	REQ. (15 SF PER PKNG. SPACE)
9	PD-26	OFFICE (6,012 SF)/ WAREHOUSE (14,027 SF)	1.47	63,938	20,039	26' - 1 STORY	50% MAX	31.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	33	33	2	2	59,889	94%	495	1,704	4,476	2,345	495	7,497
10	PD-26	OFFICE (8,428 SF)/ WAREHOUSE (19,664 SF)	1.87	81,618	28,092	26' - 1 STORY	50% MAX	34.4%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	45	46	2	2	77,369	95%	690	1,860	5,713	2,389	690	7,306
11	PD-26	OFFICE (6,740 SF)/ WAREHOUSE (15,726 SF)	2.36	102,684	22,466	26' - 1 STORY	50% MAX	21.9%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	36	42	2	2	80,222	78%	630	1,465	7,188	20,997	660	28,240



MATCH SHEET SP-2



CONSTRUCTION SCHEDULE	
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4' PARKING STALL STRIPING COLOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH 8 FT MASONRY ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

**SITE PLAN**  
**CASE#: DEVAPP-23-0138**  
 PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

**OWNER:**  
 CROSSLAND TEXAS INDUSTRIAL  
 861 N. COLEMAN ST  
 PROSPER, TX 75078  
 PH: 972.347.5659  
 CONTACT NAME: ROCKY HUSSMAN

**APPLICANT/ENGINEER:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572  
 CONTACT NAME: DREW DONOSKY

**ARCHITECT:**  
 ALLIANCE ARCHITECTS  
 1600 N. COLLINS BLVD. STE #1000  
 RICHARDSON, TX 75080  
 PH: 972.233.0400  
 CONTACT NAME: ZACH WELDY

**LEGAL DESCRIPTION:**  
 PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

**CITY:** TOWN OF PROSPER  
**STATE:** TEXAS

**COUNTY:** COLLIN  
**SURVEY:** COLLIN COUNTY SCHOOL  
**ABSTRACT NO.:** 147

TEXAS FIRM #14190

**CLAYMOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS

DREW DONOSKY  
 123651  
 LICENSED PROFESSIONAL ENGINEER

11/1/2024

**PROSPER BUSINESS PARK**  
**PHASE 6**  
**PROSPER, TX**

NO.	DATE	REVISION	RDS	BY
1	7/23/2024	CORRECTED FEE	RDS	BY

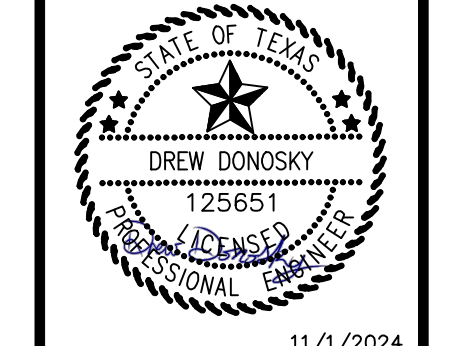
SITE PLAN (1 OF 2)

DESIGN: RS  
 DRAWN: CWP  
 CHECKED: ASD  
 DATE: 10/31/2024

SHEET  
**SP-1**

CM File No: 2023-054

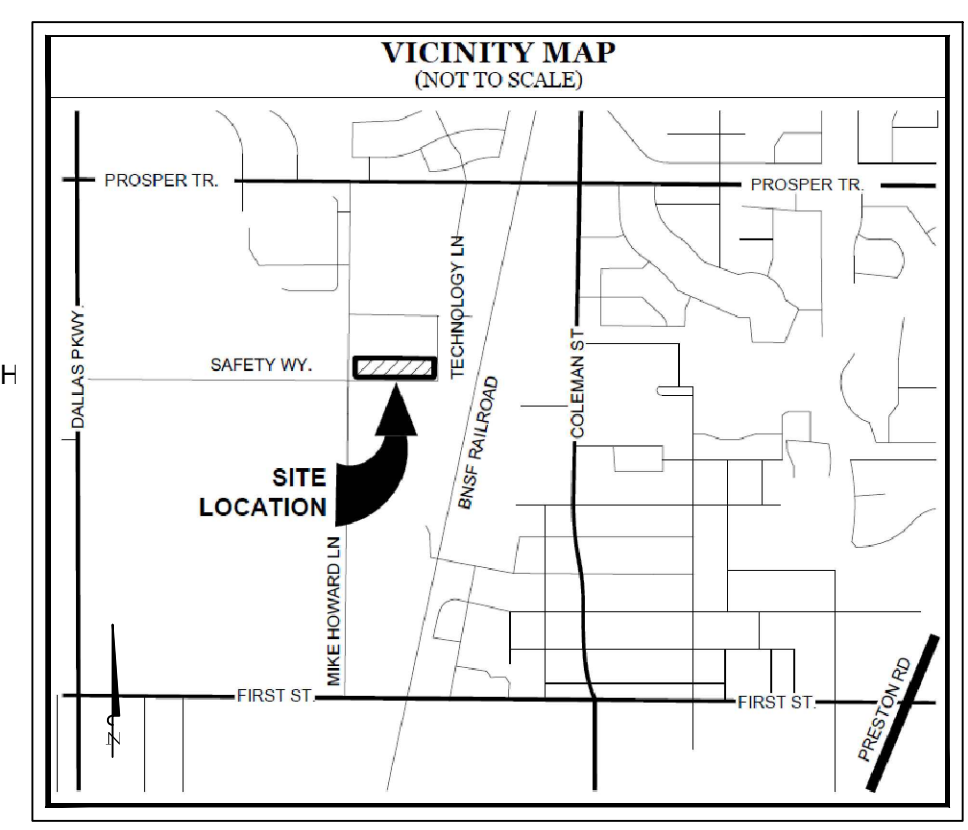
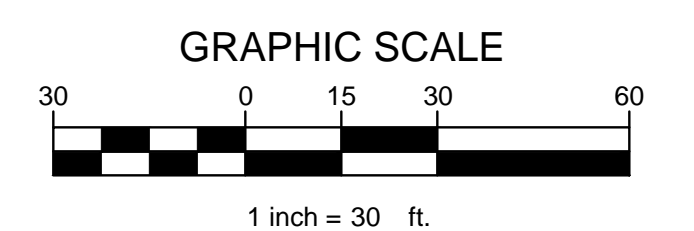
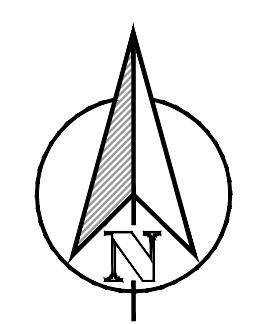




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			BT

**SITE PLAN (2 OF 2)**



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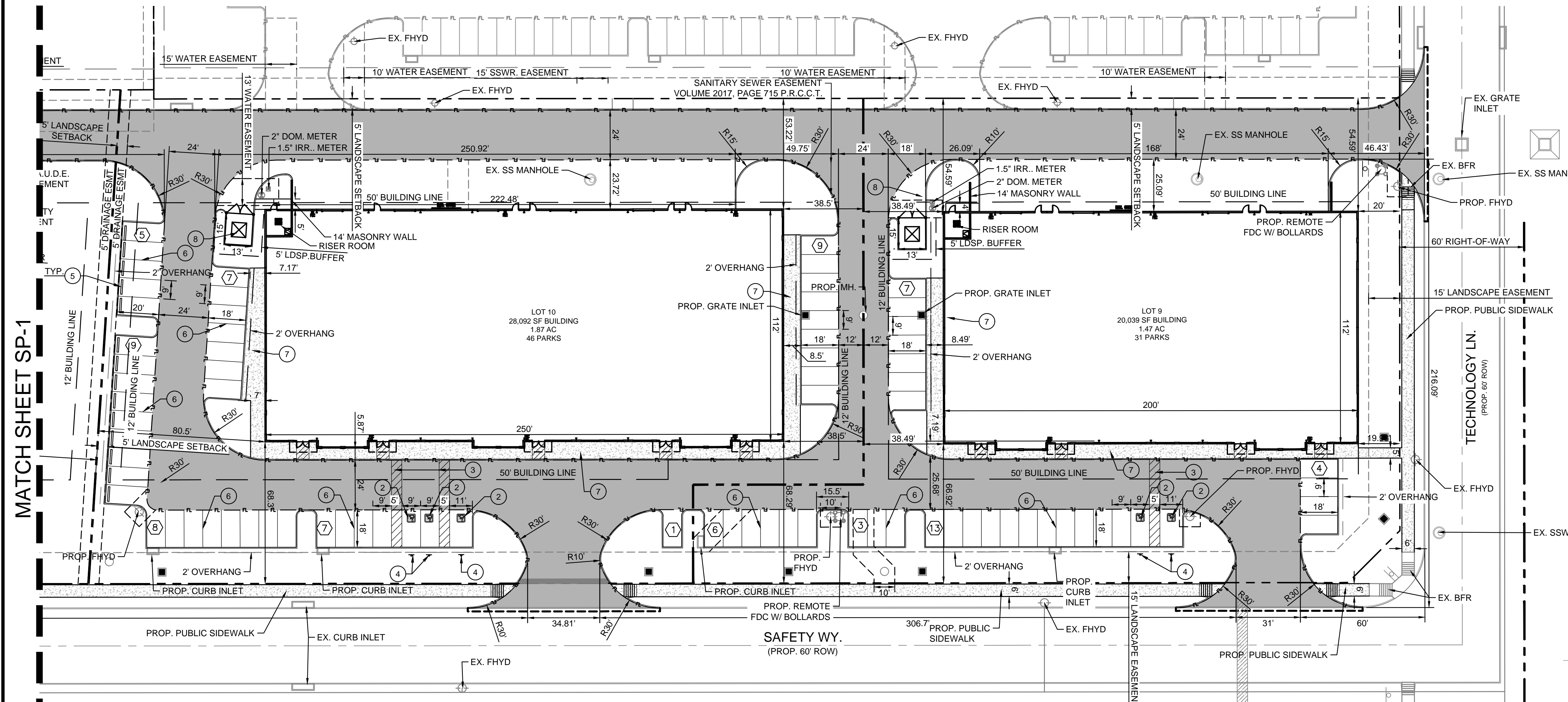
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SHEET  
**SP-1**



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