

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.

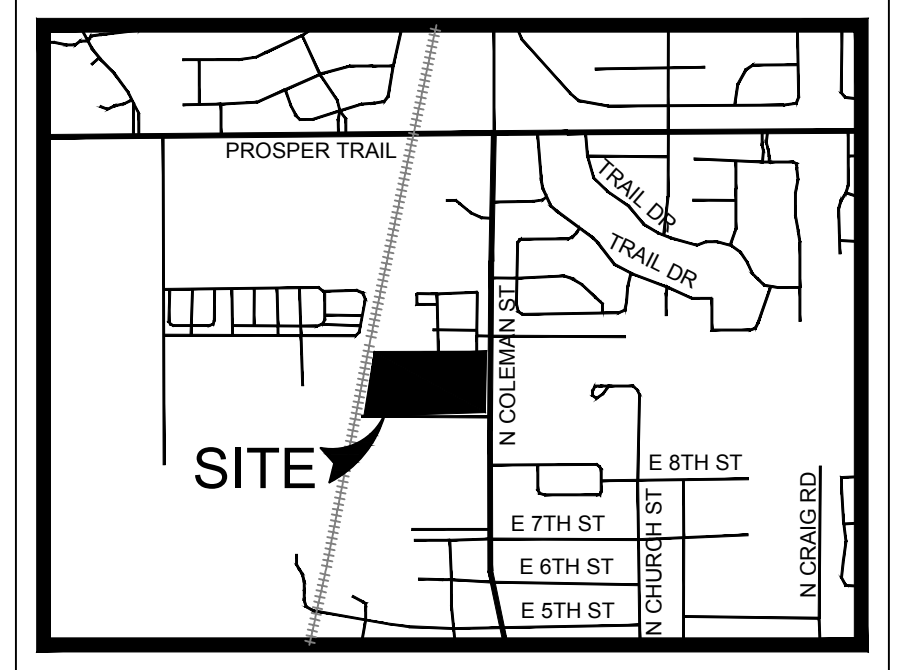
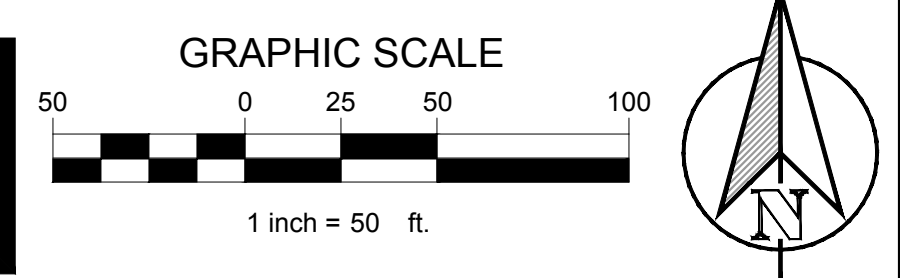
WATER METER SCHEDULE

ID	TYP.	SIZE	NO.	SAN. SEWER
△	DOM.	2"	4	6"
△	IRR.	1.5"	1	N/A
△	DOM.	1"	12	6"

Site Benchmarks:
 TBM-1: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY, APPROXIMATELY 453 FEET WEST OF COLEMAN STREET. ELEVATION = 647.30.
 TBM-2: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY, APPROXIMATELY 391 FEET WEST OF COLEMAN STREET. ELEVATION = 667.60.
City Benchmarks:
 BM NO. 4: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF S. MAIN STREET +30' SOUTH OF THE INTERSECTION OF S. MAIN STREET AND W. 3RD STREET. ELEVATION = 666.47

FLOODPLAIN NOTE
 THE PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AND ZONE "AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2ND, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480141 AS SHOWN ON MAP NUMBER 48055C0235J, AS AFFECTED BY LETTER OF MAP REVISION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS WITH CASE NO. 17-06-1828P, EFFECTIVE JANUARY 18, 2018. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. FOR EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

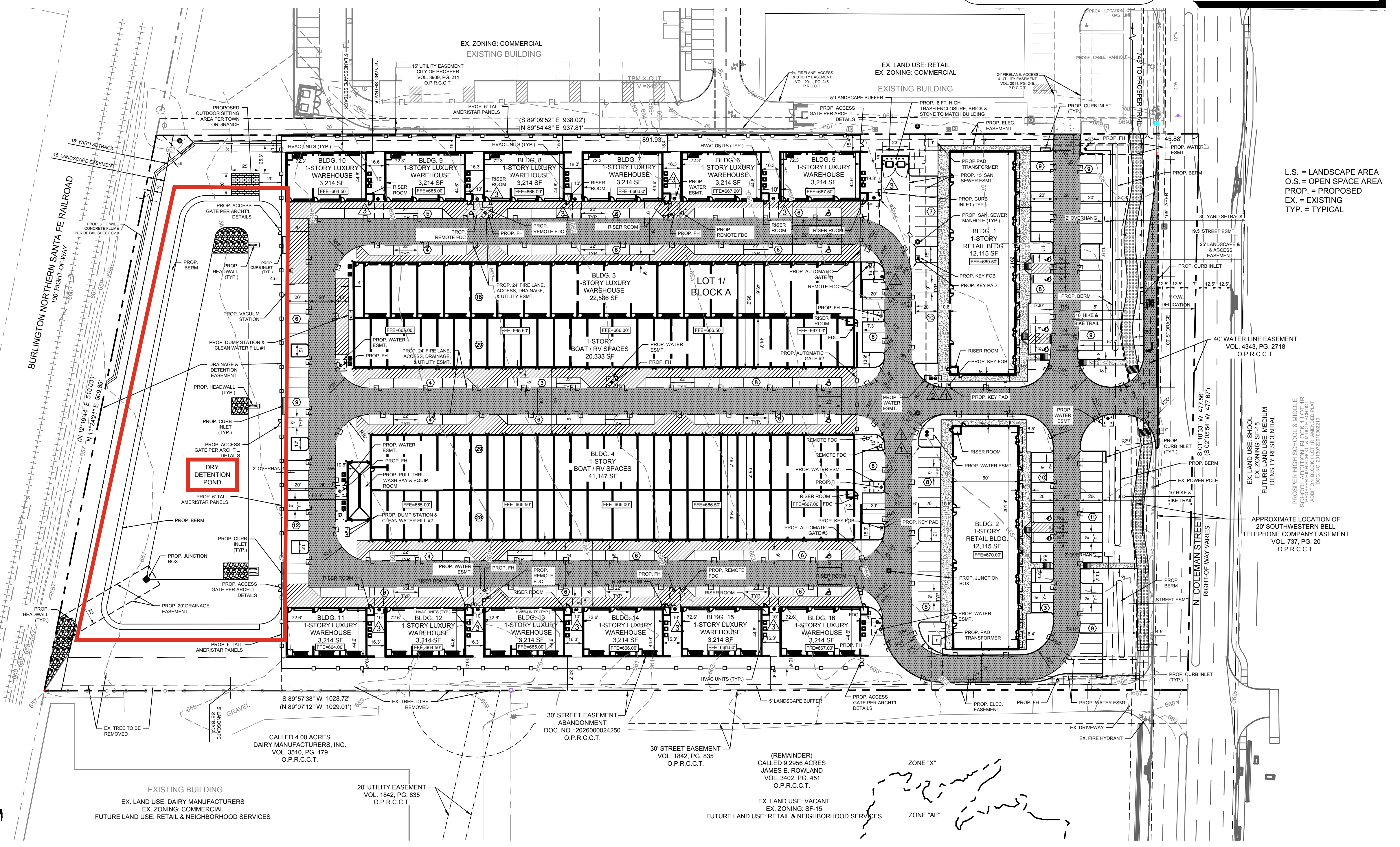


TEXAS REGISTRATION #14199
GLAY MOORE ENGINEERING
 1102 OBER SPARGER RD. SUITE #1
 COLLEVILLE, TX 76041
 WWW.GLAYMOORE.COM
 DREW DONOSKY
 LICENSED PROFESSIONAL ENGINEER
 5/13/2026

LEGEND

[Pattern]	PROPOSED FIRE LANE PER TOWN OF PROSPER STANDARDS
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
(6)	PARKING COUNT
— FL —	PROPOSED FIRE LANE STRIPPING
[Symbol]	PROPOSED HVAC UNITS

L.S. = LANDSCAPE AREA
 O.S. = OPEN SPACE AREA
 PROP. = PROPOSED
 EX. = EXISTING
 TYP. = TYPICAL



SITE DATA SUMMARY

LOT	EX. ZONING / PROPOSED ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA	BLDG. HGT. (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	USED	REQ.	PROV.	REQ.		PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	
LOT 1	PLANNED DEVELOPMENT-117 (PD-117)	BOAT & RV SPACES / LUXURY WAREHOUSE / LUXURY OFFICES / RETAIL/OFFICE BLDGS.	10.76	469,046	122,634	1 STORY 28'-0"	50% MAX	28.2%	0.5:1 MAX	0.27	LUXURY WAREHOUSE RATIO (1/1000 SF)	123	124	5	6	327,278	3,555	8,274	32,833	53,343	11%
					24,230	1 STORY 20'-10 1/2"		5.2%	0.5:1 MAX	0.05	RETAIL/OFFICE BLDG. RATIO (1/250 SF)	97	113	5	6						
TOTAL					146,864			32.1%	0.32			220	237	10	12						

AMR PREMIUM STORAGE
SITE PLAN
 DEVAPP-25-0127

OWNER:
 AMR PREMIUM STORAGE LLC
 200 CRESCENT COURT, SUITE 1820
 DALLAS, TX 75201
 PH: 469.941.4402
 CONTACT NAME: RUSH GRAVES

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

SURVEYOR:
 EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET, SUITE #104
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:
 BEATY ADDITION BLOCK A, LOT 1,
 11.290 ACRE TRACT OF LAND CONVEYED TO
 COLEMAN STREET 11 ACRE PARTNERS, LLC
 BY DEED OF RECORD DOC. # 20191007001251960
 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

CITY: PROSPER **STATE:** TEXAS

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

DESIGN: MKT
 DRAWN: MKT
 CHECKED: ASD
 DATE: 5/13/2026

SHEET
SP-1

File No. 2021-217

AMR PREMIUM STORAGE
TOWN OF PROSPER, TX

NO.	DATE	REVISION	BY

PLOTTED BY: MARK TORRES
 PLOT DATE: 5/13/2026 10:39 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-217 BEATY COLEMAN PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 5/13/2026 10:15 AM