

**Previously Approved Site Plan**

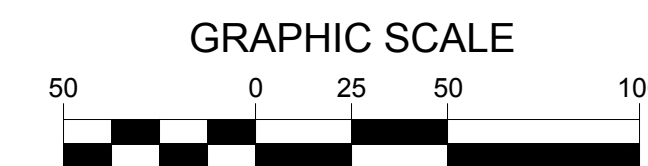
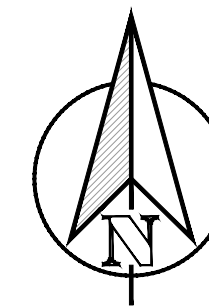
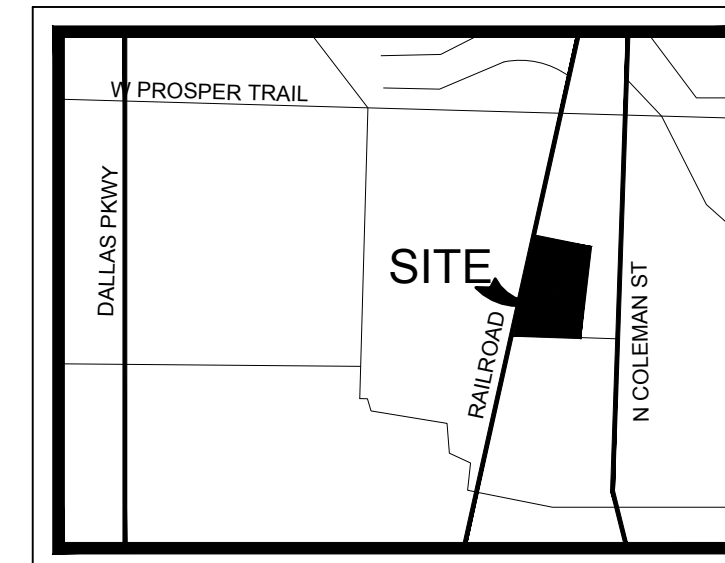
**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 48085C0235-1, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

\*NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE\*

**WATER METER SCHEDULE**

ID	TYPE	SIZE	NO.
1	DOM.	2"	2
2	IRR.	1 1/2"	1



TEXAS REGISTRATION #14199

**GLAY MOORE ENGINEERING**

PHONE: 817.201.0072  
WWW.GLAYMOORE.COM

1900 CENTRAL DR. #400  
IRVING, TX 75038

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING AND PLANNING CONSULTANTS**  
Engineer: DREW DONOSKY  
P.E. No. 125651, Date: 3/8/2022

**LOT 3  
EAGLES CROSSING ADDITION  
PROSPER, TEXAS**

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE. 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.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

**LEGEND**

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	EASEMENT LINE
	FULL DEPTH SAW CUT
	PROPOSED FIRE HYDRANT
	FIRE DEPT. CONNECTION

SITE DATA TABLE	BLOCK A, LOT 3
EXISTING ZONING	COMMERCIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING HEIGHT	1-STORY/1-STORY (29')
BUILDING AREA	43,200 SF (10,000 SF OFFICE, 33,200 SF WAREHOUSE) 29,500 SF (9,500 SF OFFICE, 20,000 SF WAREHOUSE)
PARKING REQUIRED	61
REQUIRED PARKING RATIO	1/350 SF (GENERAL OFFICE) 1/1000 (WAREHOUSE)
PARKING PROVIDED	109
LAND AREA (AC)	4.97
LAND AREA (SF)	216,647
IMPERVIOUS AREA (SF)	179,318
HANDICAP REQUIRED	5
VAN HANDICAP PROVIDED	4
TOTAL HANDICAP PROVIDED	8
COVERAGE	50%
FLOOR RATIO	0.50
OPEN SPACE (7% SITE AREA SF)	15,165
OPEN SPACE PROV. (SF)	45,462
INTERIOR LANDSCAPE (15 SF PER PARKING)	1,635
INTERIOR LANDSCAPE PROV.	2,582

CASE #: D21-0091

**LOT 3 EAGLES CROSSING ADDITION**

**SITE PLAN**

OWNER:  
CROSSMAR TEXAS INVESTMENTS 4 LLC  
1500 E CENTRAL AVE STE 110  
BENTONVILLE, AR 72712  
PH: 479.619.6409 CONTACT NAME: DRAKE STOBART

APPLICANT/REPRESENTATIVE:  
CLAYMOORE ENGINEERING, INC.  
301 S. COLEMAN, SUITE #40  
PROSPER, TX 75078  
PH: 817.201.6982 CONTACT NAME: DREW DONOSKY

SURVEYOR:  
EAGLE SURVEYING, LLC  
210 S. ELM STREET, SUITE #104  
DENTON, TX 76201  
PH: 940.222.3009 CONTACT NAME: TEDD A. GOSSETT

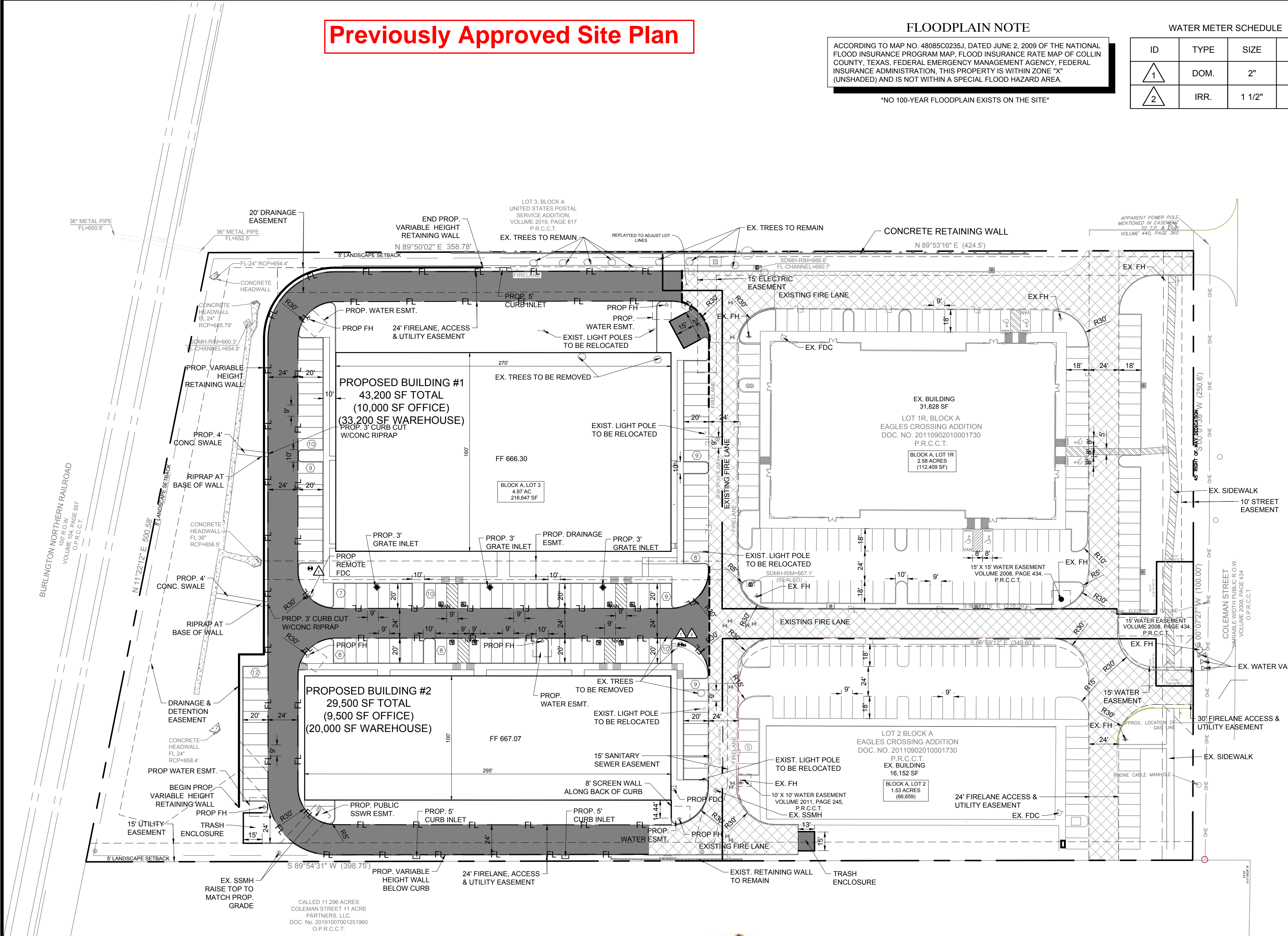
LEGAL DESCRIPTION:  
EAGLE CROSSING ADDITION VOLUME 2011,  
PAGE 245  
LOT 3 BLOCK A, 5.39 ACRES  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

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

**SITE PLAN**

DESIGN:	DC
DRAWN:	DC
CHECKED:	MAM
DATE:	09/07/2021
SHEET	
<b>SP-1</b>	
File No.	



**TOWN OF PROSPER**  
P&Z Conditional Approval  
March 15, 2022

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 3/8/2022 3:39 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2021-082 CROSSMAR EAGLE CROSSING\CAD\DWG\SP-1 SITE PLAN.DWG  
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