

**EAGLE CROSSING ADDITION  
 BLOCK A, LOTS 1R1, 2R, AND 3  
 PROSPER, TEXAS**

NO.	DATE	REVISION	BY

**SITE PLAN**

DESIGN:	ASD
DRAWN:	DC
CHECKED:	ASD
DATE:	3/26/2025
SHEET	
<b>SP-1</b>	
File No.	2021-082

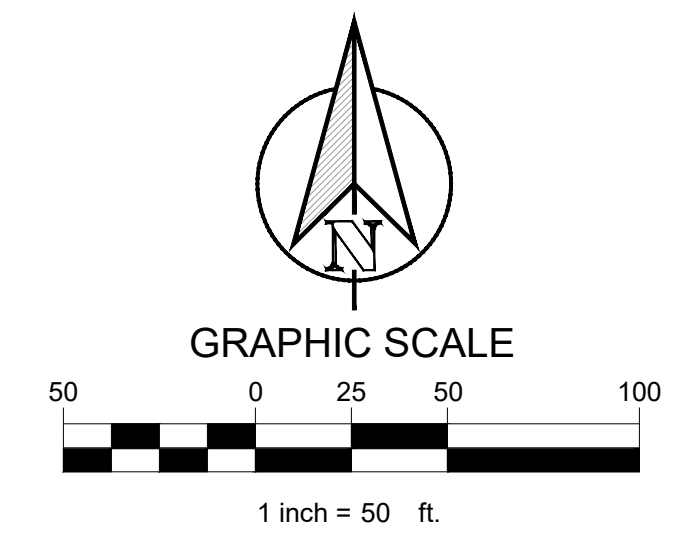
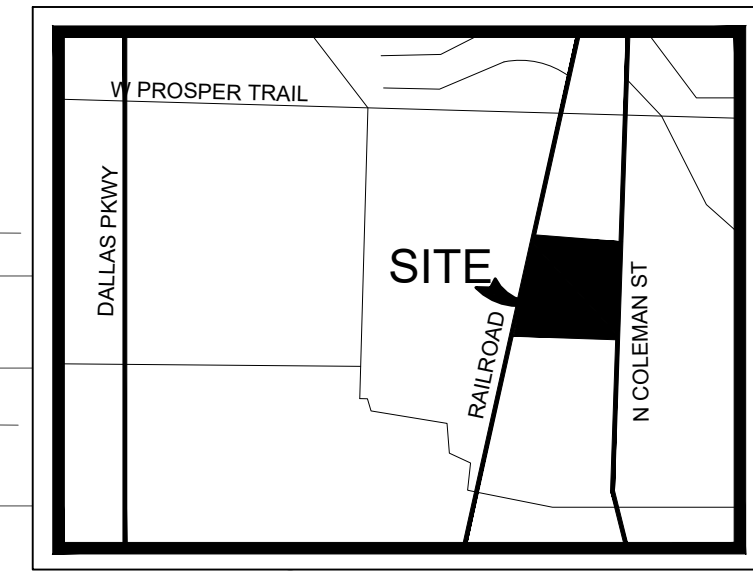
**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 48085C02351, 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



**LEGEND**

[Solid Grey Box]	PROPOSED FIRE LANE
[Cross-hatched Box]	EXISTING FIRE LANE
[Dashed Line]	PROPOSED CONCRETE CURB AND GUTTER
[Dotted Line]	PROPERTY LINE
[Thin Solid Line]	FIRE LANE
[Thin Dashed Line]	EASEMENT LINE
[Thick Dashed Line]	FULL DEPTH SAW CUT
[Circle with 'H']	PROPOSED FIRE HYDRANT
[Circle with 'C']	FIRE DEPT. CONNECTION

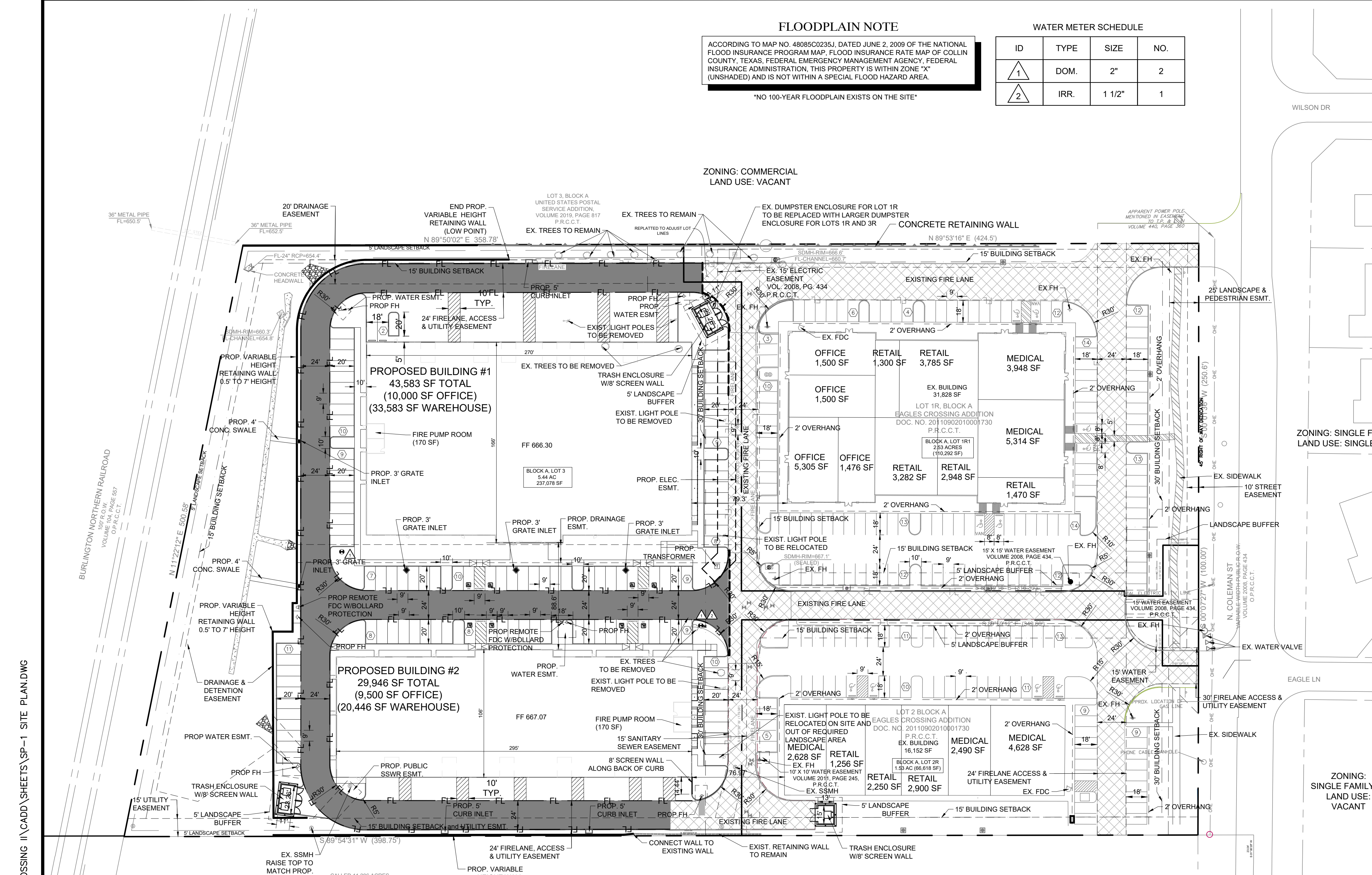
SITE DATA TABLE	BLOCK A, LOT 3	BLOCK A, LOT 1R1	BLOCK A, LOT 2R
EXISTING ZONING	COMMERCIAL	COMMERCIAL	COMMERCIAL
PROPOSED USE	OFFICE/WAREHOUSE	RETAIL/OFFICE	RETAIL/MEDICAL
BUILDING HEIGHT	1 STORY/1-STORY (29')	1 STORY/1-STORY (29')	1 STORY/1-STORY (29')
BUILDING AREA	<b>43,583 SF</b> (10,000 SF OFFICE, 33,583 SF WAREHOUSE) <b>29,946 SF</b> (9,500 SF OFFICE, 20,446 SF WAREHOUSE)	31,828 SF	16,152
PARKING REQUIRED	56 OFFICE 54 WAREHOUSE	28 OFFICE 89 RETAIL/MEDICAL	65 RETAIL/MEDICAL
REQUIRED PARKING RATIO	1/350 SF (GENERAL OFFICE) 1/1000 (WAREHOUSE)	1/350 SF (GENERAL OFFICE) 1/250 (MEDICAL/DENTAL) 1/250 (RETAIL)	1/350 SF (GENERAL OFFICE) 1/250 (MEDICAL/DENTAL) 1/250 (RETAIL)
PARKING PROVIDED	110	125	68
LAND AREA (AC)	5.44	2.53	1.53
LAND AREA (SF)	237,078	110,292	66,618
IMPERVIOUS AREA (SF)	188,509	98,943	56,520
HANDICAP REQUIRED	5	5	3
VAN HANDICAP PROVIDED	4	3	1
TOTAL HANDICAP PROVIDED	8	6	4
COVERAGE	REQ. 50% PROV. 31.0%	REQ. 50% PROV. 28.9%	REQ. 50% PROV. 24.2%
FLOOR RATIO	REQ. 0.50:1 PROV. 0.31:1	REQ. 0.50:1 PROV. 0.29:1	REQ. 0.50:1 PROV. 0.24:1
OPEN SPACE REQUIRED (7% SITE AREA SF)	16,595	7,720	4,663
OPEN SPACE PROV. (SF)	16,861	8,433	8,154
INTERIOR LANDSCAPE REQ. (15 SF PER PARKING)	1,650	1,875	1,020
INTERIOR LANDSCAPE PROV.	3,420	2,916	1,944

**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 \*

**EAGLE CROSSING ADDITION  
 BLOCK A, LOTS 1R1, 2R, AND 3  
 SITE PLAN**

LOT 1R1	OWNERS: CROSSMAR TEXAS INVESTMENTS 2 LLC 2500 NE 11TH STREET STE 300, BENTONVILLE, AR 72712 PH: 479.876.8377 CONTACT NAME: CHRIS CROSSLAND
LOT 2R	CROSSMAR TEXAS INVESTMENTS 2 LLC 2500 NE 11TH STREET STE 300, BENTONVILLE, AR 72712 PH: 479.876.8377 CONTACT NAME: CHRIS CROSSLAND
LOT 3	CROSSMAR TEXAS INVESTMENTS 4 LLC 2500 NE 11TH STREET STE 300, BENTONVILLE, AR 72712 PH: 479.876.8377 CONTACT NAME: CHRIS CROSSLAND
APPLICANT/REPRESENTATIVE: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406, BEDFORD, TX 76021 PH: 817.281.0572 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 BLOCK A, LOT 1R1, LOT 2R, AND LOT 3 BEING 9.51 ACRES TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
CITY:	PROSPER
STATE:	TEXAS
COUNTY:	COLLIN
SURVEY:	COLLIN COUNTY SCHOOL LAND
ABSTRACT NO.:	147



PLOTTED BY: DAN CABALLERO  
 PLOT DATE: 3/26/2025 4:56 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2021-082 CROSSMAR EAGLE CROSSING\CAD\DWG\SP-1 SITE PLAN.DWG  
 LAST SAVED: 3/25/2025 2:13 PM

CASE #: DEVAPP-24-0099