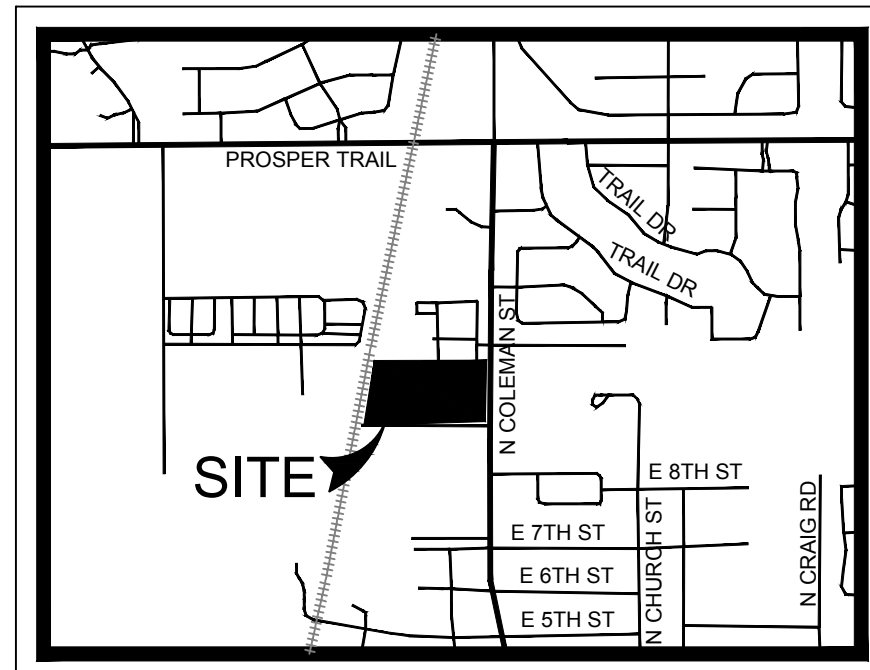
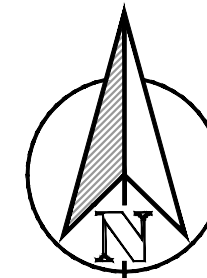
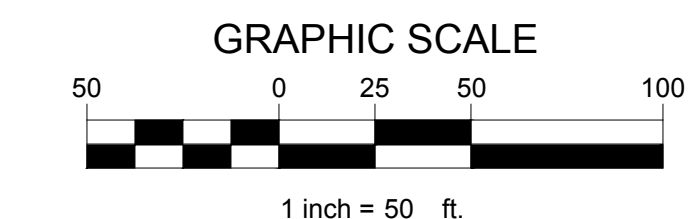


SITE PLAN NOTES:

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) 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.
- 5) All signage is subject to Building Official approval.
- 6) 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.
- 7) 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.
- 8) 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.



VICINITY MAP
N.T.S.

LEGEND

[Green Area]	OPEN SPACE
[Grey Area]	LANDSCAPE BUFFERS
[Red Dotted Area]	INTERIOR LANDSCAPE

Site Benchmarks:
TBM-1: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY. APPROXIMATELY 453 FEET WEST OF COLEMAN STREET. ELEVATION = 647.20.
TBM-2: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY. APPROXIMATELY 351 FEET WEST OF COLEMAN STREET. ELEVATION = 667.60.

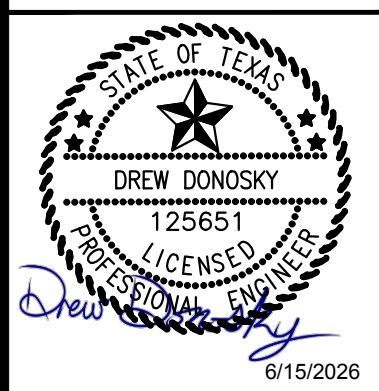
City Benchmarks:
BM NO. 4: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF S. MAIN STREET +30' SOUTH OF THE INTERSECTION OF S. MAIN STREET AND W. 3RD STREET. ELEVATION = 666.47

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 4808502351, 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.

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	SHEET SP-2

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1108 OBER SPANGERS RD. SUITE #1
CALEFVILLE, TX 76024
WWW.CLAYMOORE.COM
PHONE: 817.281.0572
FAX: 817.281.0573

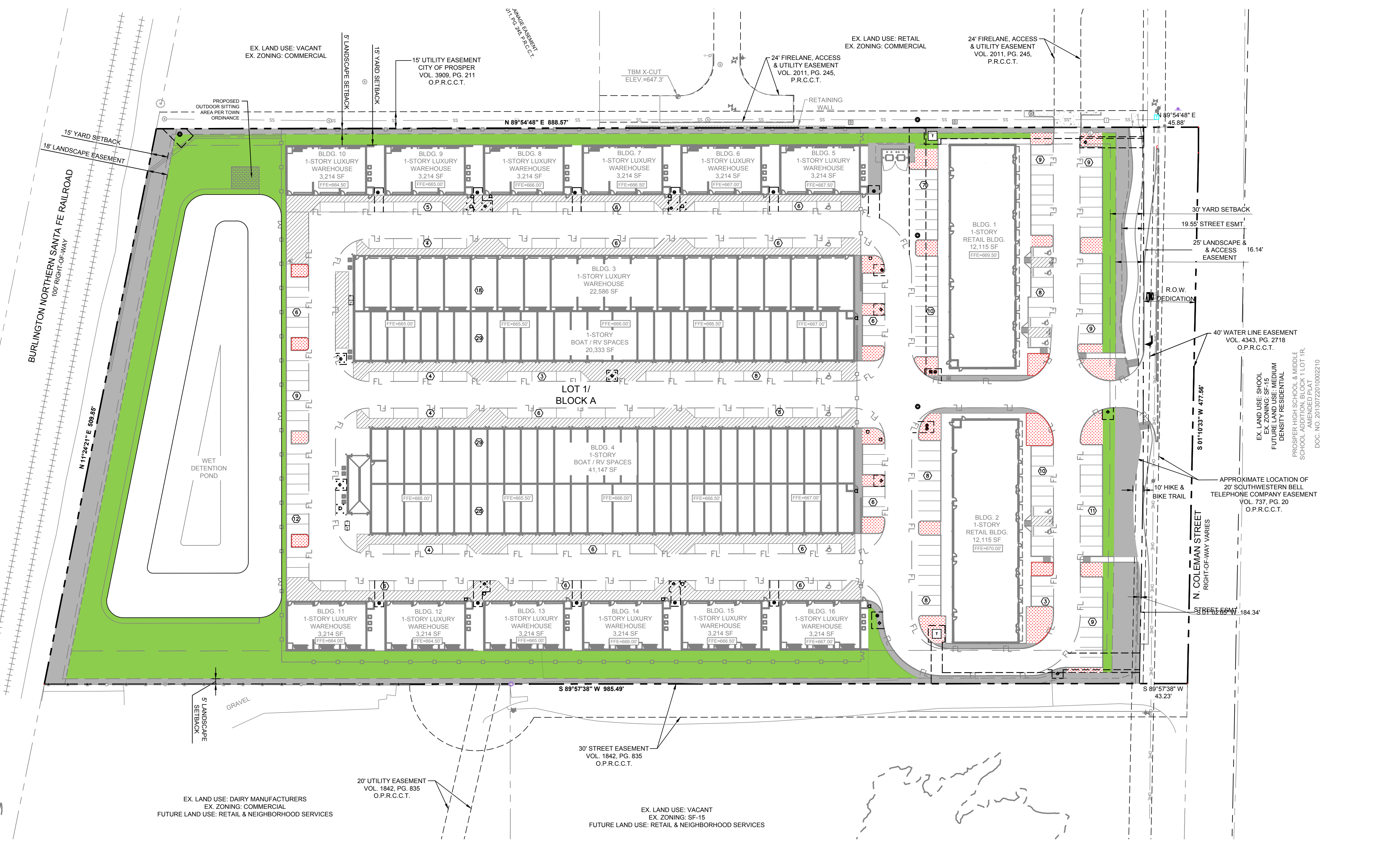


AMR PREMIUM STORAGE
TOWN OF PROSPER, TX

NO.	DATE	REVISION	BY

OPEN SPACE PLAN

DESIGN: MKT
DRAWN: MKT
CHECKED: ASD
DATE: 01/15/2020
SHEET
SP-2
File No. 2021-217



SITE DATA SUMMARY

LOT	LANDSCAPING		OPEN SPACE		
	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	PERCENT
LOT 1	3,555	8,436	32,833	52,559	11%

PLOTTED BY: MARK TORRES
 PLOT DATE: 6/15/2026 8:23 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-217 BEATY COLEMAN PROSPER\CADD\SHEETS\SP-2 OPEN SPACE PLAN.DWG
 LAST SAVED: 6/12/2026 4:47 PM