

PLOTTED BY: DREW DONOSKY
 3/8/2022 3:39 PM
 PLOT DATE: 3/8/2022 3:39 PM
 LOCATION: 2: \PROJECTS\PROJECTS\2021-082 CROSSMAR EAGLE CROSSING\1\CADD\PROJECTS\SP-1 SITE PLANDWG
 LAST SAVED: 2/24/2022 11:37 AM

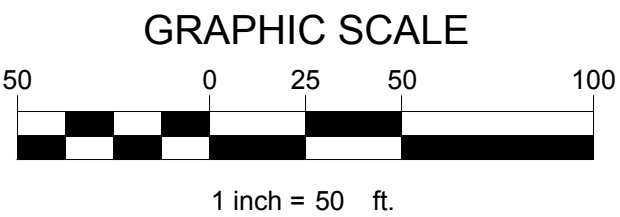
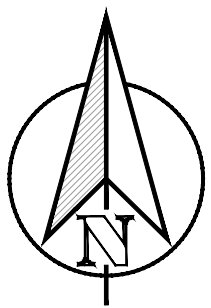
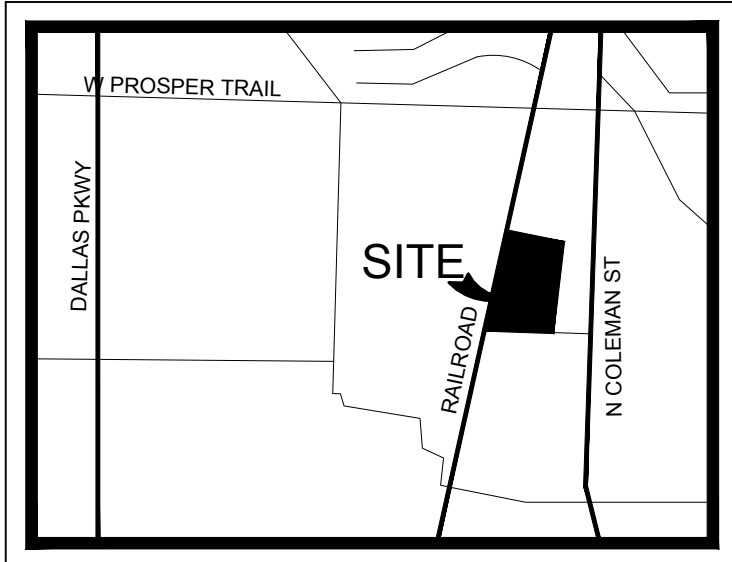
FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0235.J, 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



VICINITY MAP
N.T.S.

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 FACADE 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
	FIRE LANE
	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	33.5%
OPEN SPACE (7% SITE AREA SF)	0.50
OPEN SPACE PROV. (SF)	0.33
INTERIOR LANDSCAPE (15 SF PER PARKING)	15,165
INTERIOR LANDSCAPE PROV.	45,462
	1,635
	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	SURVEY:	ABSTRACT NO.	
COLLIN	COLLIN COUNTY SCHOOL LAND	147	

DESIGN:	DC
DRAWN:	DC
CHECKED:	MAM
DATE:	09/07/2021

SHEET

SP-1

File No.

PRELIMINARY

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

LOT 3
EAGLES CROSSING ADDITION
PROSPER, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN