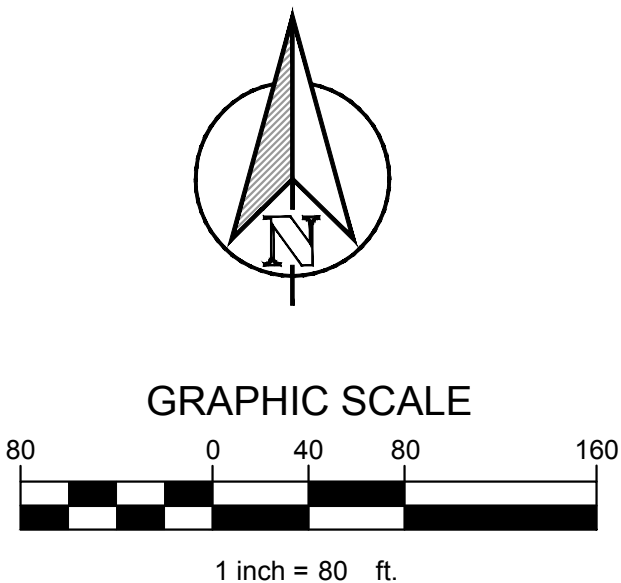
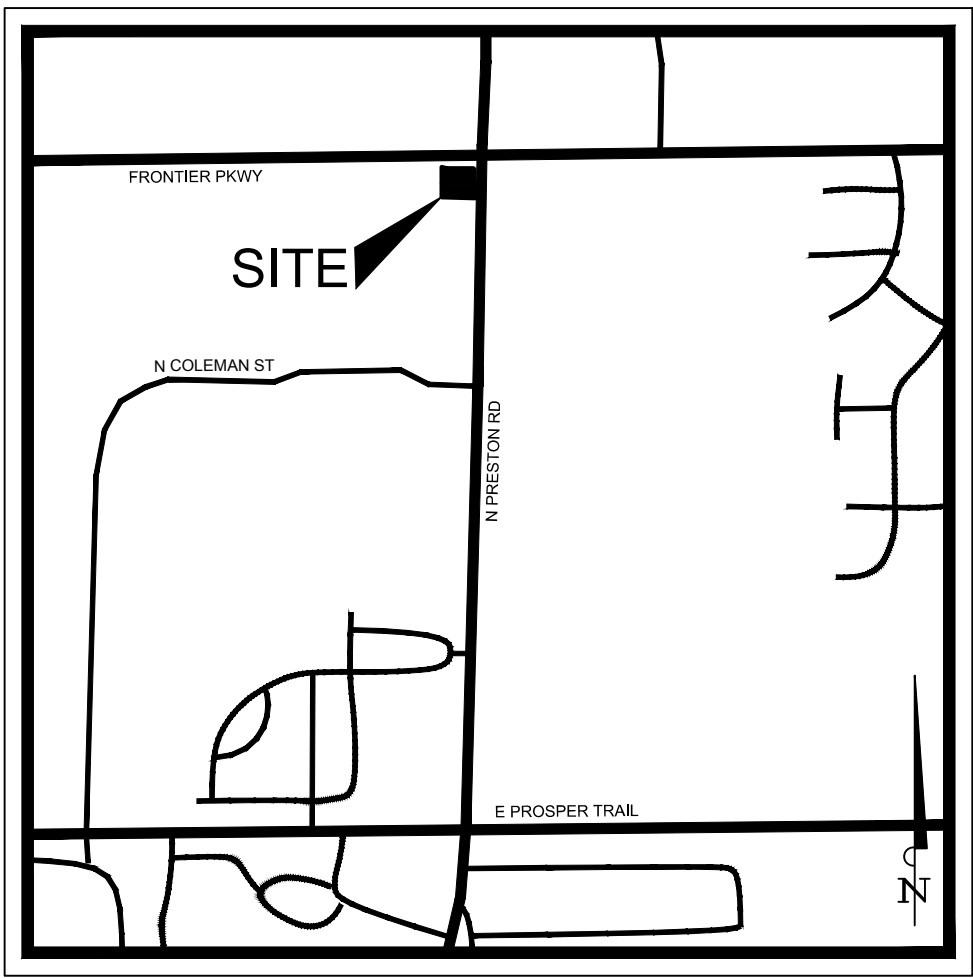
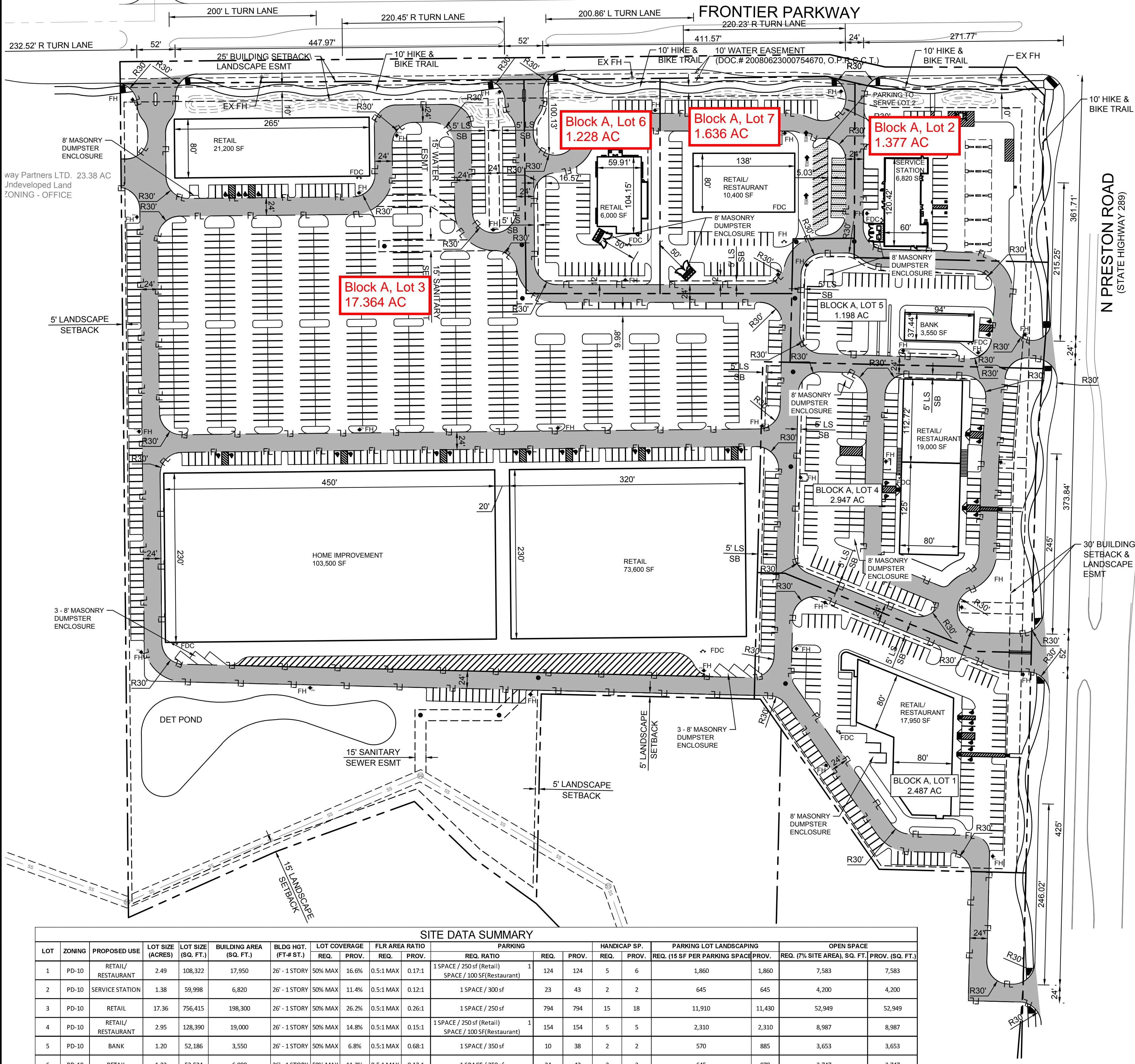


REGGIE SMITH
9/13/2021 3:47 PM
PLOT DATE:
2: PROJECTS\2018-135 SCHAFFER PROSPER FRONTIER\CADD\SHEETS\PS\PSP.DWG
LOCATION:
LAST SAVED: 9/13/2021 9:34 AM

LFC Land Company II LLC.
34.32 AC
Undeveloped Land
City of Celina

Keeran Family Partnership LTD.
32.56 AC
Undeveloped Land
City of Celina

Expired Preliminary Site Plan (D21-0064)



STANDARD NOTES:

- ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
1. ALL DIMENSIONS ARE TO BE TAKEN FROM FACE OF CURB.
 2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 4. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 5. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 6. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 7. BUILDINGS OF 5,000 SF OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OF AS DIRECTED BY THE FIRE DEPARTMENT.
 9. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE
 11. 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.
 12. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 13. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SIRE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 14. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 15. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS
 16. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 17. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 18. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 19. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 20. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 21. IMPACT FEES WILL BE ACCESSED 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.
 22. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWENTY-FOUR (24) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING AND 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 SIRE PLAN FOR THE PROPERTY, IS NULL AND VOID.
 23. OFFICE SPACE USED FOR MEDICAL PURPOSES REQUIRES ADDITIONAL PARKING



September 21, 2021

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT LIES WITHIN A 100-YEAR FLOOD PLAIN, OR IN A FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48085C01230J, WITH EFFECTIVE DATE OF JUNE 2, 2009

PROSPER FRONTIER
LOT 1-8, BLOCK A

CASE #: D21-0064

OWNER:
VICTORY AT FRONTIER, LLC
8001 LBJ FREEWAY, STE 400
DALLAS, TX 75251
PH: 972.707.9555
CONTACT NAME: KRIS RAMJI

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

LEGAL DESCRIPTION:

LOT 1-7, BLOCK A, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THE SPENCER RICE SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY TEXAS

CITY: TOWN OF PROSPER
STATE: TEXAS
COUNTY: COLLIN
SURVEY: SPENCER RICE
ABSTRACT NO. 787

SITE DATA SUMMARY

SITE DATA SUMMARY																				
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT. + ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		PARKING LOT LANDSCAPING		OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)		
1	PD-10	RETAIL/ RESTAURANT	2.49	108,322	17,950	26' - 1 STORY	50% MAX	16.6%	0.5:1 MAX	0.17:1	1 SPACE / 250 sf (Retail) SPACE / 100 SF (Restaurant)	1	124	124	5	6	1,860	1,860	7,583	7,583
2	PD-10	SERVICE STATION	1.38	59,998	6,820	26' - 1 STORY	50% MAX	11.4%	0.5:1 MAX	0.12:1			1 SPACE / 300 sf	23	43	2	2	645	645	4,200
3	PD-10	RETAIL	17.36	756,415	198,300	26' - 1 STORY	50% MAX	26.2%	0.5:1 MAX	0.26:1	1 SPACE / 250 sf		794	794	15	18	11,910	11,430	52,949	52,949
4	PD-10	RETAIL/ RESTAURANT	2.95	128,390	19,000	26' - 1 STORY	50% MAX	14.8%	0.5:1 MAX	0.15:1	1 SPACE / 250 sf (Retail) SPACE / 100 SF (Restaurant)	1	154	154	5	5	2,310	2,310	8,987	8,987
5	PD-10	BANK	1.20	52,186	3,550	26' - 1 STORY	50% MAX	6.8%	0.5:1 MAX	0.68:1			1 SPACE / 350 sf	10	38	2	2	570	885	3,653
6	PD-10	RETAIL	1.23	53,524	6,000	26' - 1 STORY	50% MAX	11.2%	0.5:1 MAX	0.12:1	1 SPACE / 250 sf		24	43	3	3	645	870	3,747	3,747
7	PD-10	RETAIL/ RESTAURANT	1.64	71,266	10,400	26' - 1 STORY	50% MAX	14.6%	0.5:1 MAX	0.15:1	1 SPACE / 250 sf (Retail) SPACE / 100 SF (Restaurant)	1	70	72	3	3	1,080	1,050	4,989	4,989
TOTAL			28.24	1,230,100	262,020								1199	1268	35	39		19,020	19,050	86,107



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer No. 125651 Date 9/13/2021
P.E. No. 125651 Date 9/13/2021

PROSPER FRONTIER
PROSPER, TEXAS

PRELIMINARY SITE PLAN

DESIGN: ASD
DRAWN: RDS
CHECKED: ASD
DATE: 06/01/2021
SHEET
PSP
File No. 2018-135