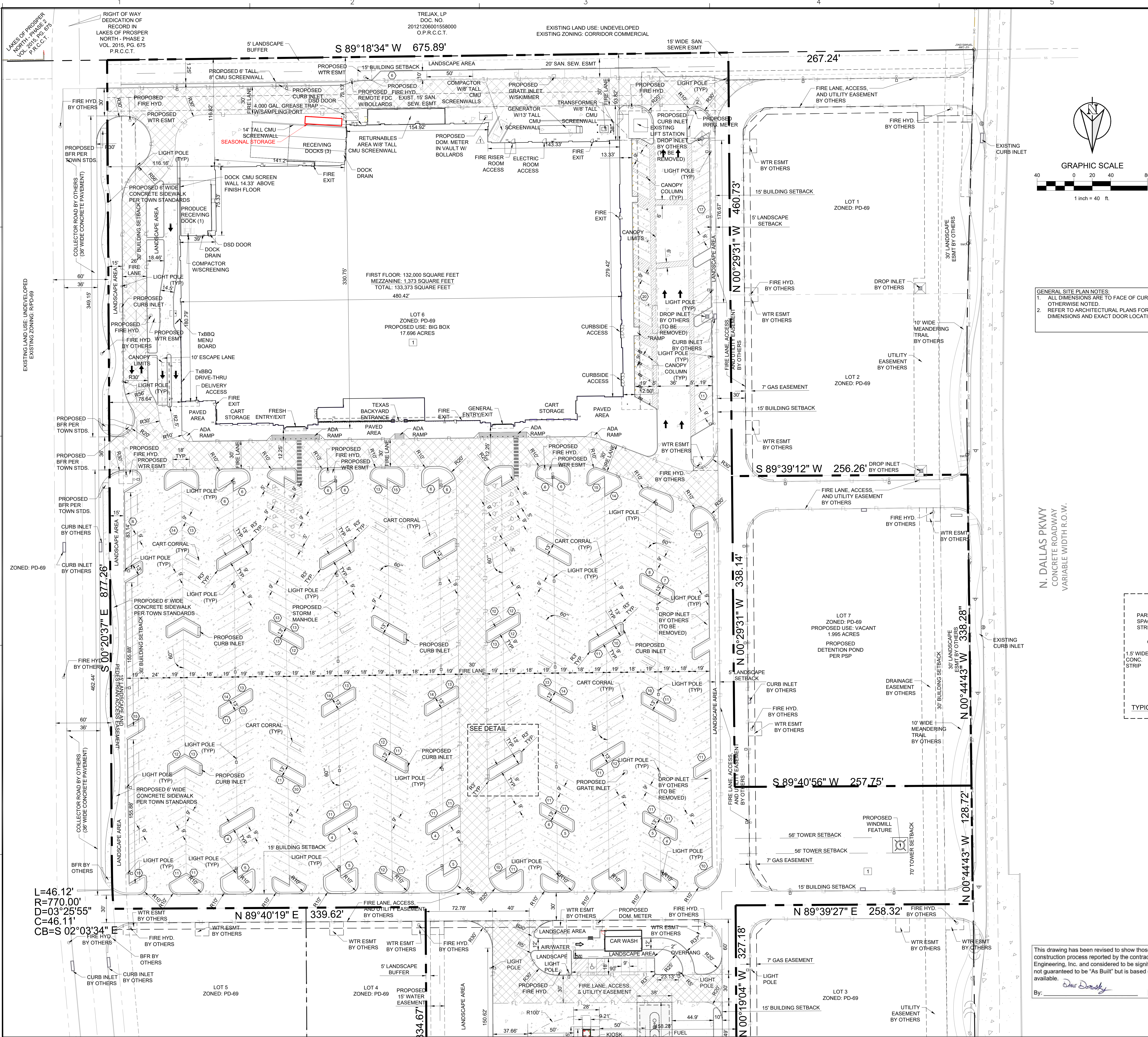




E6

NOT TO SCALE

VICINITY MAP

LEGEND

5" THICK REINFORCED CONCRETE PAVEMENT FOR PARKING

7" THICK REINFORCED CONCRETE PAVEMENT FOR FIRE LANE/TRUCK DELIVERY

PROPOSED FIRE LANE

PROPERTY LINE

EASEMENT LINE

PARKING COUNT

GENERAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

STATE OF TEXAS

DREW DONOSKY

12565

PROFESSIONAL ENGINEER

8/15/2025

TEXAS REGISTRATION #1199

CLAYMOORE

ENGINEERING

1903 CENTRAL DRIVE, SUITE 406

BEAUFORT, TX 76021

PHONE: (817) 281-0572

WWW.CLAYMOORE.COM

H.E.B. 00809

7520 FRONTIER PKWY.

TOWN OF PROSPER, TEXAS 75078

SEE SP-2 FOR TOWN SITE PLAN NOTES, WATER METER TABLE, AND SITE DATA TABLE

TYPICAL INTERIOR LANDSCAPE ISLAND

SCALE: 1"=20'

PREPARATION DATE: 8/6/2025

EXHIBIT D: CONCEPTUAL PLAN

ZONE-25-0011

FRONTIER RETAIL CENTER

BLOCK A, LOT 6, LOT 7

19.691 ACRES

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:

H.E.B. LP

643 S. MAIN STREET

SAN ANTONIO, TEXAS 78202

PH: 210.538.5000

CONTACT NAME: JOHN ROSE

APPLICANT:

CLAYMOORE ENGINEERING, INC.

1903 CENTRAL DRIVE, SUITE #406

BEAUFORT, TX 76021

PH: 817.281.0572

CONTACT NAME: DREW DONOSKY, PE

SURVEYOR:

EAGLE SURVEYING, LLC

210 SOUTH ELM STREET, SUITE 104

TX 75067

PH: 940.222.3009

CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:

BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER

RECORDED IN 2024010000070, O.P.C.C.T., SITUATED IN

THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12,

ABSTRACT NO. 147, ADDITION TO THE

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CITY:

TOWN OF PROSPER

STATE:

TEXAS

COUNTY:

COLLIN

SURVEY:

COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12

ABSTRACT NO:

147

A1

SITE PLAN

SEE SP-2 FOR FUEL STATION CONTINUATION

1" = 40'

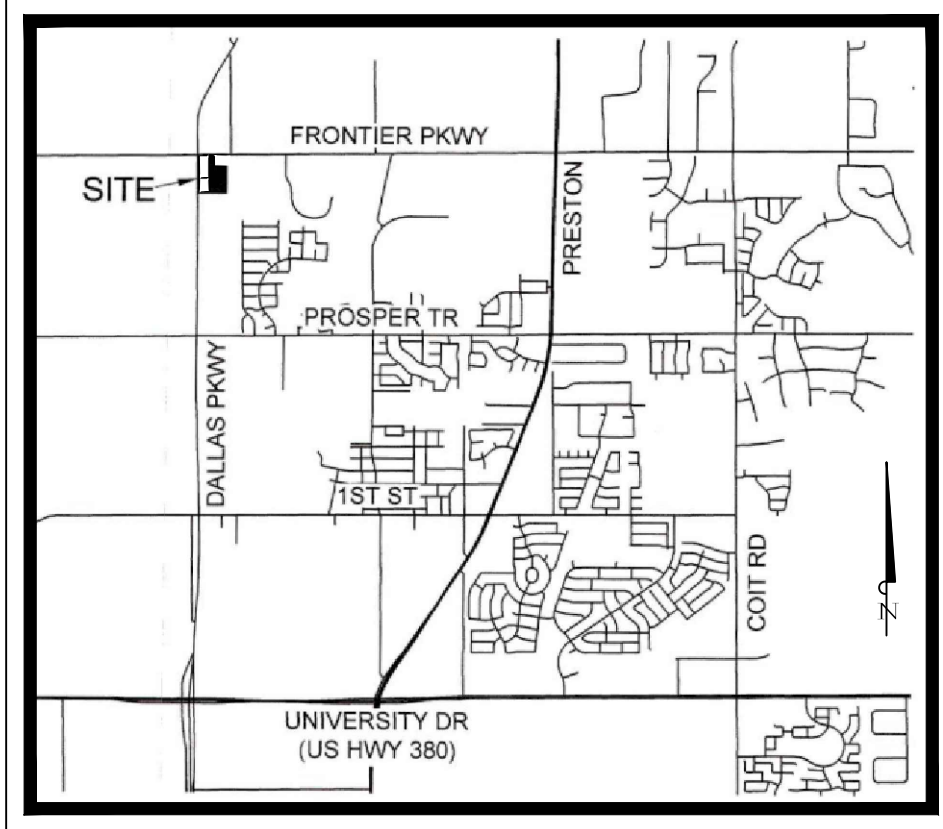
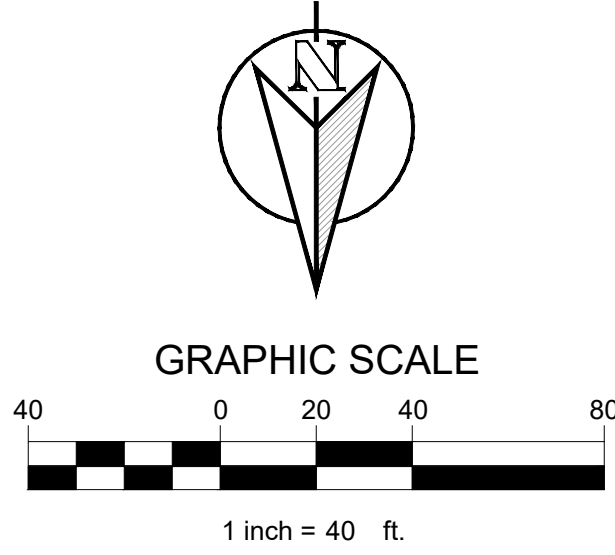
SCALE: AS NOTED

CONSULT: PROJ. NO. 2023-123

DATE: 8/6/25

SHEET NO. SP-1

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.	TOTAL IMPERVIOUS (SQ. FT.)	OPEN SPACE		INTERIOR LANDSCAPING		TOTAL PERVIOUS (SQ. FT.)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.			PROV.	REQ. (7% SITE AREA)	SQ. FT.	PROV. (SQ. FT.)		REQUIRED	PROVIDED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
6	PD-69 RETAIL	BIGBOX	19.691	857,756	132,000 - 1ST FLR 1,373 - 2ND FLR TOTAL 133,373	34'-8" 2 STORY	50% MAX	15.4%	0.5:1 MAX	0.18:1	1 SPACE/ 250 SF (RETAIL)				534	835	17	17	577,729	67%	60,043	62,149	16,840	18,684	159,879	19%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
		FUEL STATION/CARWASH			203 KIOSK 916 CAR WASH	24' - 1 STORY					1 SP/ 500 SF (CARWASH) OR 1 SP PER EMPL. WHICHEVER GREATER 3 SP FOR FUEL STATION EMPL				5	7	1	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		Ornamental Feature (Tower)				278					60'-3"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								



E6

NOT TO SCALE

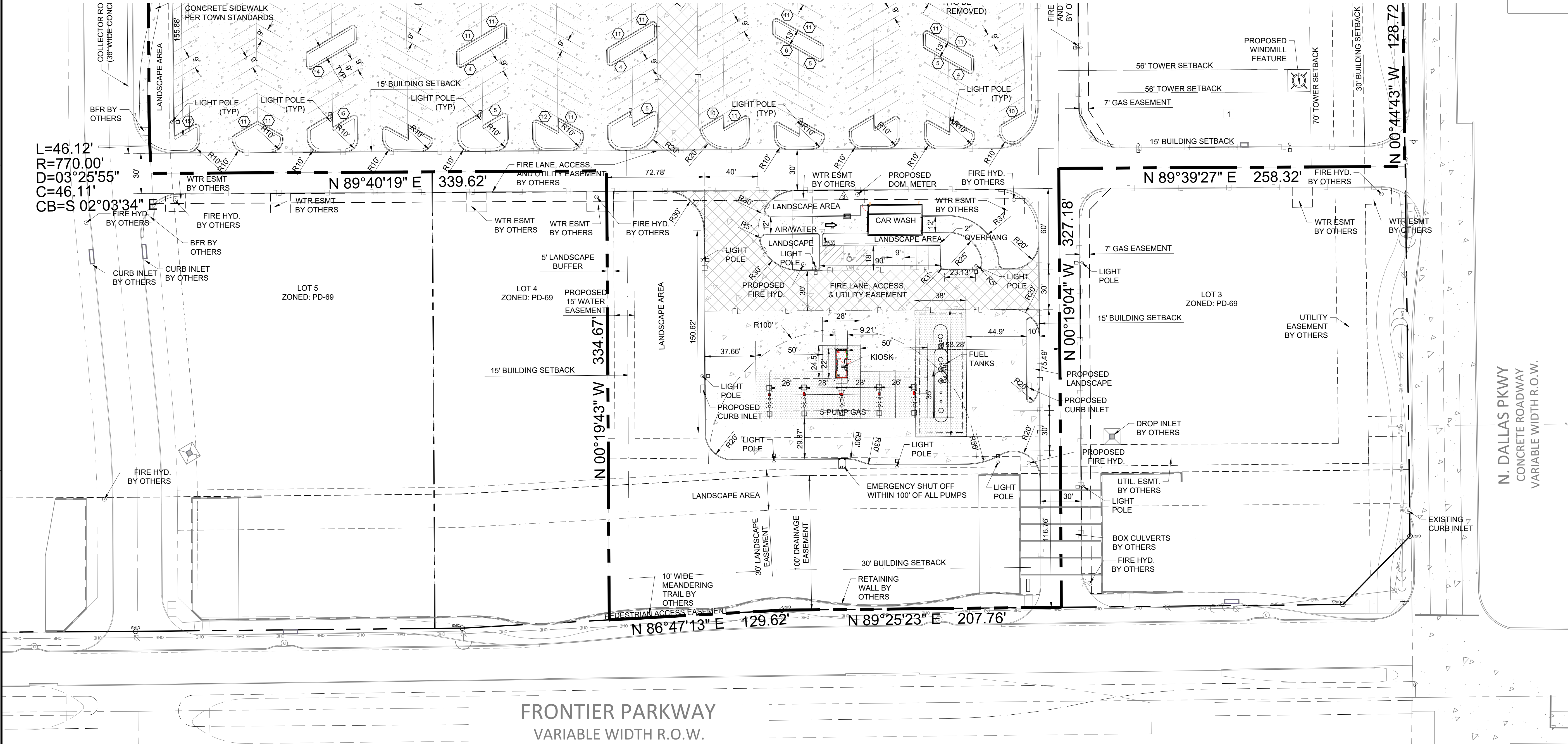
VICINITY MAP

LEGEND	
	5' THICK REINFORCED CONCRETE PAVEMENT FOR PARKING
	7' THICK REINFORCED CONCRETE PAVEMENT FOR FIRE LANE/TRUCK DELIVERY
	PROPOSED FIRE LANE
	PROPERTY LINE
	EASEMENT LINE
	PARKING COUNT

GENERAL SITE PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

WATER METER SCHEDULE			
ID	TYP.	SIZE	NO.
1	DOM.	3"	1
2	IRR.	2"	1
3	DOM (FUEL)	1 1/2"	1

SEE SP-1 FOR BUILDING AND PARKING CONTINUATION



- 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 *

N. DALLAS PKWY
CONCRETE ROADWAY
VARIABLE WIDTH R.O.W.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.
By: *Drew Donosky* Date: 5/29/2025

PREPARATION DATE: 8/6/2025	
EXHIBIT D: CONCEPTUAL PLAN ZONE-25-0011 FRONTIER RETAIL CENTER BLOCK A, LOT 6, LOT 7 19.691 ACRES TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
OWNER: H.E.B. LP 643 S. MAIN STREET SAN ANTONIO, TEXAS 78202 PH: 210.538.5000	CONTACT NAME: JOHN ROSE
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	CONTACT NAME: DREW DONOSKY, PE
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE 104 TX 75057 PH: 940.222.3009	CONTACT NAME: MASON DECKER
LEGAL DESCRIPTION: BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER RECORDED IN 2024010000070, O.P.C.R.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: COLLIN	SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12
ABSTRACT NO.: 147	

SITE PLAN

H.E.B. PROSPER - CORP # 809
BEING LOT 6, BLOCK A, 16.9 ACRES OUT OF COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147
TOWN OF PROSPER, TEXAS

SCALE: AS NOTED
CONSUL. PROJ. NO.: 2023-123
DATE: 8/6/25
SHEET NO.

SP-2

H.E.B. 00809
75220 FRONTIER PKWY.
TOWN OF PROSPER, TEXAS 75078



12.18.2023	05.06.2024	01/15/2025
ISSUE 01	BULLETIN 01	REVISION TO WINDMILL FEATURE LOCATION [L] COMBINE LOT 7 AND PROPERTY LIMITS

A1

SITE PLAN

1" = 40'

PLOTTED BY: DREW DONOSKY
PLOT DATE: 8/6/2025 5:03 PM
LOCATION: 2: PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANNING
LAST SAVED: 7/14/2025 1:59 PM

The diagram illustrates a mobile storage unit layout. A red arrow points to a red box labeled "Mobile Storage Unit". Below this, a blue box labeled "3-Truck Loading Dock" is shown. To the right, a yellow area is labeled "Receiving". A small box in the yellow area contains the text "OFFICE EQUIPMENT SUPPLY & SERVICE". A "DSD Door" is also indicated.



SP-1

RIGHT OF WAY DEDICATION OF RECORD IN LAKES OF PROSPER NORTH - PHASE 2 VOL. 2015, PG. 675 P.R.C.C.T.

**TREJAX, LP
DOC. NO.
20121206001558000
O.P.R.C.C.T.**

S 89°18'34" W 675.89'

5' LANDSCAPE EASEMENT

PROPOSED MASONRY SCREEN WALL

PROPOSED WTR ESMT

LANDSCAPE AREA

PROPOSED FIRE HYD. REMOTE FDC W/BOLLARDS

EXIST. 15' SAN. SEW. ESMT

COMPACTOR W/SCREENING

PROPOSED GRATE INLET W/SKIMMER

GENERATOR W/SCREENING

PROPOSED DOM. METER IN VAULT W/ BOLLARDS

FIRE RISER ROOM ACCESS

ELECTRIC ROOM ACCESS

DSD DOOR

DOCK DRAIN

RECEIVING DOCKS (3)

FIRE EXIT

Mobile Storage Unit

LIGHT POLE (TYP)

PROPOSED 6' WIDE CONCRETE SIDEWALK PER TOWN STANDARDS

PRODUCE

H-E-B North West FD

CITY:		STATE:
TOWN OF PROSPER		TEXAS
COUNTY COLLIN	SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY SECTION NO 12	ABSTRACT NO. 147

$$1^{\circ} = 40'$$

PLOTTED BY: DREW DONOSKY
PLOT DATE: 8/6/2025 6:03 PM
LOCATION: Z:\PROJECTS\2022-029 HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLAN.DWG
LAST SAVED: 7/14/2025 1:59 PM