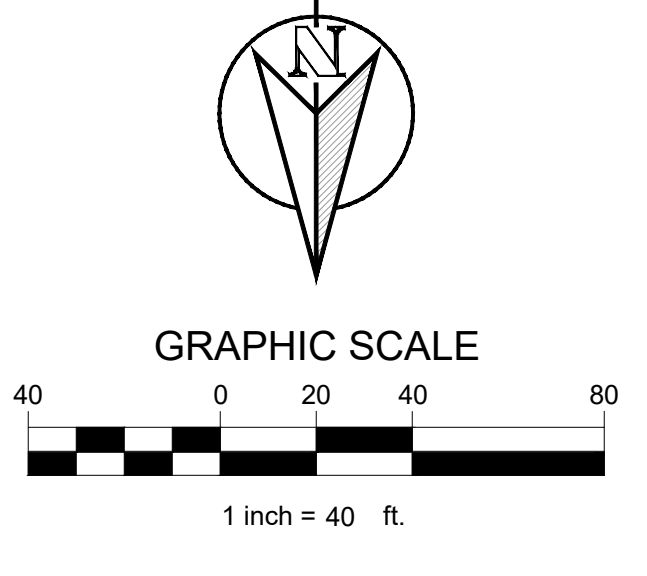


E6 VICINITY MAP
NOT TO SCALE



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.

12.18.2023

STATE OF TEXAS
 COUNTY OF COLLIN
 DREW DONOSKY
 12565
 (214) 563-1234
 4/18/2024

TEXAS REGISTRATION #1199

CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572

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

PREPARATION DATE: 4/18/2024

SITE PLAN	
DEVAPP-23-0182 FRONTIER RETAIL CENTER BLOCK A, LOT 6 16.933 ACRES TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
OWNER:	H.E.B. LP 643 S. MAIN STREET SAN ANTONIO, TEXAS 75002 PH: 210.538.9000
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 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.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

H-E-B

SITE PLAN

H.E.B. PROSPER - CORP # 809
 BEING LOT 6, BLOCK A, 16.933 ACRES OUT OF COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, TOWN OF PROSPER, TEXAS

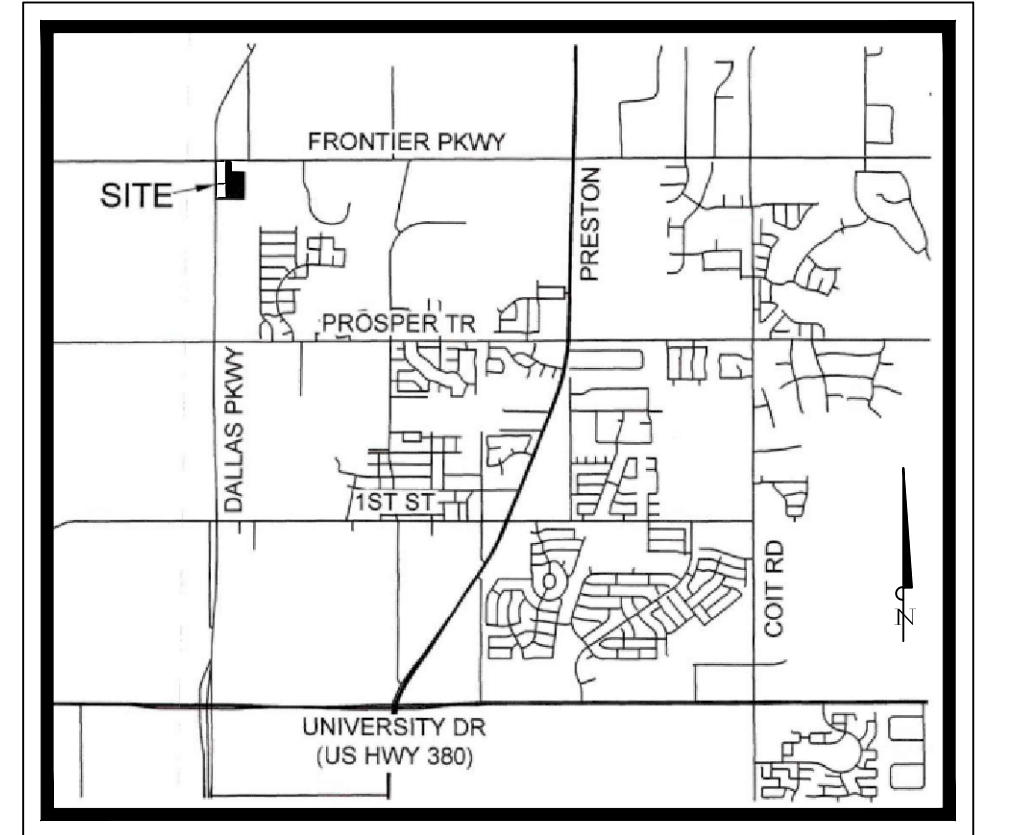
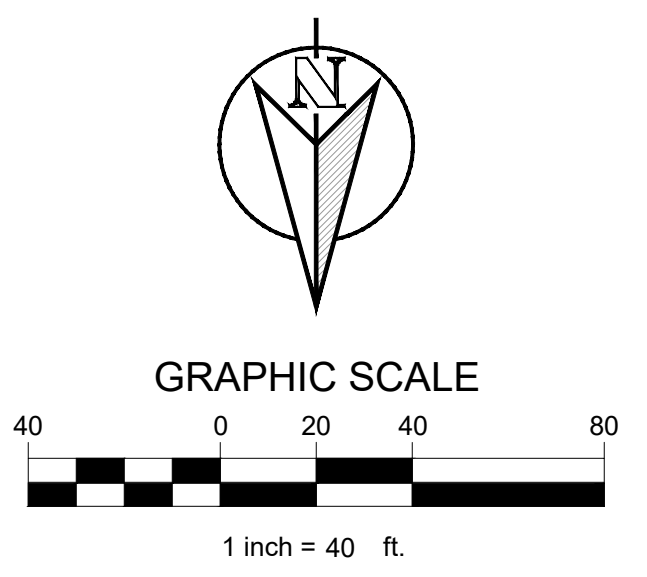
SCALE: AS NOTED
 CONSULT: 2023-123
 DATE: 4/18/24
 SHEET NO.: SP-1

PLOTTED BY: DAN CASALERO
 PLOT DATE: 4/18/2024 2:20 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-023-HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
 LAST SAVED: 4/18/2024 2:17 PM

A1 SITE PLAN

SEE SP-2 FOR FUEL STATION CONTINUATION

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		TOTAL IMPERVIOUS (SQ. FT.)	TOTAL PERVIOUS (SQ. FT.)				
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.			PROV.			
6	PD-69 RETAIL	BIGBOX	16.93	737,608	132,000 - 1ST FLR	34'-8" 2 STORY	50% MAX	17.9%	0.5:1 MAX	0.18:1	1 SPACE/ 250 SF (RETAIL)		534	835	17	17	577,729	78%
		FUEL STATION CARWASH			203 KIOSK 916 CARWASH						24' - 1 STORY	1 SP/ 500 SF (CARWASH) OR 1 SP PER EMPL. WHICH EVER GREATER		5	7	1		
											OPEN SPACE		INTERIOR LANDSCAPING					
												REQ. (7% SITE AREA), SQ. FT. PROV. (SQ. FT.)		REQUIRED PROVIDED				
												51,633 62,149		16,840 18,684		159,879 22%		



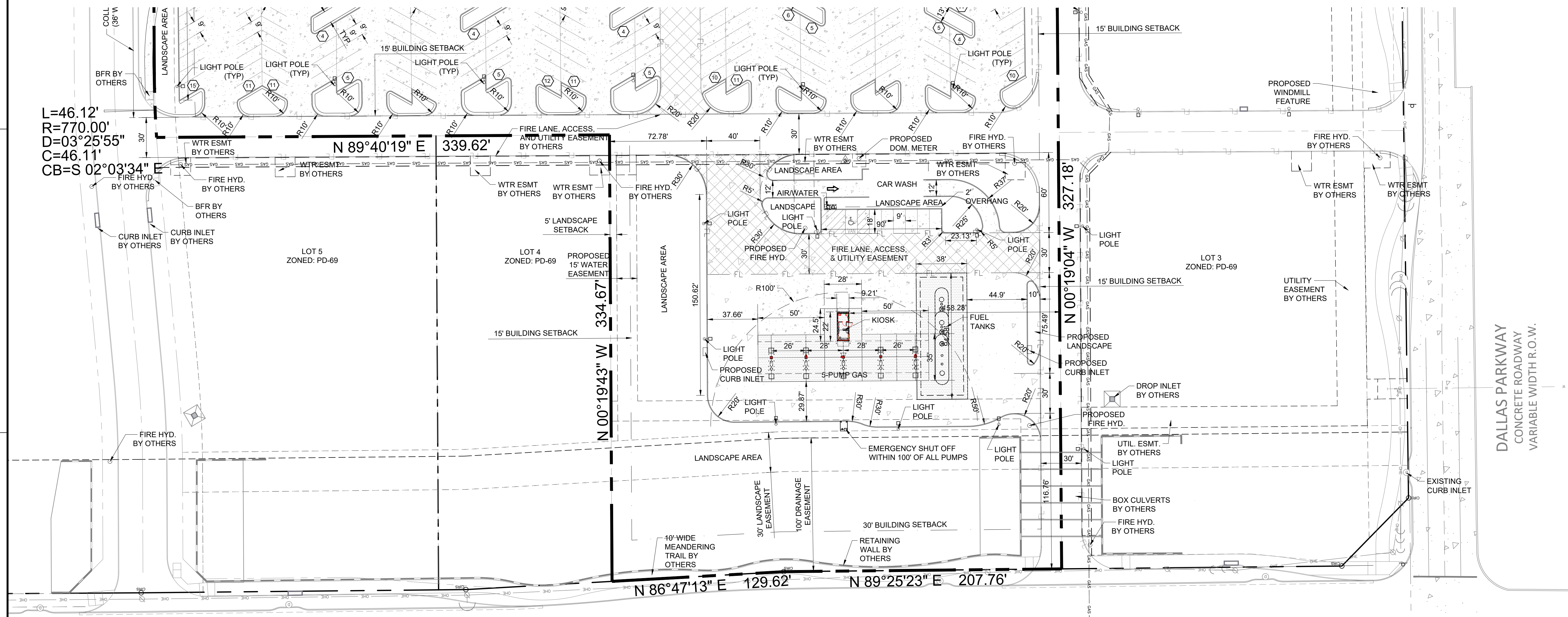
E6 VICINITY MAP
NOT TO SCALE

WATER METER SCHEDULE			
ID	TYP.	SIZE	SAN. SEWER
1	DOM.	3"	1 6"
2	IRR.	2"	1 N/A
3	DOM. (FUEL)	1 1/2"	1 6"

LEGEND	
[Symbol]	5" THICK REINFORCED CONCRETE PAVEMENT FOR PARKING
[Symbol]	7" THICK REINFORCED CONCRETE PAVEMENT FOR FIRE LANE/TRUCK DELIVERY
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	PARKING COUNT

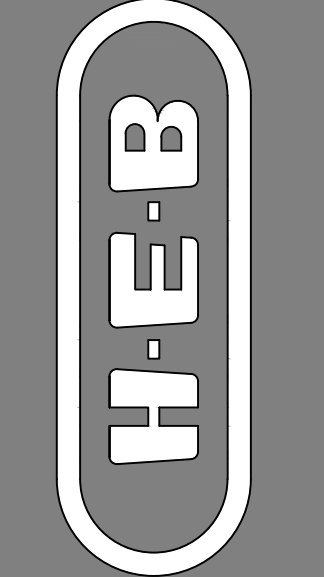
GENERAL SITE PLAN NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

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.

STATE OF TEXAS
 DREW DONOSKY
 12565
 4/18/2024
 TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572



PREPARATION DATE: 4/18/2024

SITE PLAN
 DEVAPP-23-0182
 FRONTIER RETAIL CENTER
 BLOCK A, LOT 6
 16.933 ACRES
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:
 H.E.B. LP
 643 S. MAIN STREET
 SAN ANTONIO, TEXAS 75002
 PH: 210.538.8000 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 75097
 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 COUNTY SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12 ABSTRACT NO: 147

H.E.B. PROSPER - CORP # 809
 BEING LOT 6, BLOCK A, 16.933 ACRES OUT OF COLLIN COUNTY SCHOOL
 LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147
 TOWN OF PROSPER, TEXAS

PLOTTED BY: DAN CUBALERSO
 PLOT DATE: 4/18/2024 2:20 PM
 LOCATION: 2: PROJECTS\PROJECTS\2022-2023\HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
 LAST SAVED: 4/18/2024 2:17 PM

A1 SITE PLAN
1" = 40'