

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.

DALLAS PARKWAY
 CONCRETE ROADWAY
 VARIABLE WIDTH R.O.W.

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

FLOODPLAIN INFORMATION
 ACCORDING TO MAP NO. 4806201151, DATED 06/02/2009 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". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:
 BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER RECORDED IN PLAT BOOK 2024, PG. 145, O.P.R.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BENCHMARKS:
 BEING SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (EPOCH2011) NORTH CENTRAL ZONE (4250) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5

GPS-3 N: 7146583.833 E: 2480751.977 ELEV: 676.508	GPS-5 N: 7146584.054 E: 2480751.252 ELEV: 706.65
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TRM #1:
 "X" CURB INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 140 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE.
 N: 7146582.06
 E: 248244.24
 ELEV: 676.51

OWNER:
 H.E.B. LP
 643 S. MAIN STREET
 SAN ANTONIO, TEXAS 75002
 PH: 210.938.8000
 CONTACT: JOHN ROSE

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DR., SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 CONTACT: DREW DONOSKY, PE

PREPARATION DATE: 2/15/2024 DEVAPP-23-0182

PLOTTED BY: DAN CABALLERO
 PLOT DATE: 2/15/2024 4:20 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-023-023 HEB PROSPER\CADD SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
 LAST SAVED: 2/14/2024 4:46 PM

12.18.2023

ISSUE 01

STATE OF TEXAS
 DREW DONOSKY
 125653
 1/25/2024

TEXAS REGISTRATION #14199

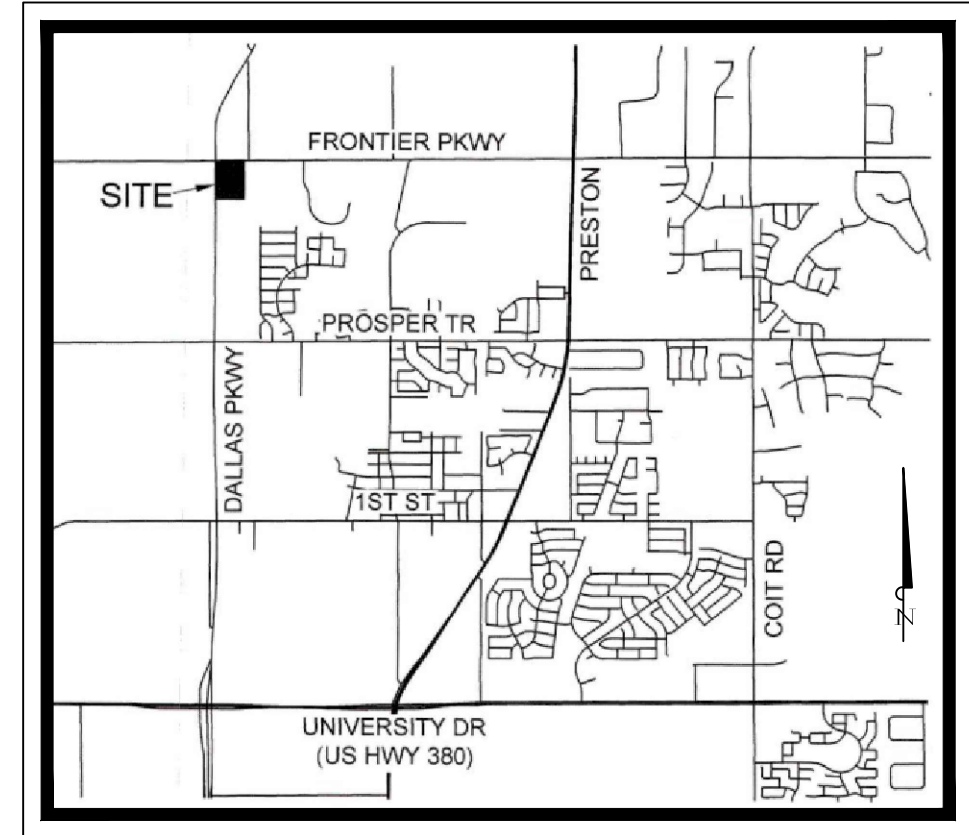
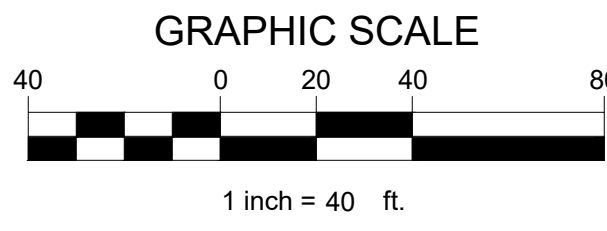
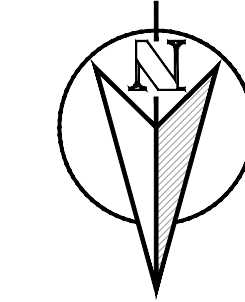
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

H-E-B

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

SITE DATA SUMMARY																	
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT. & ST.)	LOT COVERAGE		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	TOTAL PERVIOUS (SQ. FT.)			
							REQ.	PROV.	REQ. RATIO	REQ. PROV.	REQ.	PROV.					
6	PD-69	RETAIL STORE	16.93	737,608	132,000	34'-8" 2 STORY	50% MAX	17.9%	1 SPACE / 250 SF (RETAIL)	528	835	17	17	577,729	78%	159,879	22%
		FUEL STATION/CARWASH					50% MAX	0.2%	1 SPACE / 250 SF (RETAIL)	5	7	1	1				



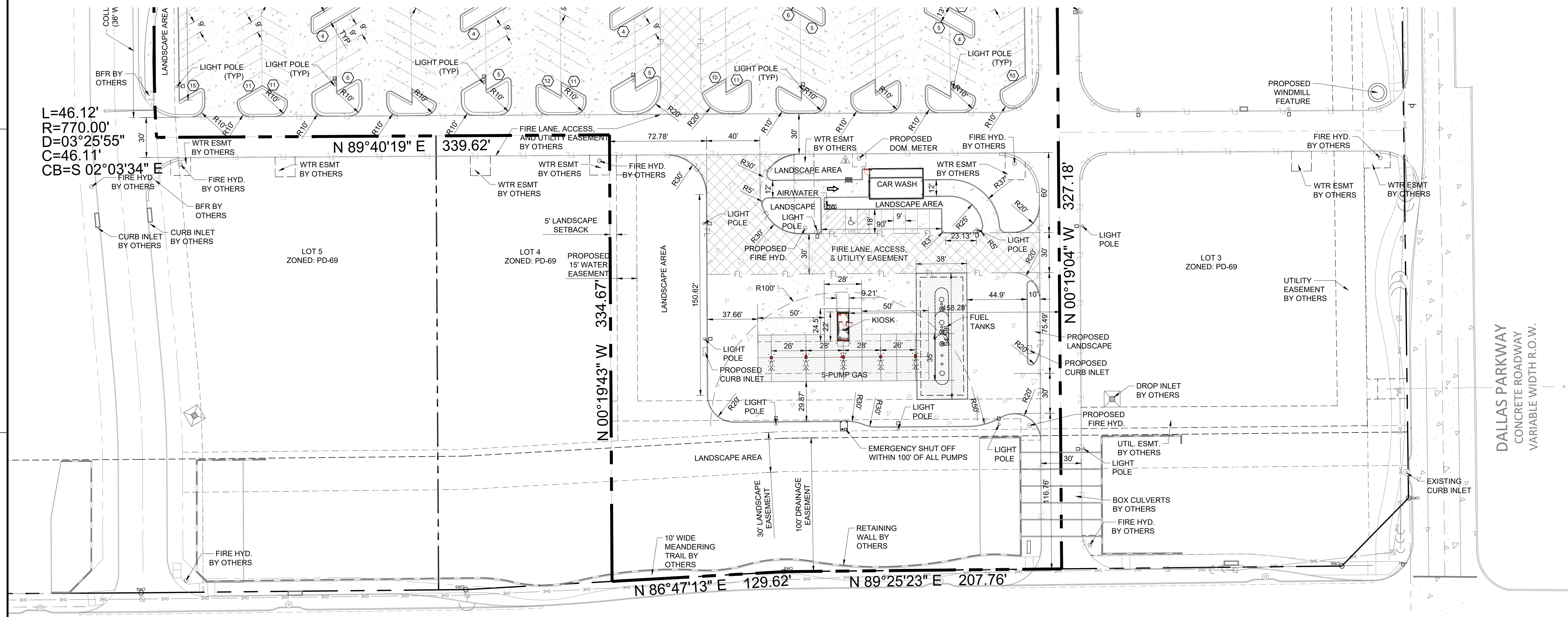
E6 VICINITY MAP
NOT TO SCALE

WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN SEWER
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A
3	DOM (FUEL)	1 1/2"	1	6"

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.

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.

DALLAS PARKWAY
CONCRETE ROADWAY
VARIABLE WIDTH R.O.W.

FRONTIER PARKWAY
VARIABLE WIDTH R.O.W.

OWNER:
H.E.B. LP
643 S. MAIN STREET
SAN ANTONIO, TEXAS 75002
PH: 210.938.8000
CONTACT: JOHN ROSE

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY, PE

FLOODPLAIN INFORMATION
 ACCORDING TO MAP NO. 48060D0191S1, DATED 06/02/2009 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" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGAL DESCRIPTION:
 BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER RECORDED IN PLAT BOOK 2024, PG. 145, O.P.R.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BENCHMARKS:
 BENCHMARKS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) (EPOCH2011) NORTH CENTRAL ZONE (42SD) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5

GPS-3
N: 1146583.803
E: 2480751.977
ELEV: 615.08

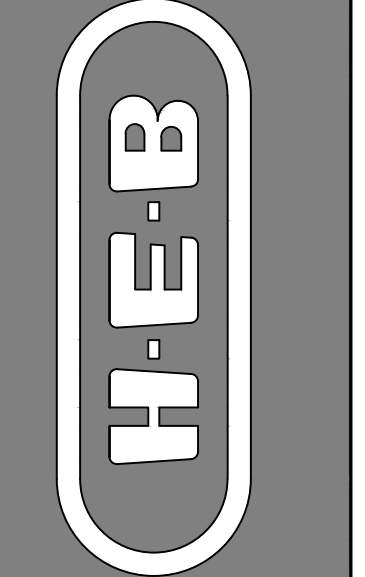
GPS-5
N: 1146584.054
E: 2480751.292
ELEV: 706.95

TRM #1
"X" CURB INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 148 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE.
N: 1146582.09
E: 248244.24
ELEV: 615.15

PREPARATION DATE: 2/15/2024 DEVAPP-23-0182

A1 SITE PLAN
1" = 40'

A6 PROJECT INFORMATION
NOT TO SCALE
ISSUE 01 - SITE DEVELOPMENT 2/15/2024



SITE PLAN

H.E.B. PROSPER - CORP # 809
BEING LOT 6, BLOCK A, 16.93 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: 2/15/24
SHEET NO.: SP-2

PLOTTED BY: DAN CABALLERO
 PLOT DATE: 2/15/2024 4:20 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-023 HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
 LAST SAVED: 2/14/2024 4:46 PM