



GRAPHIC SCALE
0 20 40 FEET
1" = 20'

LEGEND

PROPOSED FACE AND BACK OF CURB

PROPOSED 7" THICK CONCRETE PAVEMENT (REF. TO DETAILS)

PROPOSED 4" WHITE PAVEMENT STRIPING

PROPOSED CONCRETE SIDEWALK (REFER TO DETAILS)

PROPOSED FIRE LINE STRIPING

PAINTED PAVEMENT MARKINGS (REFER TO DETAIL)

PROPOSED AUTOMATIC GATE*

PROPOSED LICENSE PLATE READER*

PROPOSED PAY BOOTH*

PROPOSED LICENSE PLATE READER*

*REFER TO OWNER/MANUFACTURE SPECEIFICATIONS

Date	Description	No.

Revisions

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF CARTER P. DELLENEY, P.E. REGISTRATION No. 95239, ON 09/28/23 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

LANGAN

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TBPE FIRM REG. #F-13709

CAR WASH REMODEL - PROSPER, TX

PRESTON 48 ADDITION, BLK A, LOT 3R
TOWN OF PROSPER
CASE #: DEVAPP-23-0075

COLLIN COUNTY TEXAS

Drawing Title

Project No.
532025801

Date
SEPTEMBER, 2023

Drawn By
SJB

Checked By
MSH

Drawing No.
C4.0

- TOWN OF PROSPER STANDARD NOTES
1. All development standards shall follow Town Standards. Landscaping shall conform to landscape plans approved by the Town of Prosper.

2. All development standards shall follow Fire Requirements per the Town of Prosper.

3. 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.

4. All signage is subject to Building Official approval.

5. 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.

6 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.

7. Preliminary Site Plan for the remaining property shall be null and void.

8. 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 "



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

NO 100-YR FLOODPLAIN EXISTS ON THIS SITE.