



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 SPECIFICATIONS

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 09/26/23 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

SITE PLAN	
Project No.	532025801
Date	SEPTEMBER, 2023
Drawn By	SJB
Checked By	MSH
Drawing No.	C4.0

- TOWN OF PROSPER STANDARD 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**



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.
 NO 100-YR FLOODPLAIN EXISTS ON THIS SITE.

!!!CAUTION!!!
 EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLES TECHNIQUES.

****NOTICE TO CONTRACTORS - UTILITIES****
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY WINDROSE SURVEYING & LAND SERVICES, LLC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.