

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UNI	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Notes:

1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
2. No 100 year floodplain exists onsite.
3. All Dimensions are to face of curb or edge of building, unless otherwise, noted.

Water Meter & Sewer Schedule – Lot 1					
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	3"	1	6"	Existing
②	Domestic	2"	1	6"	Existing
③	Irrigation	2"	1	–	Existing
④	Irrigation	2"	1	–	Existing

SYMBOL LEGEND

	FIRELANE ACCESS & UTILITY EASEMENT
	ENHANCED CAR DISPLAY AREA
	EXISTING 4' ORNAMENTAL IRON FENCE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	BARRIER FREE RAMP
	INVENTORY

Zoning: CC PD-43
Land Use: Automotive Dealership
FLUP: US 380 DISTRICT

15' Water line esmt.
Doc. No. 20121030001379470
DRCT

75' Perm. pipeline esmt.
Vol. 4930 Pg. 3217 DRCT

Zoning: CC PD-47
Land Use: Medical
FLUP: US 380 DISTRICT

15' Water Line Esmt.
Town of Prosper
Doc. No. 20111011001085720

75' Water Line Esmt.
City of Irving
Vol. 5018, Pg. 2426

Town of Prosper Site Plan Notes:

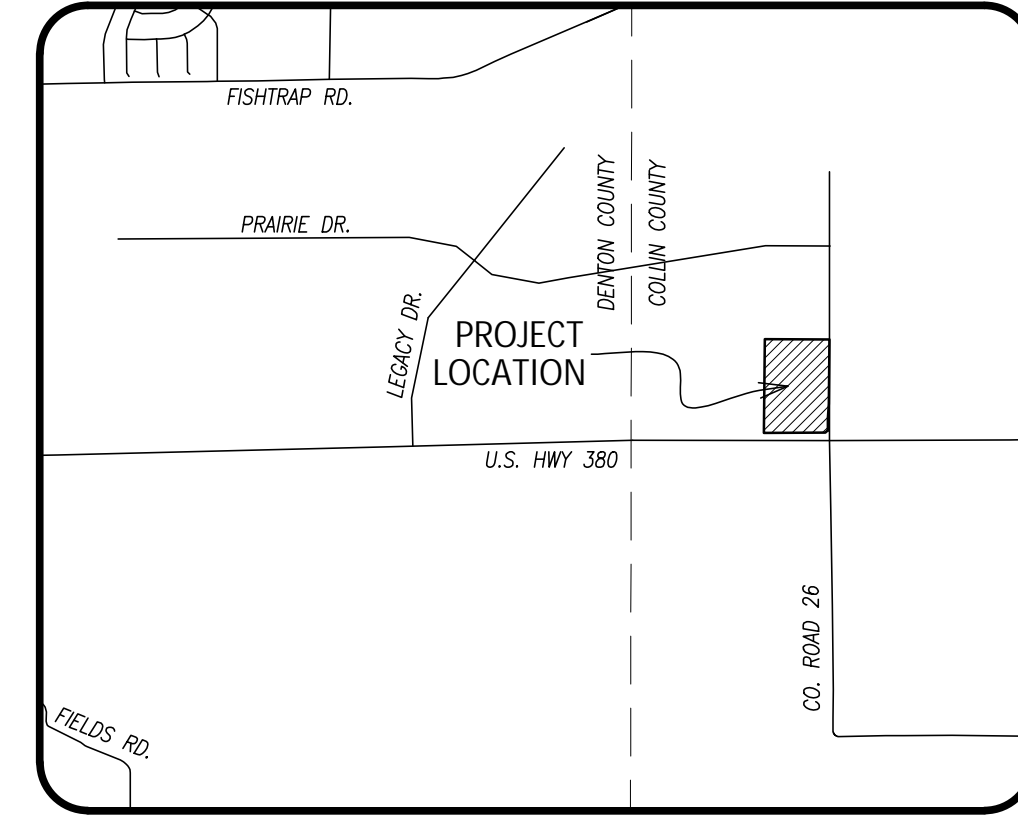
1. Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Speedbumps/humps are not permitted within a fire lane.
10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
19. Hike & Bike trail alignment to be approved by the Town.

**REVISED SITE PLAN
DEVAPP-23-0068**

GST PROSPER
BLOCK A, LOT 1
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
15.121 Acres
Current Zoning: CC (Commercial Corridor) PD-99 w/SUP-9

ENGINEER / SURVEYOR / APPLICANT
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
GWood 2 LLC
3534 N. Peck Rd.
El Monte, CA 91731
Telephone: (469)343-6651
Contact: Doug Erch



LOCATION MAP

1" = 200'

