



SITE SUMMARY

PROJECT DATA	44,808 SF (1.028 ACRES)
PROPOSED CAR WASH	±4,350 SF
PROPOSED LOT COVERAGE	±1.0%
ZONING INFORMATION	PD-124 FOR (LR-2) LOCAL RETAIL DISTRICT IN ACCORDANCE TO (H) HEAVY COMMERCIAL DISTRICT
EXISTING ZONING	
VEHICLE CIRCULATION AND PARKING DATA	
WASH BAY DESCRIPTION	REQUIRED
WASH ENTRANCE SPACING	1 FEET BAY
DRIVING	3
TOTAL PARKING SPACES	20

STANDARD NOTES:

- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE PROPERTY LINE FOR A DISTANCE OF _____ FEET.
- C. A MINIMUM OF _____ % OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN).
- D. SETTING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SPECIAL USE PERMIT SITE PLAN SIGNATURE BLOCK

CASE NO. _____

SPECIAL USE PERMIT NO. _____

THIS SITE PLAN WAS APPROVED ON _____ IN CONJUNCTION WITH A SPECIAL USE PERMIT, BY THE CITY COUNCIL OF THE CITY OF CARROLLTON. TO THE BEST OF MY KNOWLEDGE, CHANGES, WHICH ARE REQUIRED AS CONDITIONS OF SPECIAL USE PERMIT APPROVAL, HAVE BEEN MADE AND THIS SITE PLAN IS THE FINAL, APPROVED PLAN FOR DEVELOPMENT. NO CHANGES MAY BE MADE TO THIS SITE PLAN WITHOUT CITY COUNCIL APPROVAL. IN ACCORDANCE WITH ARTICLE XXXI OF THE COMPREHENSIVE ZONING ORDINANCE, ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY, AND SHALL BE ATTACHED TO THE AMENDING ORDINANCE CREATING THE SPECIAL USE PERMIT.

FOR THE PLANNING DEPARTMENT DATE _____



SITE PLAN 1

SCALE - 1/20



PROJECT NUMBER: MDP16002

A0.3

SHEET NUMBER:

SHEET TITLE:
CONCEPTUAL ARCHITECTURAL SITE PLAN

NO.	DATE	DESCRIPTION
1	3-4-16	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK N CLEAN CAR WASH
HEBRON PARKWAY

1604 WEST HEBRON PARKWAY
CARROLLTON, TX 75010

CLIENT: 3K1 CONSULTING SERVICES, LLC
11811 NORTH TATUM BLVD. SUITE 1051
PHOENIX, AZ 85028

CASE NUMBER:
07-16SUP1



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