

PROJECT DATA		44,806 SF (1.028 ACRES)	
PARCEL SIZE		14,350 SF	
PROPOSED CAR WASH			
PROPOSED LOT COVERAGE		± 10%	
ZONING INFORMATION		PD-12A FOR (UR-2) LOCAL RETAIL DISTRICT IN ACCORDANCE TO (H) HEAVY COMMERCIAL DISTRICT	
EXISTING ZONING			
VEHICLE CIRCULATION AND PARKING DATA			
DESCRIPTION	REQUIRED	PROVIDED	
WASH BAY	1 PER BAY	1 PER BAY	
WASH ENTRANCE STAGING	3	3	
DRIVING	1 PER VEHICLE	20	
TOTAL PARKING SPACES	20	20	

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 ADJACENT TO COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABOUT PENINSULAR 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. SELLING OFF A PORTION OF THIS ADDITION BY MEETS 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.

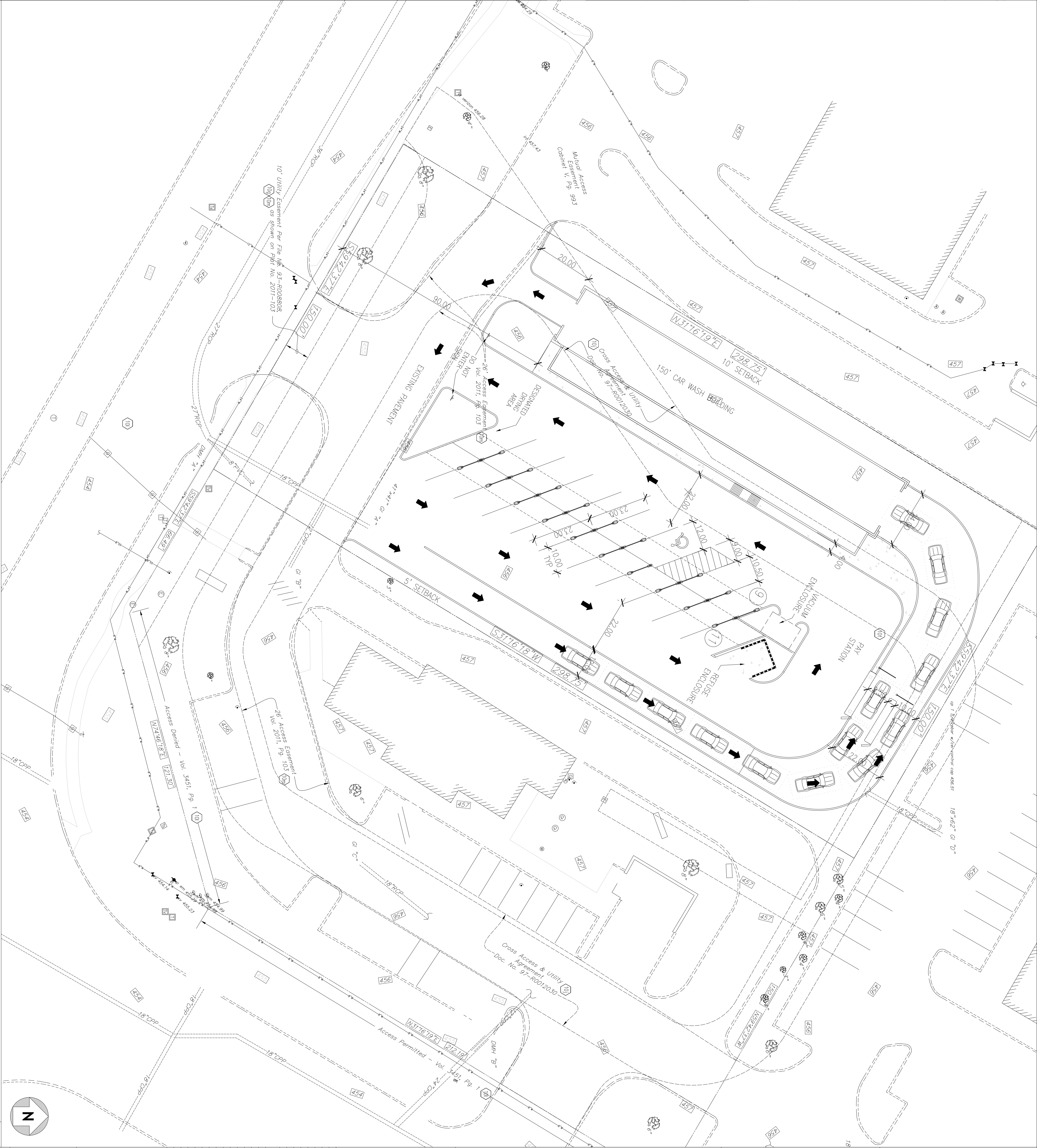
CASE NO. \_\_\_\_\_

SPECIAL USE PERMIT NO. \_\_\_\_\_

THIS SITE PLAN WAS APPROVED ON \_\_\_\_\_ IN THE 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 \_\_\_\_\_



**idstudio** 

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PHOENIX, ARIZONA 85014  
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# QUICK N CLEAN CAR WASH

## HEBRON PARKWAY

1604 WEST HEBRON PARKWAY  
CARROLLTON, TX 75010

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

[illegible]

<p><b>A0.</b></p>	<p>PROJECT NUMBER:</p>	<p><b>MDP16002</b></p>
	<p><b>1</b></p>	<p><b>SITE PLAN</b> SCALE = 1:20</p>