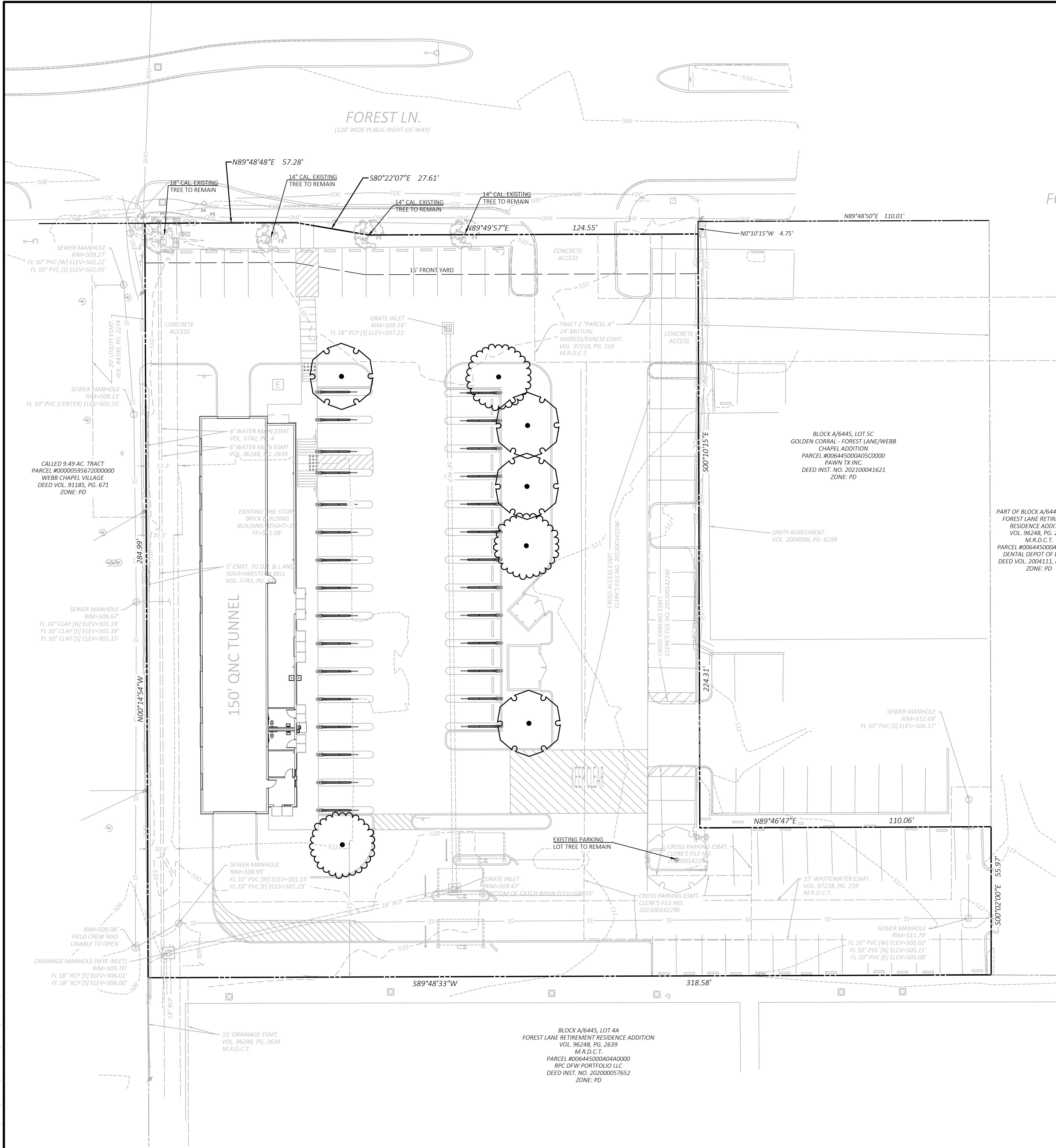


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SITE BENCHMARK

Benchmark #1: A cut "C" in concrete located on the curb island in the center of Forest Ln, approximately 62' northeast of the easterly access drive to subject property. Elev=509.74'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND			
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND			
---	BOUNDARY LINE		
---	STORM DRAIN		
---	INTERIOR GREENSPACE		

GENERAL NOTES			
A. SEE LANDSCAPE NOTES (SHEET L1.2) FOR LANDSCAPE NOTES AND DETAILS.			

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	2023-03-16 13:53 CAL	
	4	QUERCUS SHUMARDII / SHUMARD RED OAK	65 GAL	50A	3.00" CAL	
	3	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	65 GAL	50A	3.00" CAL	

CITY OF DALLAS LANDSCAPE REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET BUFFER ZONE	FREEWAYS	A MIN OF ONE 3" CAL LARGE OR MEDIUM TREE SHALL BE PLANTED PER 40 LF OF FRONTAGE FOREST LANE = 177 LF = 177 / 40 = 4 TREES	4 EXISTING TREES TO REMAIN
INTERIOR ZONE	PARKING LOTS WITH 21 TO 100 SPACES: NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	48 PARKING SPACES ON SITE = NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	PROVIDED
SITE TREES	ONE 2" CAL TREE MUST BE PROVIDED FOR EACH 4,000 SF OF LOT AREA (EXISTING TREES CAN BE USED TO MEET THIS REQUIREMENT. REFER TO TREE CREDIT CHART SEC. 51A-10.125.b.4.B.II)	LOT AREA = 65,018 SF 65,018 / 4,000 = 16 TREES	EXISTING TREES = 16 TREE CREDITS
LANDSCAPE POINTS	A CERTAIN NUMBER OF LANDSCAPE POINTS SHALL BE REQUIRED PER THE SF OF THE BUILDING SITE (REFER TO SEC. 51A-10.126 FOR POINTS TABLE)	65,018 SF = 20 POINTS REQUIRED LID - WATER-WISE PLANTS AND IRRIGATION PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA	LID - WATER-WISE PLANTS AND IRRIGATION = 80% OF PLANT MATERIAL AND 100% OF TURF AREAS = 10 PTS. PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA OF 75% OF ISLANDS = 10 PTS.
MITIGATION TREES	PROTECTED, CLASS 2 TREES REMOVED SHALL BE REPLACED AT 0.7:1 RATIO	(4) PROTECTED, CLASS 2 TREES BEING REMOVED 4 X 0.7 = 3 TREES TO BE REPLACED	3 TREES

VICINITY MAP
NOT TO SCALE

CEI

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3K1

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CLIENT

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11811 N. TATUM BOULEVARD,
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101

QUICK N CLEAN

PLANS PREPARED FOR
QUICK N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
SCOTTSDALE, AZ 85255
PHONE: (480) 707-3531

REVISION		
NO.	DESCRIPTION	DATE

QUICK N CLEAN CAR WASH
3312 FOREST LANE
DALLAS, TX

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/16/2023
REVISION	REV-0

PRELIM. LANDSCAPE
PLAN
SHEET TITLE
SHEET NUMBER

L1

GENERAL NOTES

-
- PLANTING NOTES

PLANTING NOTES

-
- SOLID SOD NOTES

SOLID SOD NOTES

TREE PROTECTION NOTES

- ### GENERAL TREE PRUNING NOTES

GENERAL TREE PRUNING NOTES



TREE PLANTING

TREE PLANTING
N.T.S.

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SHRUB PLANTING

N.T.S.

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TREE PROTECTION -

TREE PROTECTION
 N.T.S.



CLIENT



REVISION

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

SHEET TITLE

SHEET TITLE

SHEET NUMBER