

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Break Line
- Underground Fiber Optic Line
- OHE
- UGE
- SS
- Storm Drainage Pipe
- Water Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#XXXX"
- Found Chiseled "X"
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Electric Riser
- Telephone Riser
- Fiber Optic Vault
- Water Valve
- Traffic Sign (Type of Sign)
- Wheel Stop
- Handicap Parking (ADA)
- Grease Trap
- Gas Valve
- Air Conditioner Unit
- Single Pole Pylon Sign
- Light Pole (2 Lamps)
- Unknown Vault
- Tree (Deciduous)
- Record Bearing & Distance per Plat Vol. 97218, Pg. 219 M.R.D.C.T.

SITE DATA TABLE

SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
MAX. LOT COVERAGE	60% (39,010± SF)
FLOOR AREA RATIO	8.27%
MAX. BUILDING HEIGHT	42 FEET
PROPOSED BUILDING HEIGHT	24 FEET
IMPERVIOUS COVERAGE	51,936± SF
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING	CS - COMMERCIAL SERVICE
YARD/SETBACKS	
FRONT	15 FEET
SIDE	0 FEET
BACK	0 FEET
PARKING REQUIREMENTS	TUNNEL-TYPE CAR WASH = (MIN. OF 3 STALLS)
PARKING PROPOSED	39 STALLS (37 STANDARD, 2 ADA)
OFF-STREET STACKING REQUIREMENTS	25 STACKING SPACES
OFF-STREET STACKING PROPOSED	25 STACKING SPACES

BENCHMARK INFORMATION

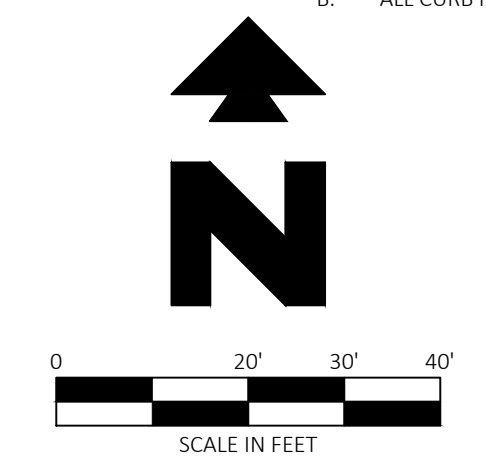
Benchmark #1: A cut "X" in concrete located on the curb island in the center of Forest Ln. approximately 62' northeast of the easterly access drive to subject property. Elev=509.74'

Benchmark #2: A cut "X" in concrete located on the curb island in the center of Forest Ln. approximately 171' west northwest of the northwest corner of the subject property. Elev=508.78'

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.



Know what's below.
Call before you dig.

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.

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

STATE OF TEXAS REGISTRATION NUMBER F-7524

LEGAL DESC.	ZONING CASE NO.	PARCEL NO.
BLK A/6445 LT 5B	DEV2030705	006445000A05B0000

DEVELOPMENT SITE PLAN

QUICK N CLEAN CAR WASH
3312 FOREST LANE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PM	DRAWN	DATE	FILE	NUMBER	SHEET
JCH	SDH	3/16/2023	---	32439	1