

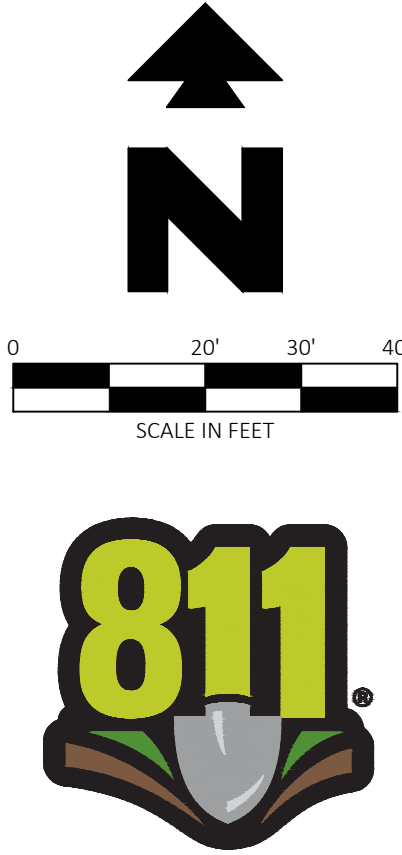
PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

EXISTING LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Break Line
	Underground Fiber Optic Line
	Overhead Electric Line
	Underground Electric Line
	Sanitary Sewer Line
	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.



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	DEV22030705	006445000A05B0000

DEVELOPMENT SITE PLAN					
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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