

**TRACT V PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 204,769 S.F. 4.72 AC.  
LIR ZONE DESIGNATION: PD 429-429  
EXISTING ZONING: PD NO. 48

PROPOSED USE:  
MINI - WAREHOUSE

TOTAL BUILDING S.F.: 5,380 S.F.  
SITE COVERAGE: 40.6% OF NET SITE

PARKING PROVIDED: 32 SPACES

**TRACT II PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 74,880 S.F. 1.71 AC.  
LIR ZONE DESIGNATION: PD 429-429  
EXISTING ZONING: PD NO. 48

PROPOSED USE:  
90 SUITE ASSISTED LIVING FACILITY  
3 GARAGE SUITES

TOTAL BUILDING FOOTPRINT: 148,000 S.F.  
PARKING COVERAGE: 46.8% S.F.  
LANDSCAPE COVERAGE: 848,000 S.F.  
BUILDING HEIGHT: MAXIMUM 35 STORIES

PARKING PROVIDED: 86 SPACES

**TRACT I PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 74,880 S.F. 1.71 AC.  
LIR ZONE DESIGNATION: PD 429-429  
EXISTING ZONING: PD NO. 48

PROPOSED USE:  
108 SUITE RETIREMENT HOUSING  
8 GARAGE SUITES

BUILDING FOOTPRINT: 46,800 S.F.  
PARKING COVERAGE: 46.8% S.F.  
LANDSCAPE COVERAGE: 848,000 S.F.  
BUILDING HEIGHT: 35 STORY

PARKING PROVIDED: 86 SPACES

GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
IMPERVIOUS COVERAGE	50,711± SF
CURRENT ZONING	TRACT IV, PD 429 - PLANNED DEVELOPMENT
PROPOSED ZONING	TRACT V, PD 429 - PLANNED DEVELOPMENT
PROPOSED USE	CAR WASH
PARKING PROPOSED	32 STALLS (30 STANDARD, 2 ADA)

GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.75 ACRES (76,416± SF)
CURRENT ZONING	TRACT IV, PD 429 - PLANNED DEVELOPMENT

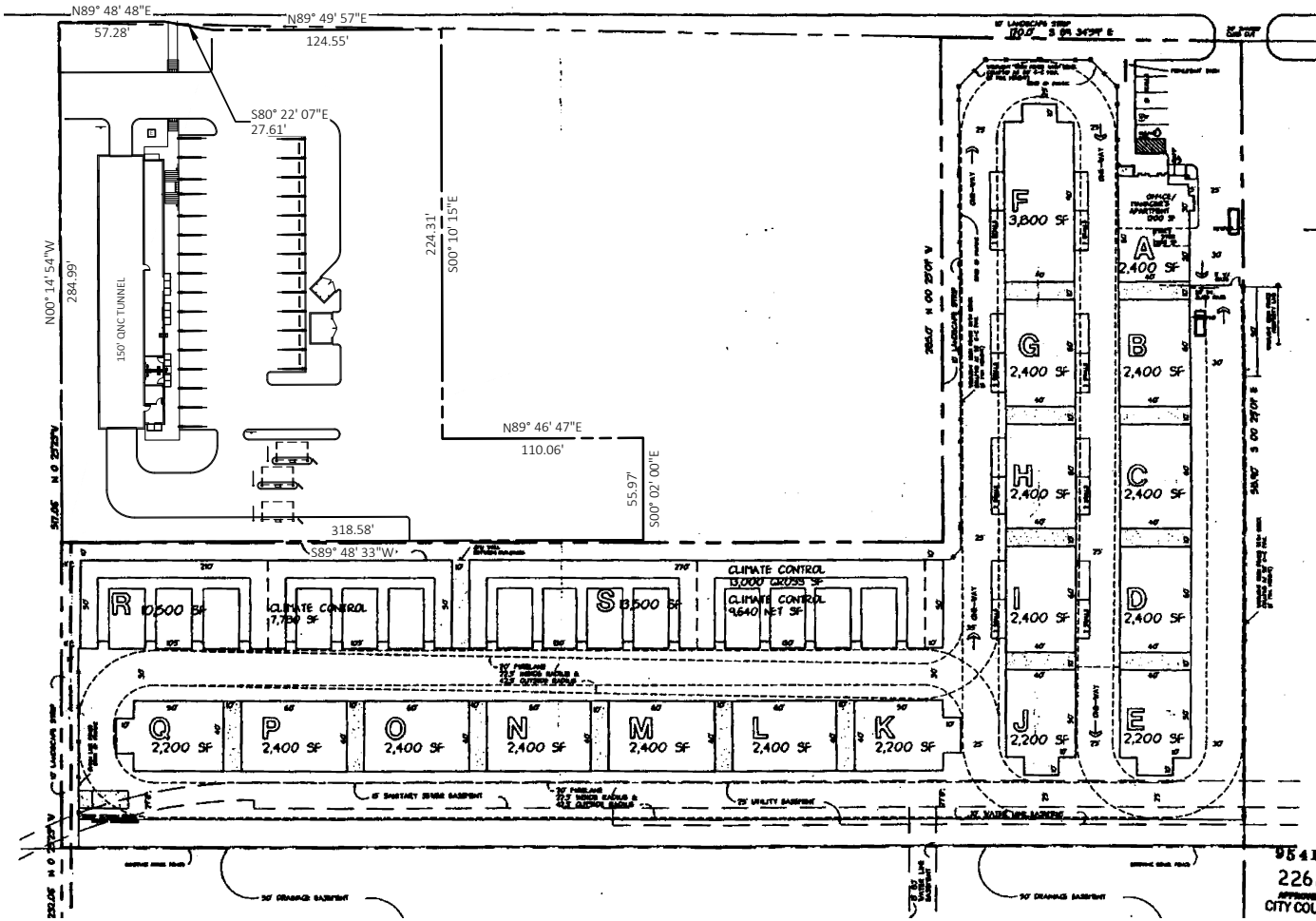
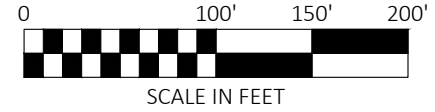
CPC DATE	CASE NUMBER
	Z212-339(JM)

QUICK N CLEAN CAR WASH  
3312 FOREST LANE  
DALLAS, TX

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	5/15/2023
REVISION	REV-0

EXHIBIT B  
SHEET TITLE  
SHEET NUMBER

1



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2