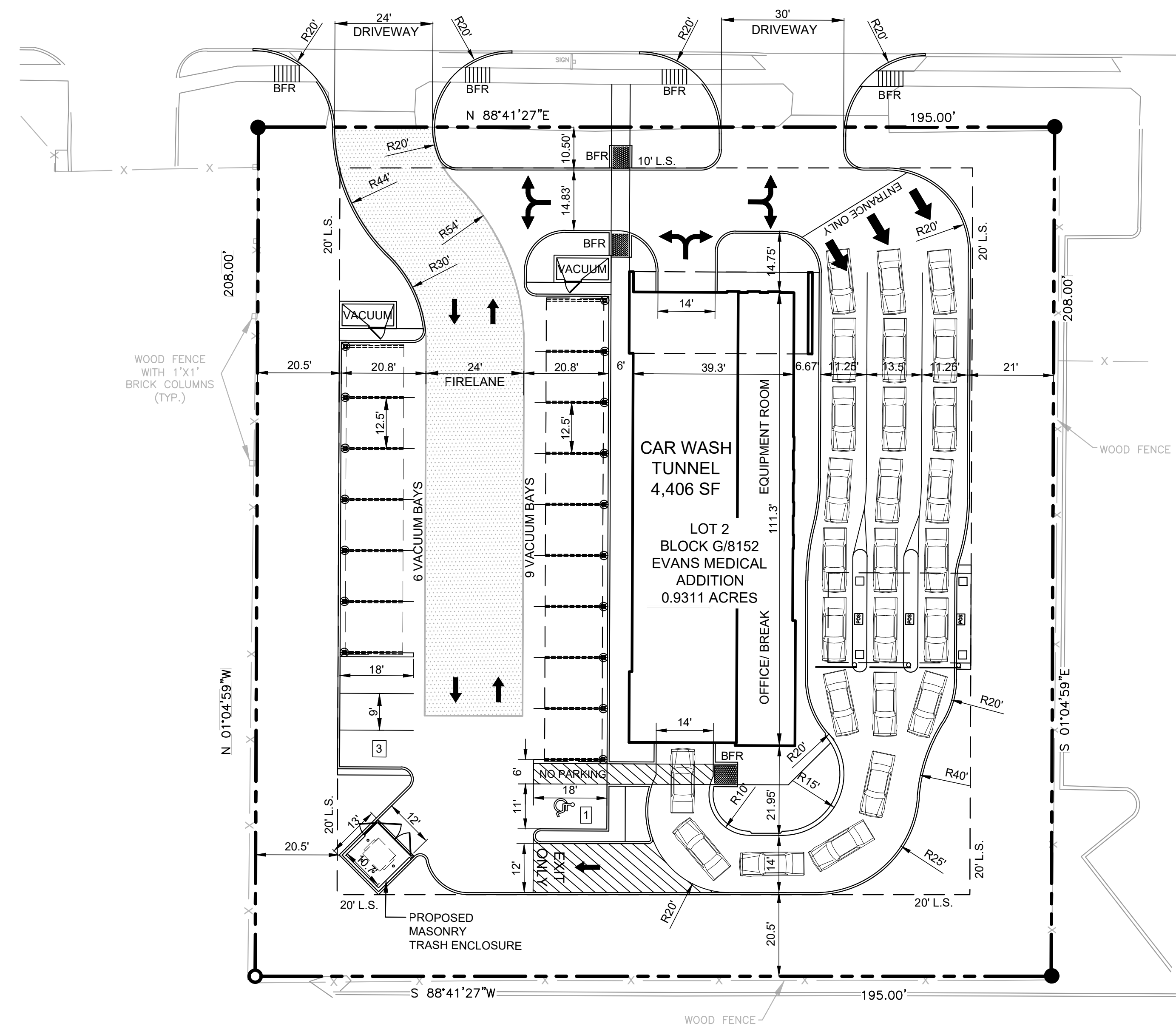


VICINITY MAP  
N.T.S.  
MAPSCO ~ 17 W

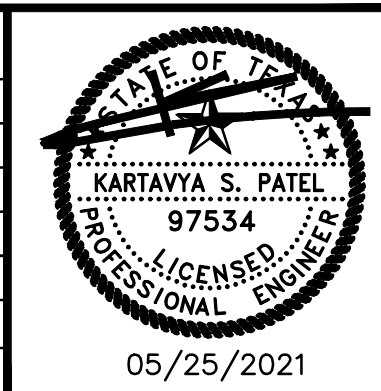
# FOREST LANE

(VARIABLE WIDTH RIGHT-OF-WAY)



SITE DATA SUMMARY TABLE		
SITE ACREAGE:	0.9311 ACRES (40,560 S.F.)	
ZONING:	PD FOR NO(A) USES	
PROPOSED USE:	CAR WASH	
BUILDING AREA:	4,406 S.F.	
	REQUIRED	PROVIDED
NUMBER OF STORIES:	2 MAX	1
BUILDING HEIGHT NONE GABLE, HIP OR GAMBREL:	30' MAX	30'
BUILDING HEIGHT RESIDENTIAL PROXIMITY SLOPE: THE 1:1 SLOPE TERMINATES AT A DISTANCE OF 50 FEET FROM THE MULTIFAMILY SITE OF ORIGINATION, AND BUILDINGS WITHIN THIS SLOPE CANNOT EXCEED 26 FEET	26' MAX	0'
LOT COVERAGE:	50% MAX	9%
TUNNEL CAR WASH STACKING:	25 SPACES	26 SPACES
REGULAR PARKING REQUIRED: 3 SPACES PER TUNNEL TYPE	3 SPACES	
REGULAR PARKING PROVIDED:	3 SPACES	
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)	
TOTAL PARKING PROVIDED:	4 SPACES	

NO.	DATE	DESCRIPTION	BY
1	04/30/21	1ST SUBMITTAL	KP
2	05/21/21	2ND SUBMITTAL	KP
3	05/24/21	3RD SUBMITTAL	KP
4	05/25/21	4TH SUBMITTAL	KP



**DEVELOPMENT PLAN**  
**SHAMMY'S CAR WASH**  
 9262 FOREST LANE  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS 75243  
 LOT 2, BLOCK G/8152

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	05/25/21	SCALE BAR	016-21	

TX. P.E. FIRM #11525

05/25/2021