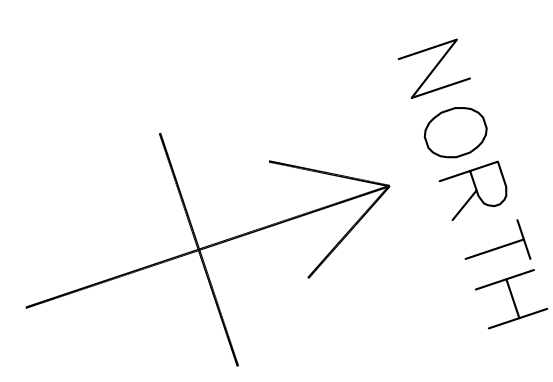


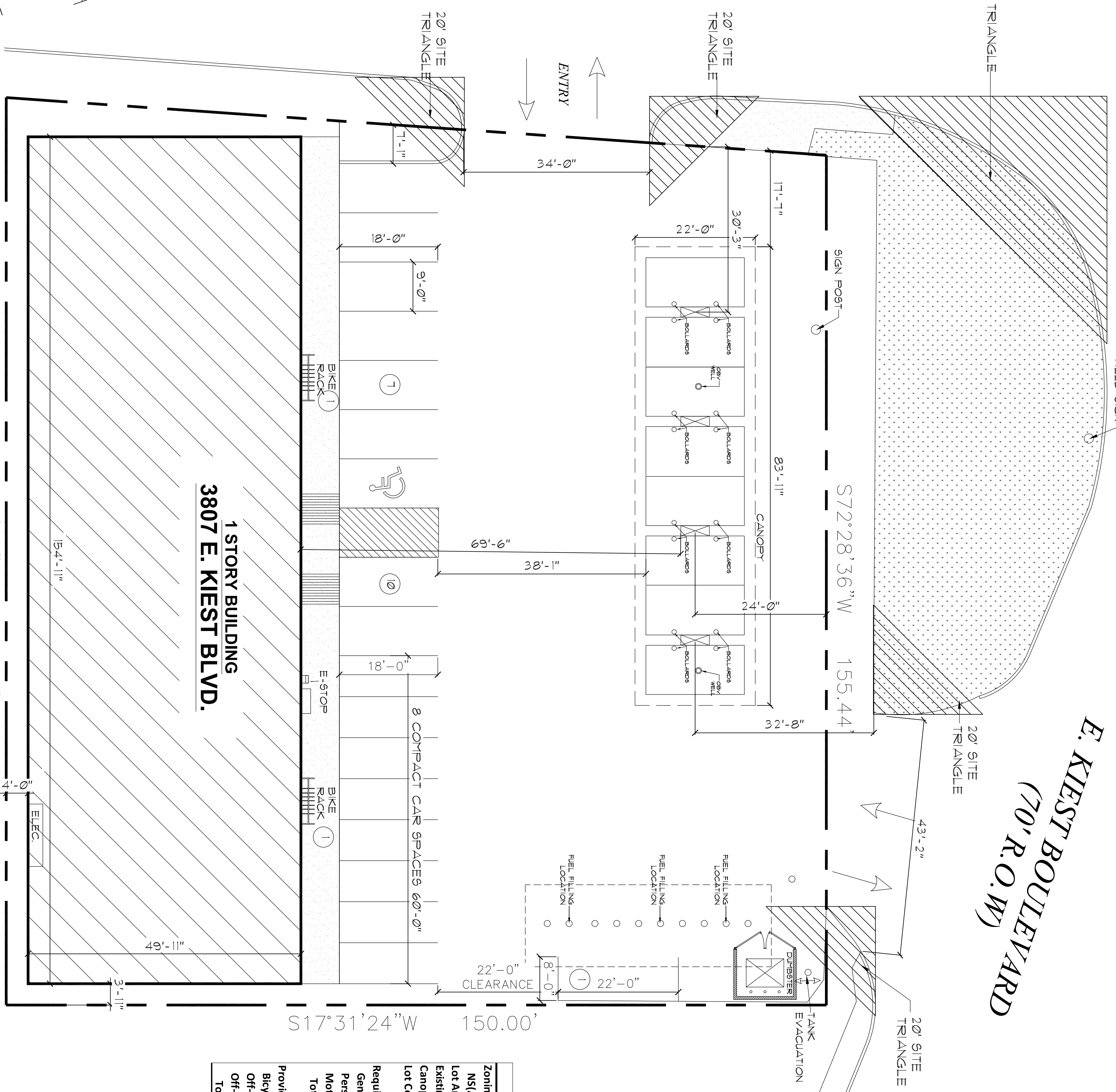
NOT FOR CONSTRUCTION. USE THIS IS ONLY FOR REFERENCE.



CEDAR CREST BOULEVARD (70' R.O.W)

45' SITE TRIANGLE

E. KIEST BOULEVARD (70' R.O.W)



3807 E. KIEST BLDG. 1 STORY BUILDING

N72°28'36"W 165.97'
S17°31'24"W 150.00'

154'-11" 40'-11" 3'-11" 18'-0" 9'-0" 18'-0" 38'-1" 69'-6" 22'-0" 8'-0" 22'-0" 32'-8" 24'-0" 83'-11" 30'-3" 22'-0" 17'-7" 34'-0" 155.44' 72.28'36" W 150.00' W

Site Details	
Zoning: NS(A) with SUP for a Motor Vehicle Fueling Station	
Lot Area	24132 SF
Existing 1-Story Structure	7729 SF
Canopy Coverage	1845 SF
Lot Coverage	40%
Required Parking:	
General Merchandise	28 Spaces
Personal Service Use	11 Spaces
Motor Vehicle Fueling Station	2 Spaces
Total Required Parking	41 Spaces
Provided Parking:	
Bicycle Parking - Rack of 6	2 spaces
Off-Street Parking (On-site)	18 Spaces
Off-Street Parking via Parking Agreement	21 Spaces
Total Provided Parking	41 Spaces

3807 E. KIEST BOULEVARD

DALLAS

TX

JOB NUMBER: 200025	
DATE:	1-27-2020
DRAWN BY:	12
CHECKED BY:	
NO. REVISIONS	DATE:
1	REVISE PER COMMENTS 3-11-2020
2	REVISE PER COMMENTS 12-1-2020

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A-1

