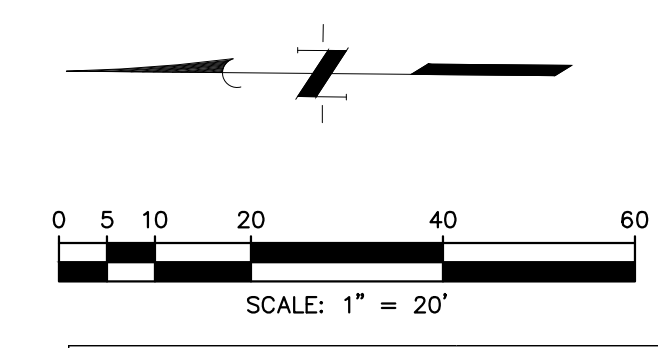
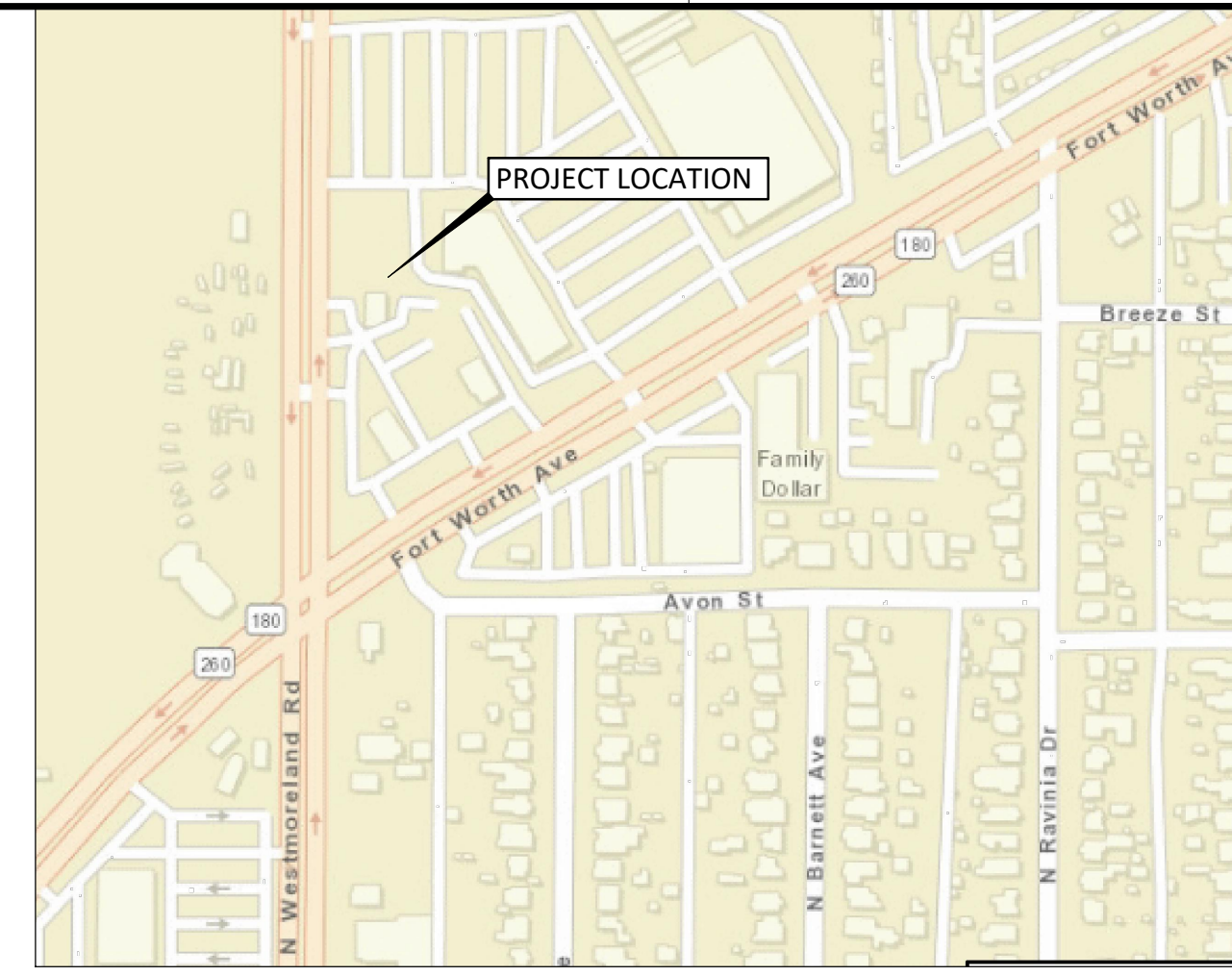
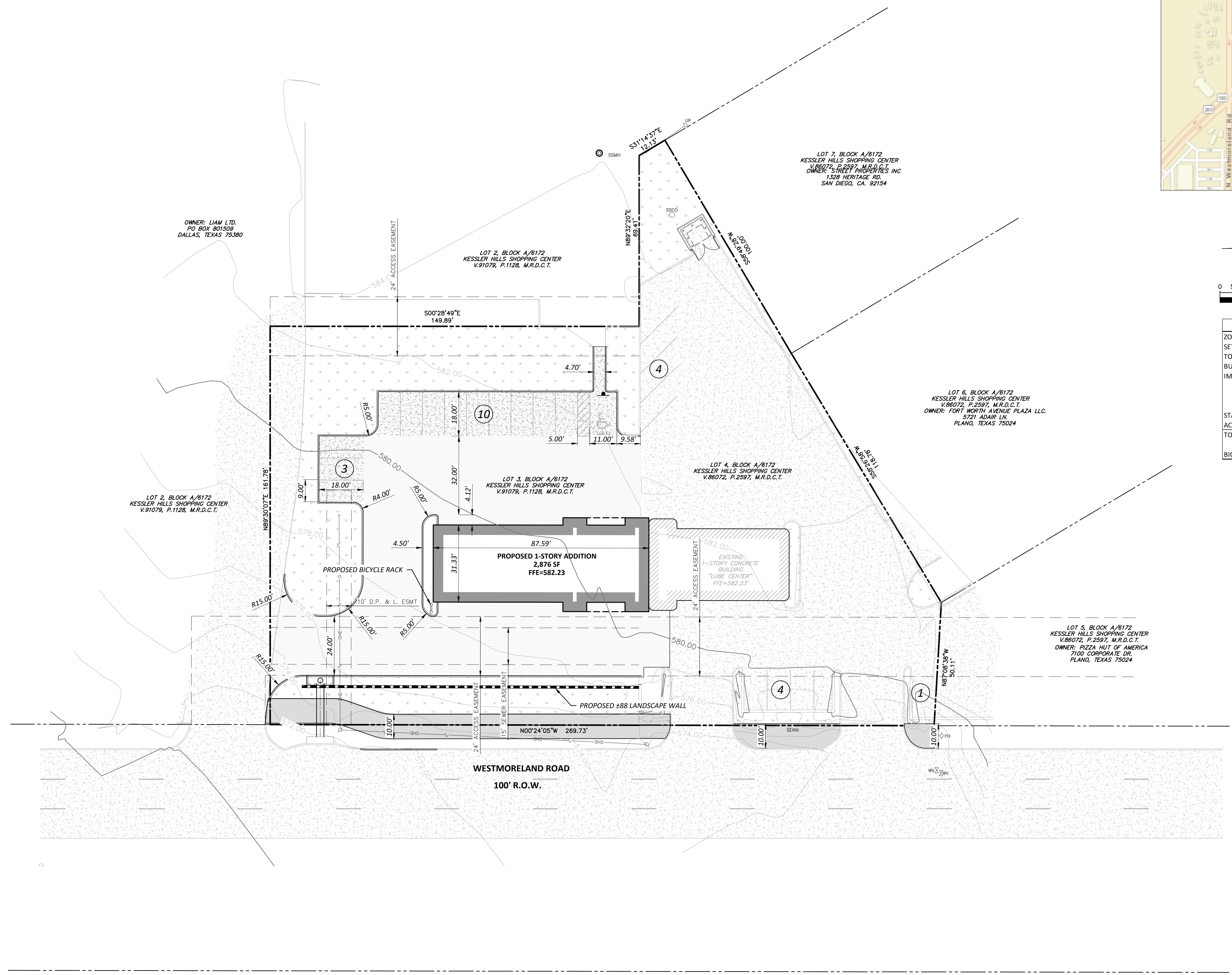


1
2
3
4



SITE PLAN INFORMATION		
ZONING:	PD 714 (SUBDISTRICT 5)	
SETBACKS:	FRONT: 15' (MIN) / 60' (MAX) SIDE / REAR: 0'	
TOTAL LOT AREA:	±0.98 AC. (42,689 S.F.)	
BUILDING AREA:	± 4,493 S.F.	
IMPERVIOUS LOT COVERAGE:	32,935 S.F./42,689 S.F. =	77%
	REQUIRED	PROVIDED
	(1/500 S.F. - 4 MIN.)	
STANDARD PARKING	9	20
ACCESSIBLE PARKING	1	1
TOTAL	10	21
BICYCLE PARKING	2	2

- EXISTING LEGEND**
- EXISTING RIGHT OF WAY
 - - - EXISTING LOT LINE
 - FIRE HYDRANT
 - ⊙ WASTEWATER MANHOLE
 - - - EXISTING EASEMENT
 - ▨ EXISTING PAVEMENT
- PROPOSED LEGEND**
- ▨ PROPOSED HEAVY DUTY PAVEMENT
 - ▨ PROPOSED MEDIUM DUTY PAVEMENT
 - ▨ LANDSCAPE AREA
 - ▨ PROP RETAINING WALL
 - 8 PARKING COUNT



OWNER: LIAM LTD.
PO BOX 801509
DALLAS, TEXAS 75380

LOT 2, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.91079, P.1128, M.R.D.C.T.

LOT 7, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.86072, P.2597, M.R.D.C.T.
OWNER: SHELL PROPERTIES INC
1328 HERITAGE RD.
SAN DIEGO, CA. 92154

LOT 6, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.86072, P.2597, M.R.D.C.T.
OWNER: FORT NORTH AVENUE PLAZA LLC
5721 ADAIR LN.
PLANO, TEXAS 75024

LOT 4, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.86072, P.2597, M.R.D.C.T.

LOT 3, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.91079, P.1128, M.R.D.C.T.

LOT 5, BLOCK A/6172
KESSLER HILLS SHOPPING CENTER
V.86072, P.2597, M.R.D.C.T.
OWNER: PIZZA HUT OF AMERICA
7100 CORPORATE DR.
PLANO, TEXAS 75024

WESTMORELAND ROAD
100' R.O.W.

REVISIONS

No.	Date	App.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Dr., Suite 600 • Plano, Texas 75024 • 972.488.3880

SCALE: AS SHOWN DESIGNED BY: MKL CHECKED BY: SRG DRAWN BY: MKL
DATE: JOB NO.:

DALLAS COUNTY
NORTEX LUBE & TUNE

SITE PLAN

1030 N. WESTMORELAND ROAD, DALLAS, TEXAS

SHEET NO. OF

Z190-173