

**STATE OF TEXAS**  
VOL. 1783, PG. 339  
D.R.D.C.T.

**CITY OF DALLAS**  
VOL. 4580, PG. 211  
D.R.D.C.T.

**CITY OF DALLAS**  
VOL. 4499, PG. 227  
D.R.D.C.T.

**CITY OF DALLAS**  
VOL. 4580, PG. 211  
D.R.D.C.T.

**WESTMORELAND ROAD**  
RIGHT-OF-WAY WIDTH VARIES  
(VOL. 1, PG. 505 - M.R.D.C.T.)  
CITY OF DALLAS  
VOL. 4499, PG. 227  
D.R.D.C.T.

**15' ALLEY**  
(VOL. 2, PG. 80 - M.R.D.C.T.)

**ACK, INC.**  
0121467  
C.T.

**PROPERTY LINE**

**GRASSY AREA HATCH**

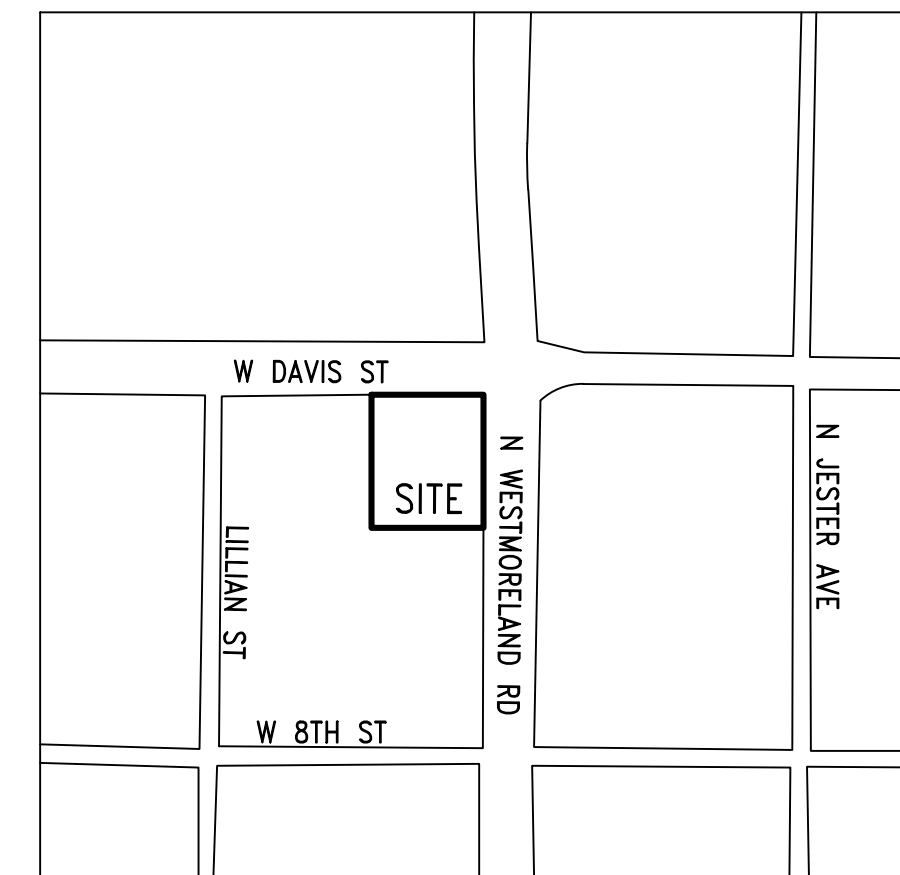
**SIDEWALK HATCH**

SCALE 1" = 10'  
0 5 10 20 FEET

**ZONING:**  
ZONING DISTRICT: PD 631, LCO  
AREA 2  
LOT AREA: 26,763 SF  
FLOOR AREA: 2,460 SF  
BUILDING AREA: 2,556 SF  
LOT COVERAGE: 9%  
MAXIMUM HEIGHT: 19'0"  
EAST SETBACK: 15'-0"  
SOUTH SETBACK: 10'-0"

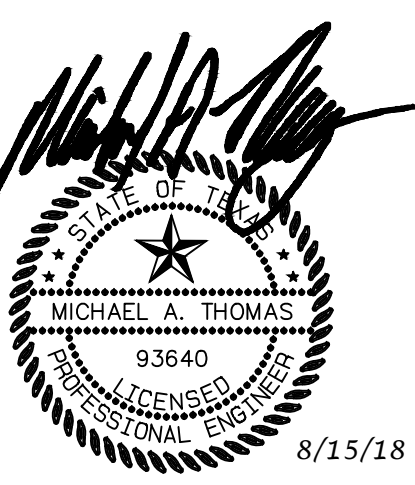
**PARKING:**  
TOTAL PARKING SPACES: 26 SPACES  
TOTAL TYPICAL PARKING SPACES: 16 SPACES  
TOTAL ADA PARKING SPACES: 2 SPACES  
TOTAL COMPACT PARKING SPACES: 8 SPACES  
TOTAL BIKE PARKING: 6 BIKE RACKS

**SCOPE OF CHANGES:**  
• REMOVED FIRE LANE  
• DRIVEWAY SHIFTED SOUTH



LOCATION MAP  
N.T.S.  
MAPSCO:53-B

**MJ THOMAS**  
**ENGINEERING, LLC**  
PHONE: (817) 752-2800  
FAX: (817) 752-2841  
MUT. NO. 762-006



**POPEYES**  
3308 W. DAVIS ST.  
DALLAS, TEXAS 76177

**SITE PLAN**

| PROJECT | DATE     | DESIGNED | ARG | ARG | MAT |
|---------|----------|----------|-----|-----|-----|
| 762-006 | 07/19/18 |          |     |     |     |

| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
|     |          |      |    |
|     |          |      |    |
|     |          |      |    |

SHEET  
**SP-1**