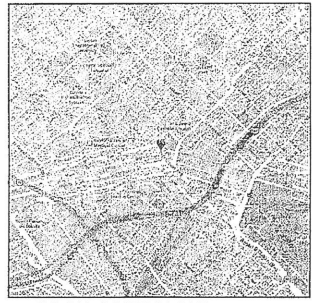


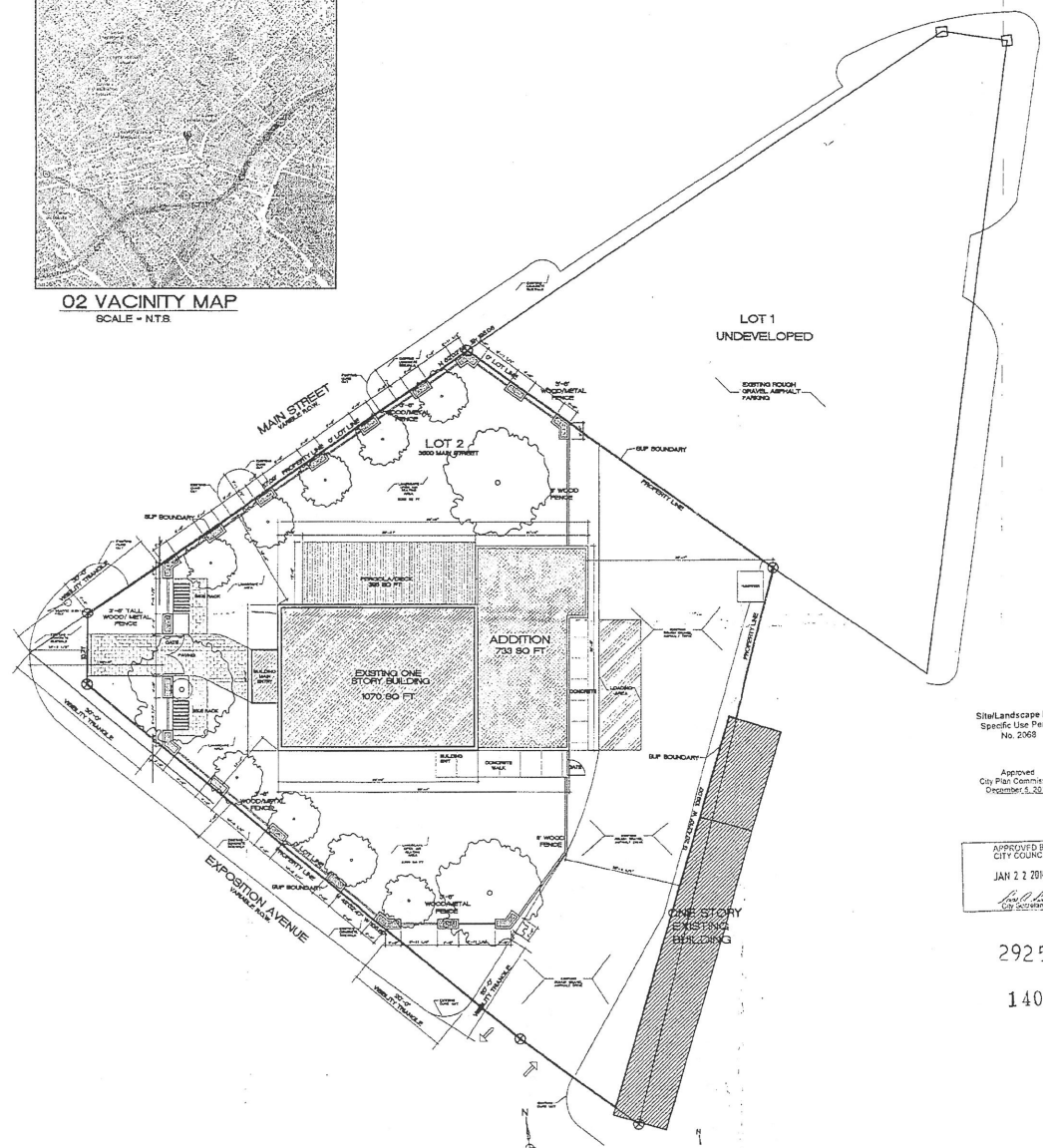
190288

31177

SITE INFORMATION	
BASE ZONING: PD 269, TRACT A	
LOT AREA:	10,510 SQ. FT.
REQUIRED FRONT YARD SETBACK:	0'
PROVIDED FRONT YARD SETBACK FROM MAIN:	18'-9"
PROVIDED FRONT YARD SETBACK FROM EXPOSITION:	13'-4"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED NORTH-EAST SIDE YARD SETBACK:	35'-1"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED SOUTHEAST SIDE YARD SETBACK:	15'-4"
MAXIMUM BUILDING HEIGHT	16'
BUILDING INFORMATION	
EXISTING BUILDING:	1070 SQ. FT.
PROPOSED ADDITION:	733 SQ. FT.
PERGOLA COVERED PATIO:	395 SQ. FT.
TOTAL SQUARE FOOTAGE:	2,198 SQ. FT.
OPEN AIR LANDSCAPE/OPEN AIR SEATING:	4,375 SQ. FT.
FLOOR AREA RATIO:	.2
LOT COVERAGE	21%
PARKING SPACES:	PER PD 269, A



02 VICINITY MAP  
SCALE - NTS



01 SITE PLAN  
SCALE 1" = 30'

Site/Landscape Plan  
Specific Use Permi  
No. 2068

Approved  
City Plan Commission  
October 5, 2013

APPROVED BY  
CITY COUNCIL  
JAN 22 2014

29254  
140226



GOLD BEER COMPANY  
CANTON, OHIO  
5400 STATE ROUTE 20  
71142-0000

DEVELOPMENT PLAN FOR  
3600 MAIN STREET  
DALLAS, TEXAS 75226

STATUS REVISED  
SEPTEMBER 19, 2013  
DECEMBER 12, 2013

ARCHITECT: REN CORTEZ

ZONING CASE NO.  
Z123-373(WE)

DECEMBER 19, 2013

DP1  
DEVELOPMENT  
SITE PLAN

NOTE