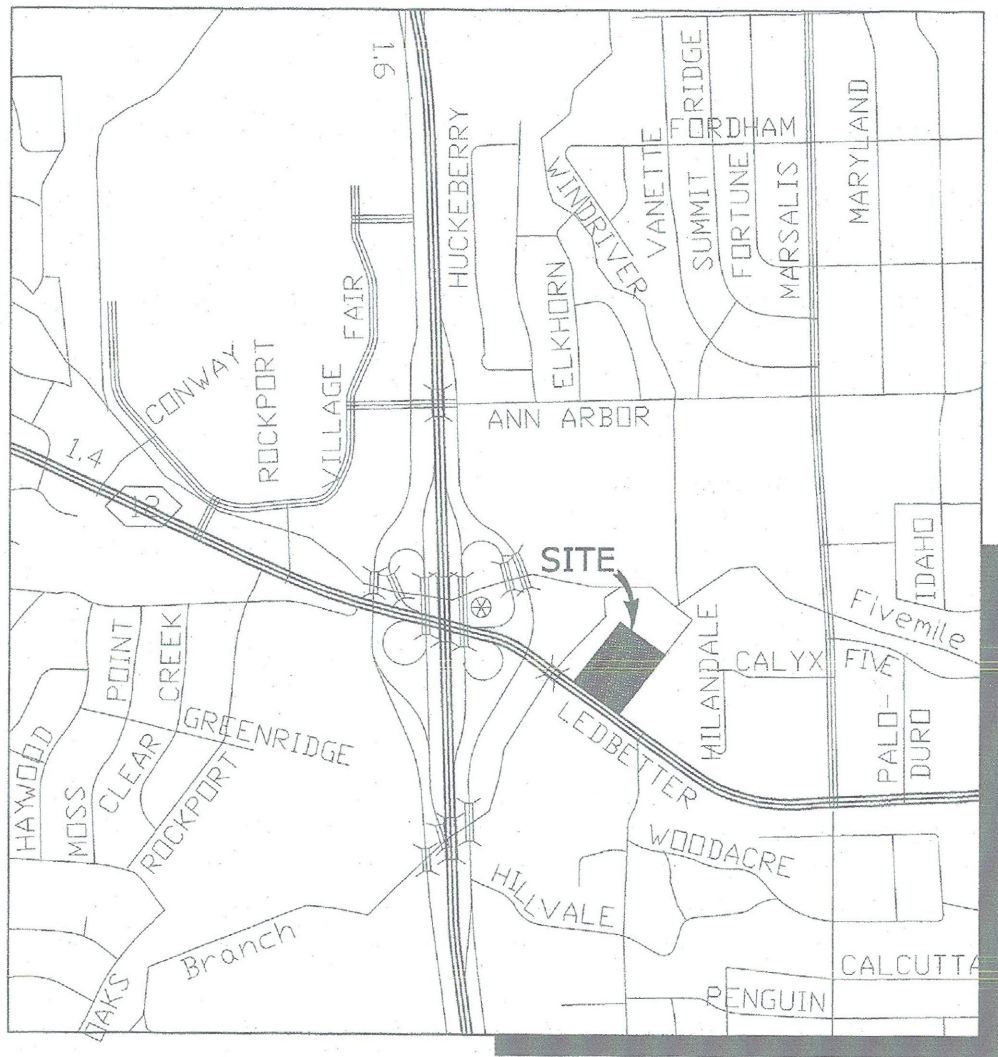


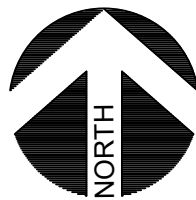
NOTES

- A. All materials and workmanship shall conform to the Standard Specifications for Public Works Construction for North Central Texas, latest edition, and The City of Dallas Department of Public Works and Transportation Addendum.
- B. During the construction of these improvements, any interpretation of the Standard Specifications for Public Works Construction for North Central Texas, and any matter which requires the approval of the owner, must be approved by the Director of Public Works and Transportation or his designee before any construction involving that decision commences. Assumptions about what these decisions might be which are made during the bidding phase will have no bearing on the decision.
- C. For adjustment of Dallas Water Utilities appurtenances or to verify locations of existing water and wastewater mains in area, call (214) 670-1770 at least (3) three working days prior to construction.
- D. Streets, alleys, sidewalks, driveways, and storm drainage facilities in the public right-of-way shall be constructed in conformance with The City of Dallas, Standard Construction Details, File 251D-1, latest edition.
- E. All concrete for pavement shall be 4000 psi for machine finish and 4500 psi if it is necessary for hand finish
- G. Install Sidewalk and Handicap Ramp Per CITY OF DALLAS requirements.

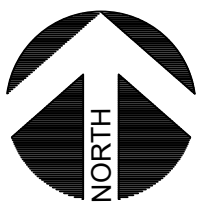
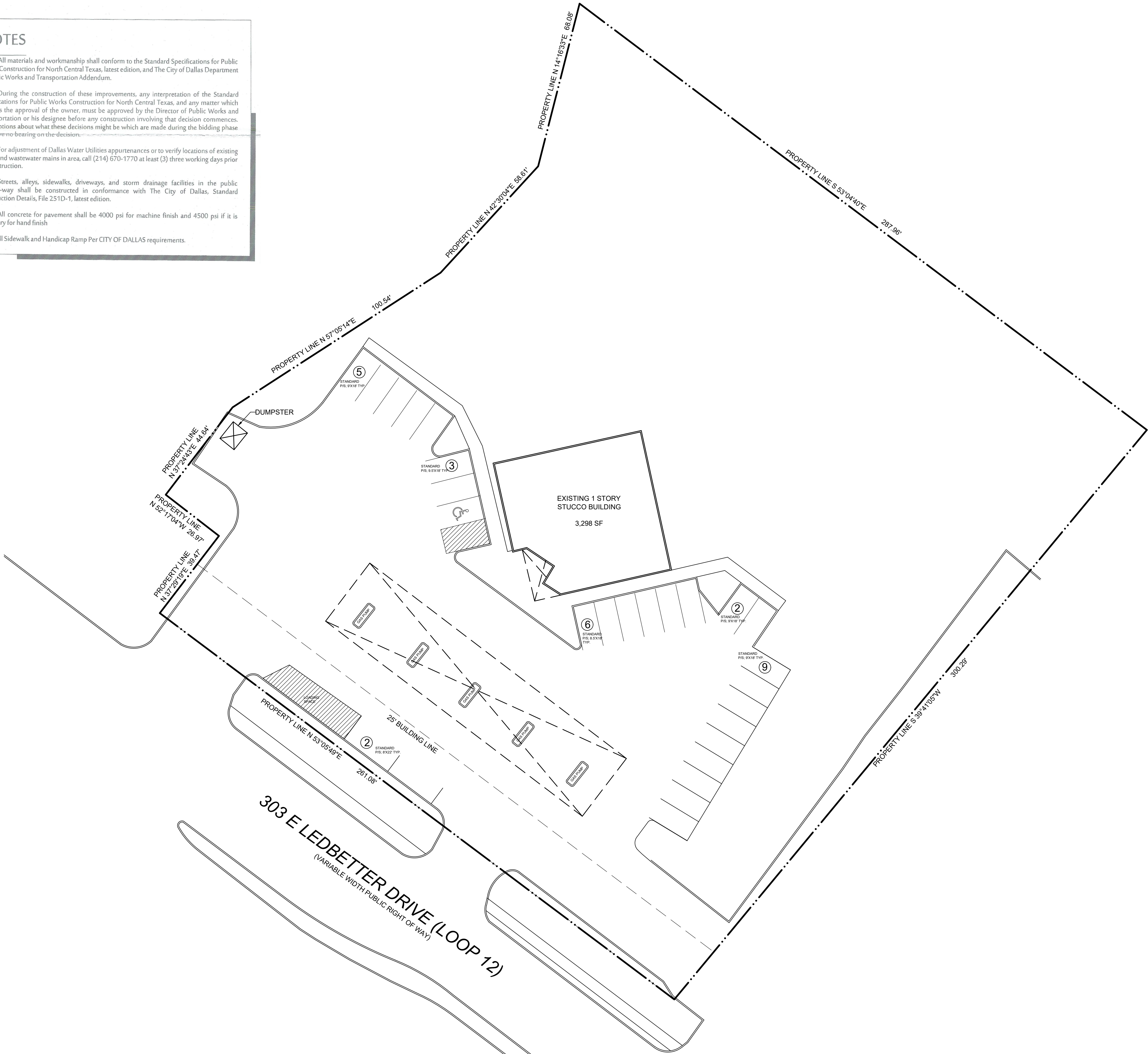


VICINITY MAP

NTS



SITE CRITERIA CHECKLIST	
303 E LEDBETTER DRIVE (LOOP 12)	
TOTAL SITE AREA	1.879 AC (81,868 SF)
BUILDING FLOOR AREA	3,298 SF
BUILDING STORIES	1
LOT COVERAGE	10%
EXISTING USE	SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE LESS THAN 3,500 SF
PARKING	
REQUIRED	
GENERAL MERCHANDISE	17
MOTOR VEHICLE FUELING STATION	2
TOTAL PARKING REQUIRED	19
TOTAL PARKING PROVIDED	27
BICYCLE PARKING PROVIDED	3
LAND INFORMATION	
ZONING	RR- REGIONAL RETAIL D-1-LIQUOR CONTROL OVERLAY DIST.
CITY BLOCK	10 6127
FRONT SETBACK	20 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	0 FEET



SUP SITE PLAN

SCALE: 1:20



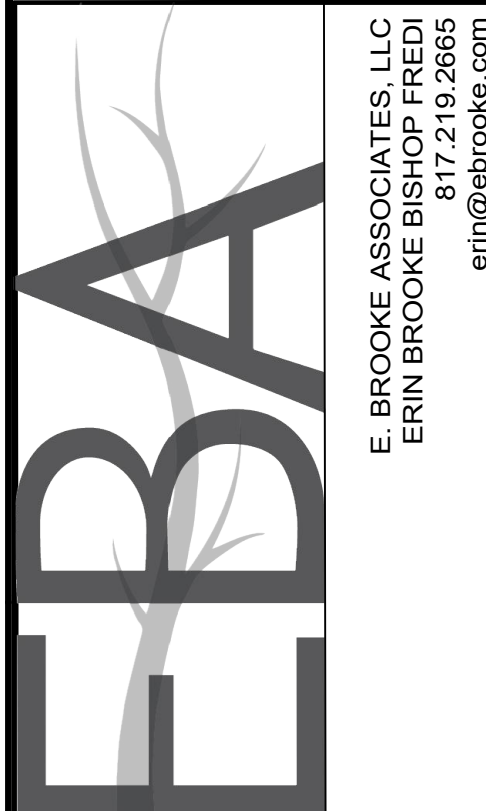
303 E. LEDBETTER DRIVER  
DALLAS, TEXAS

02/16/2023

PROJECT NUMBER

CASE NUMBER

BUZZ URBAN PLANNING, LLC  
JENNIFER HIROMOTO  
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CASE NUMBER: Z223-118