

THE MANHATTAN PROJECT BEER CO  
 PRODUCTION FACILITY AND TAPROOM  
 2215 SULPHUR ST  
 DALLAS, TX 75208

**B PROPERTY INFO**

2213 Sulphur St - HARDING AND HARRISON, LOT 8 BLOCK 9/6813 SULPHUR  
 2215 Sulphur St - HARDING AND HARRISON, LITS 9 & 10 BLOCK 9/6813 SULPHUR  
 2217 Sulphur St - HARDING AND HARRISON, LOT 7 BLOCK 9/6813 SULPHUR & POWELL  
 2212 Haslett St - HARDING AND HARRISON, LOT 5 BLOCK 9/6813 HASLETT  
 2216 Haslett St - HARDING AND HARRISON, LOT 6 BLOCK 9/6813 HASLETT & POWELL

**C PARKING REQUIREMENTS**

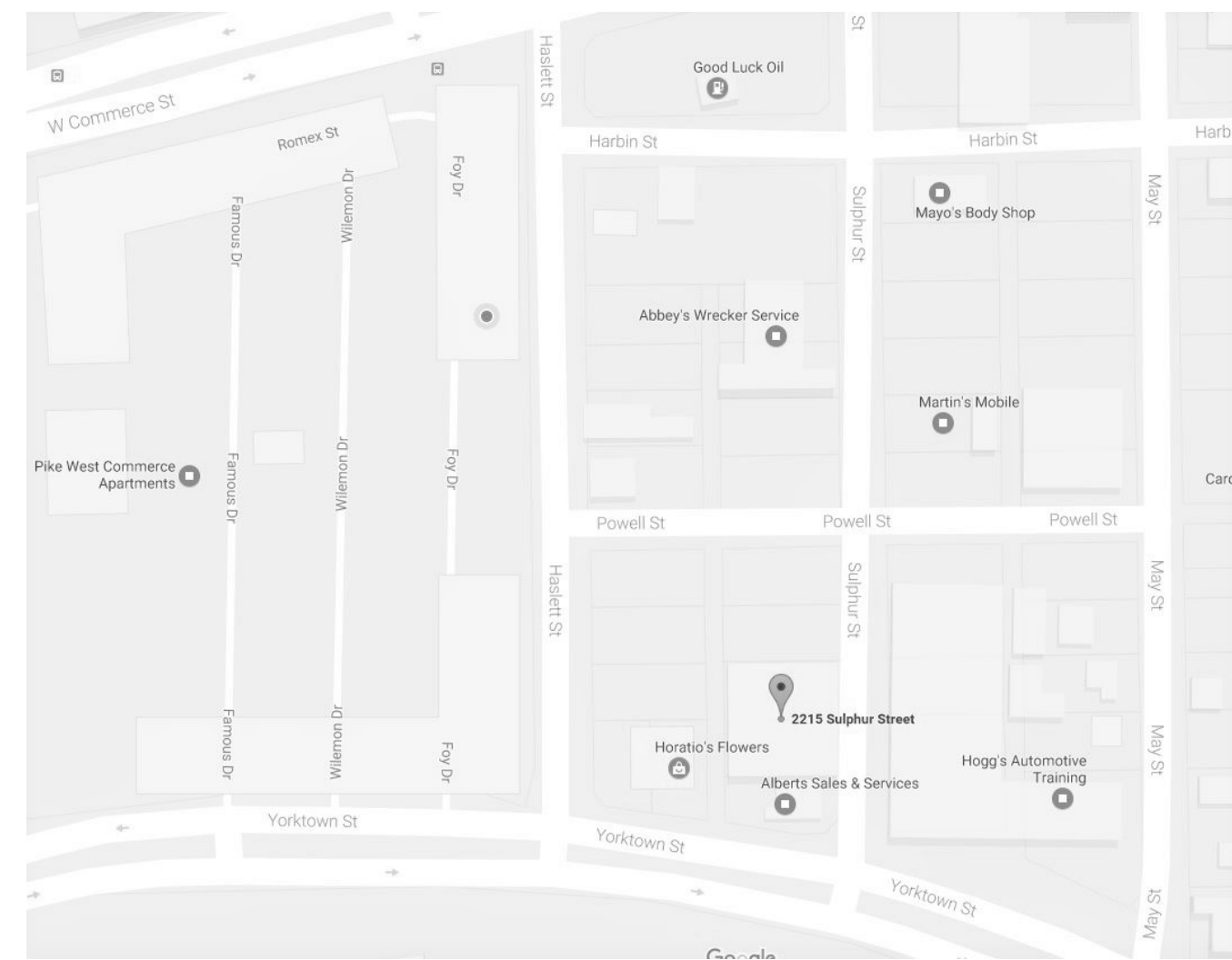
USE	SF	SF/PARKING	REQUIRED	PROVIDED
TAPROOM	1,415	100	14	
STORAGE	6,548	1,000	7	
MANUFACTURING	1,231	600	2	
RESTROOMS	553	100	6	
OFFICE	1,300	600	2	
UPSTAIRS STORAGE	587	1,000	1	
OTHER	0	100	-0	
<b>TOTAL</b>	<b>11,634</b>		<b>31</b>	<b>33</b>

**D ZONING**

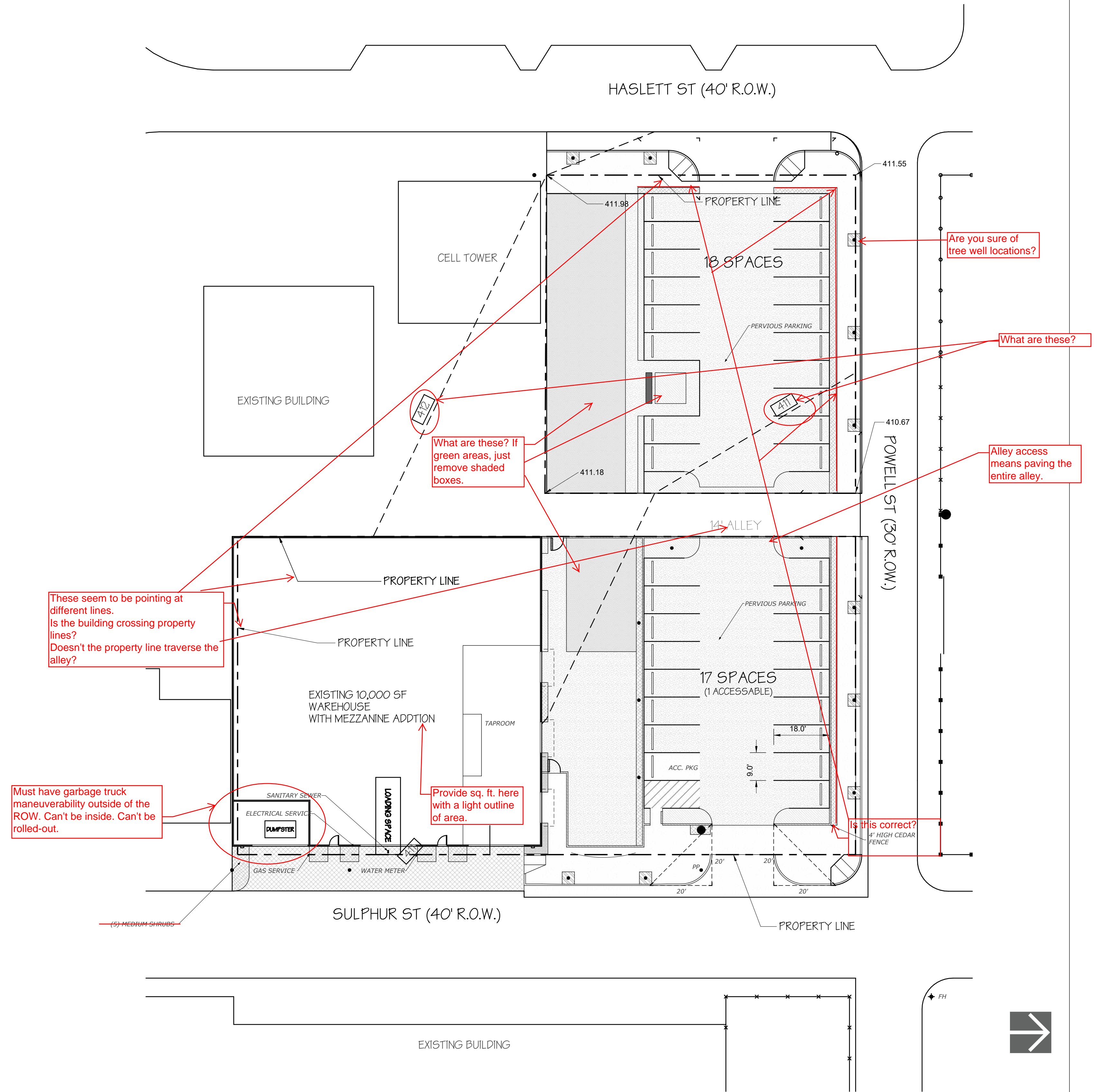
CURRENT ZONING PD 714 SUBDISTRICT 1A  
 PROPOSED ZONING PD 714 SUBDISTRICT 1E  
 MAX ALLOW HEIGHT 145'  
 BUILDING HEIGHT -22'  
 MAX STORIES 11  
 STORIES 1 (WITH MEZZANINE)

**E AREA**

	SF	ACRES
EXISTING BUILDING	10,000	0.23
LAND	20,300	0.48
<b>TOTAL</b>	<b>30,300</b>	<b>0.71</b>



LOCATION D  
 scale: NTS 1002



These seem to be pointing at different lines. Is the building crossing property lines? Doesn't the property line traverse the alley?

Must have garbage truck maneuverability outside of the ROW. Can't be inside. Can't be rolled-out.

What are these? If green areas, just remove shaded boxes.

Provide sq. ft. here with a light outline of area.

Are you sure of tree well locations?

What are these?

Alley access means paving the entire alley.

Is this correct? 4' HIGH CEDAR FENCE

SITE / LANDSCAPE / TREE SURVEY D  
 scale: 1"=20' 001

OWNER  
 GORDANA DJUMIC

MANHATTAN PROJECT BEER CO  
 15103 SURVEYOR BLVD  
 ADDISON, TX 75001

PROJECT ADDRESS  
 KARL SANFORD  
 2215 SULPHUR ST  
 DALLAS, TX 75208

PROJECT  
 MP BREWERY

PROJECT NO.  
 2017.08

ISSUE  
 5.26.2017

DRAWN BY  
 KARL SANFORD

DEVELOPMENT  
 PLAN

D.01

NO	TYPE	CALIPER	DISPOSITION	MITIGATION
1.	ELM	3"	TO REMAIN AND PROTECT	COUNTED AS 10 SITE TREES PER ARTICLE X
2.	ELM	7"	TO REMAIN AND PROTECT	COUNTED AS 5 SITE TREE
3.	ELM	5"	TO BE REMOVED	NOT PROTECTED TREE
4.	CHINA BERRY	4", 4", 2"	TO BE REMOVED	NOT PROTECTED TREE
5.	HACKBERRY	8", 6", 6"	TO BE REMOVED	NOT PROTECTED TREE
6.	MULLBERRY	6", 4"	TO BE REMOVED	NOT PROTECTED TREE
7.	HACKBERRY	5"	TO BE REMOVED	NOT PROTECTED TREE
8.	ELM	6"	TO BE REMOVED	NOT PROTECTED TREE
9.	CHINA BERRY	10", 14"	TO BE REMOVED	NOT PROTECTED TREE
10.	CHINA BERRY	10", 8", 6", 4"	TO BE REMOVED	NOT PROTECTED TREE COUNTED AS 1 SITE TREE DUE TO CONDITION
11.	ELM	32"	TO REMAIN AND PROTECT	
A.	LIVE OAK	13"	NOT ON PROPERTY	N/A
B.	CHINA BERRY		NOT ON PROPERTY	N/A
C.	HACKBERRY	16	NOT ON PROPERTY	N/A
D.	HACKBERRY	16	NOT ON PROPERTY	N/A
E.	HACKBERRY	17	NOT ON PROPERTY	N/A

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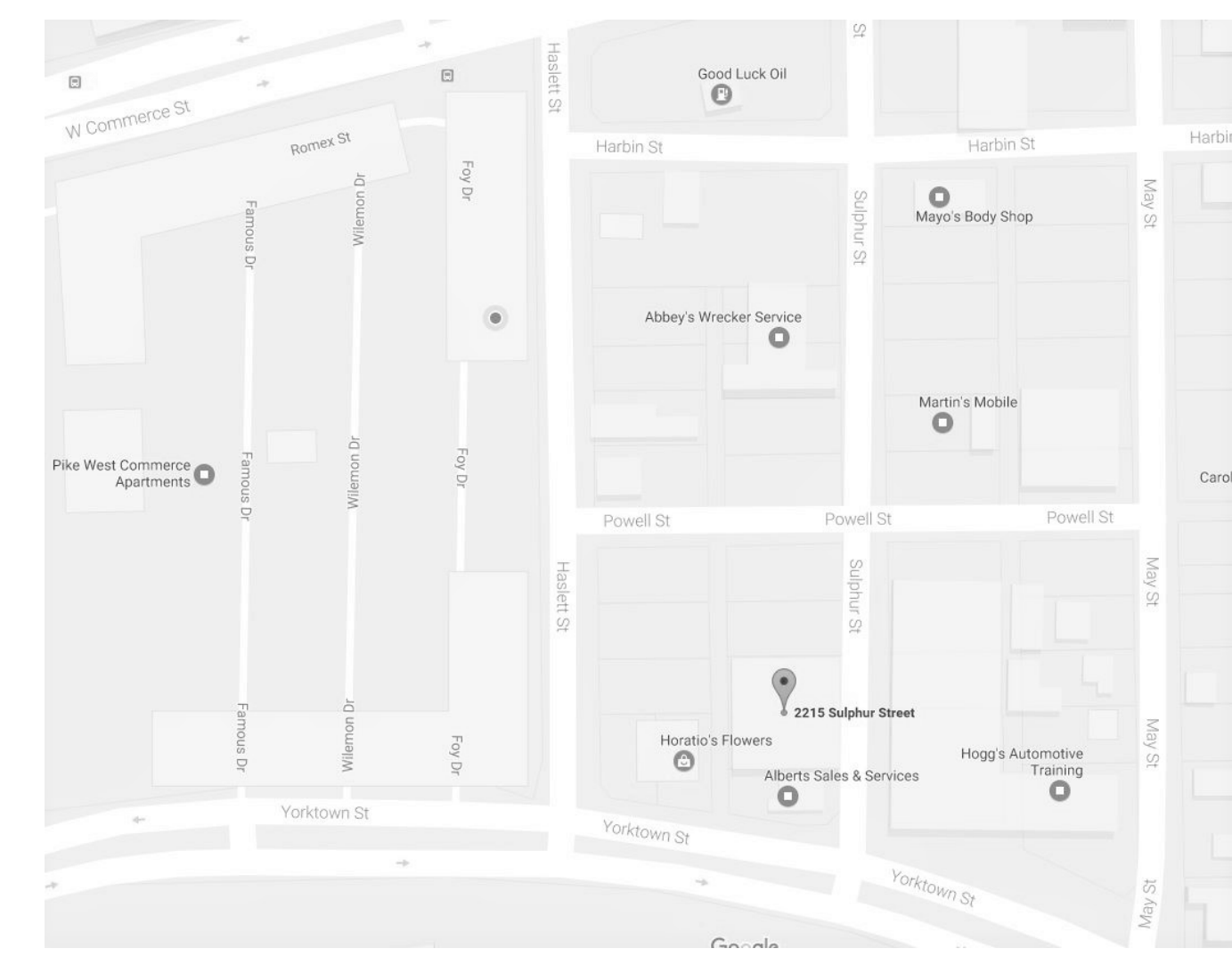
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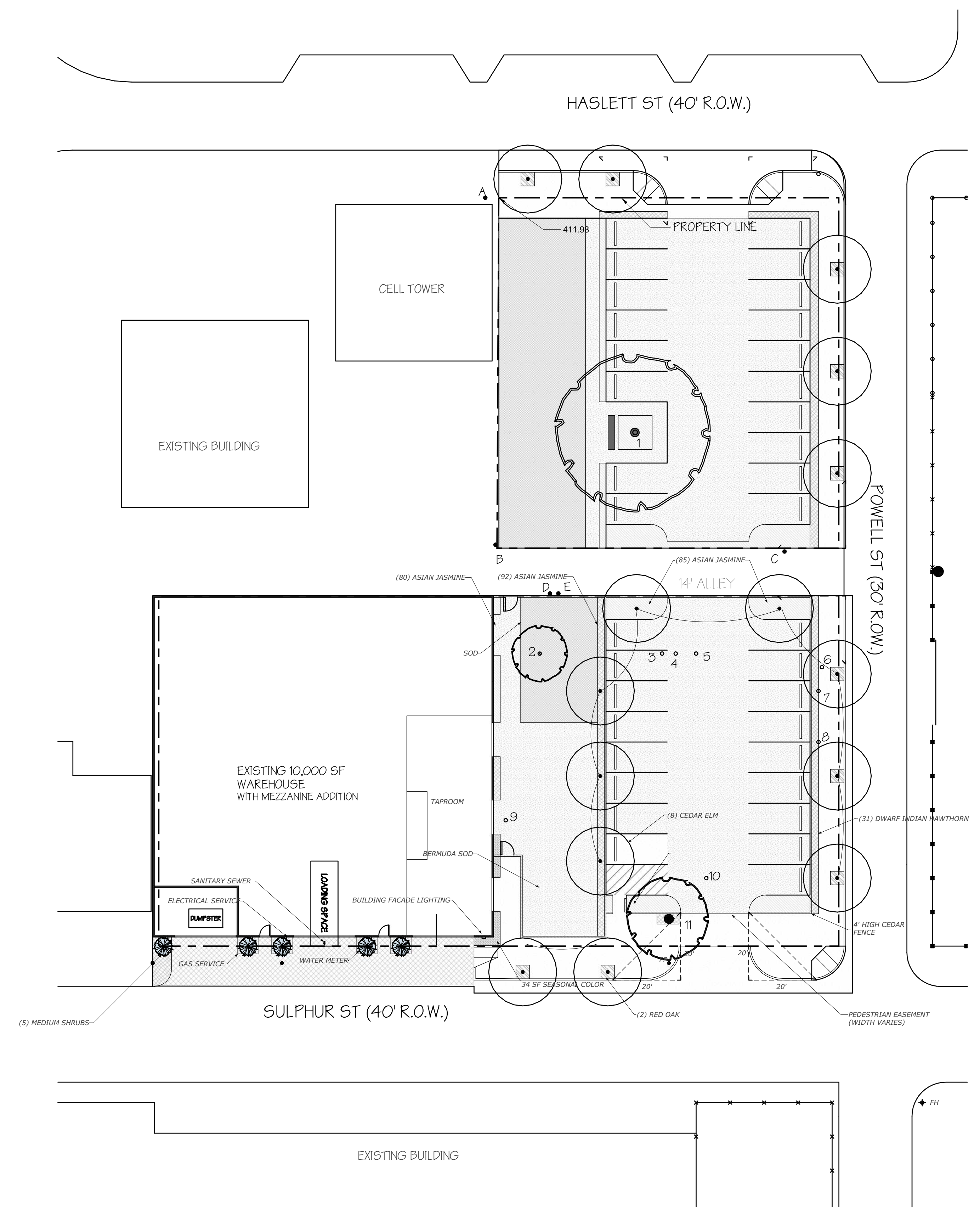
**F ORDINANCE REQUIREMENT - DALLAS - PD 714**

- PROTECTED TREE MITIGATION  
 EXISTING TREE CALIPER IN INCHES 0
- RESIDENTIAL ADJACENCY - WEST AND NORTH SIDES OF LOTS 5 AND 6 - PARKING SCREENING PROVIDED
- STREET TREES AREA 1  
 1 TREE PER 30 LF OF STREET FRONTAGE  
 203 - 41 FEET OF VIEW TRIANGLE = 162 / 30 = 5 3" CALIPER TREES REQUIRED
- STREET TREES AREA 2  
 1 TREE PER 30 LF OF STREET FRONTAGE  
 303' - 100' EXEMPTION = 203 NET  
 203 NET - 41 FEET OF VIEW TRIANGLE = 162 / 30 = 5 3" CALIPER TREES REQUIRED
- SITE AREA 1  
 1 TREE REQUIRED PER 3000 SF OF SITE  
 SITE AREA IN SF 20,600 / 3000 = 7 2" CALIPER TREES REQUIRED
- SITE AREA 2  
 1 TREE REQUIRED PER 3000 SF OF SITE  
 SITE AREA IN SF 10,300 / 3000 = 3 2" CALIPER TREES REQUIRED



LOCATION D  
 scale: NTS 002

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LANDSCAPE / TREE SURVEY D  
 scale: 1"=20' 001

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