ZONING: D(A)
LAND USE: RESIDENTIAL

15' ALLEY

N 44°41'42" E 210.00'

EXISTING CONCRETE WALK

10' REAR YARD SETBACK

26" PECAN
462.8

EXISTING DRIVE APPROACH

EGRESS

INGRESS

PROPOSED CONCRETE PAVEMENT

22'

9'

PROPOSED 5 SPACES

18'

EXISTING 5 SPACES

7'

10'

N 44°54'15" W 145.00'

10' SIDE YARD/SETBACK

EXISTING CONCRETE WALK

24'

JUBILEE PARK COMMUNITY CENTER CORPORATION
INST. NO. 20070130948
O.P.R.D.C.T.

EXISTING 10' SPACES

EXISTING CONCRETE PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED 12 SPACES

10' SIDE YARD SETBACK

JUBILEE PARK COMMUNITY CENTER CORPORATION
INST. NO. 201500061486
O.P.R.D.C.T.

LOT 10
0.20 ACRES

LOT 9
0.17 ACRES

LOT 8
0.17 ACRES

LOT 7
0.17 ACRES

18'

EXISTING BUILDING
ONE-STORY
2,280 SF

6" OAK
462.2

4" OAK
462.9

8'

9'

EXISTING TREE TO BE REMOVED

15'

EXISTING CONCRETE WALK

25' FRONT YARD SETBACK

31'

7" OAK
462.2

4" OAK
462.6

20'

INGRESS

EGRESS

S 44°41'42" W 210.00'

4" OAK
462.5

EXISTING CONCRETE WALK

EXISTING DRIVE APPROACH

EXISTING DRIVE APPROACH

PROPOSED DRIVE APPROACH

S 44°54'15" E 145.00'

ZONING: D(A)
LAND USE: RESIDENTIAL

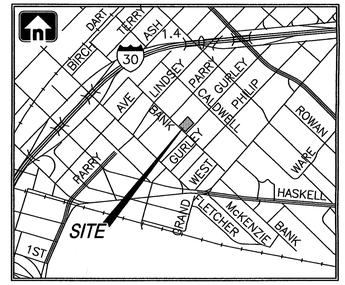
GUADALUPE GARCIA &
MARIA CASTANADA
VOL. 2000144, PG. 6665
D.R.D.C.T.

ZONING: PD 486
LAND USE: COMMUNITY CENTER

BANK STREET

GURLEY AVENUE

ZONING: D(A)
LAND USE: RESIDENTIAL



LOCATION MAP
N.T.S.

LEGEND

- LIGHT POLE
- POWER POLE
- FENCE
- TRACT 1B BOUNDARY
- EXIST. CONTOUR LINE — XXX —
- PROP. CONTOUR LINE — XXX —
- CURB & GUTTER
- CURB INLET — CI
- SANITARY SEWER LINE — SS —
- SANITARY SEWER MANHOLE — S —
- GAS LINE — G —
- OVERHEAD ELECTRIC LINE — OE —
- PROPOSED CONCRETE PVMT

TRACT 1B SITE INFORMATION:
ZONING: PD 486
LOT AREA: 0.71 ACRES
BUILDING AREA: 2,280 SF
IMPERVIOUS COVERAGE: 63%
LOT COVERAGE (BUILDING): 7%
FLOOR AREA RATIO: 0.07
SETBACKS:
10' SIDE/REAR YARD
25' FRONT YARD (ALONG GURLEY AVE)
STRUCTURE HEIGHT: 18'
PARKING:
REQUIRED – 1/450 SF = 5
EXISTING – 20
PROPOSED – 17

GRAPHIC SCALE 1"=10'
10 0 10 20

ZONING CASE #_____

CITY OF DALLAS,
DALLAS COUNTY, TEXAS

TRACT 1B DEVELOPMENT PLAN - REVISED
JUBILEE PARK COMMUNITY CENTER
917 BANK STREET
PLANNED DEVELOPMENT
DISTRICT NO. 486

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 550
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. 2669-1002	SHEET
DATE: 3/6/2017	SHEET 1 OF 1	DP-1B

FILE PATH: J:\DALLAS\JUBILEE PARK\ZONING 2017\CAD\SHEETS\DP1A -DEVELOPMENT PLAN.DWG