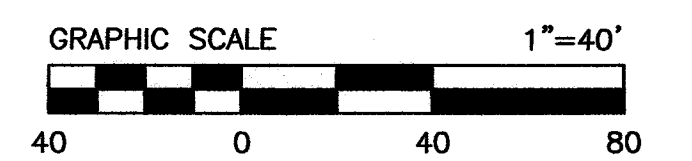


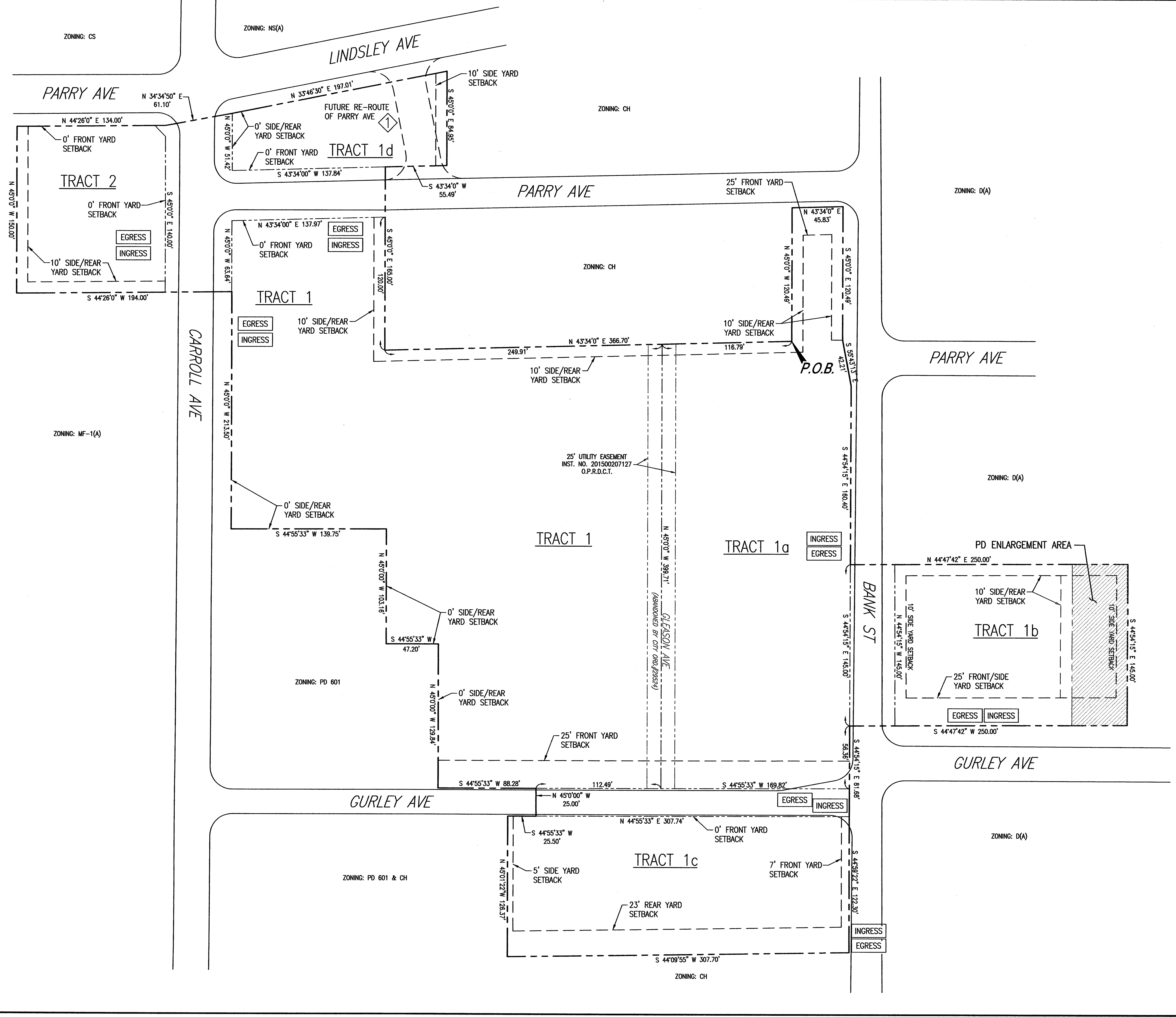
LOCATION MAP
N.T.S.

GENERAL NOTES
 PD 486 AREA
 EXISTING - 7.50 ACRES
 PROPOSED - 7.67 ACRES
 LOT COVERAGE
 TRACTS 1, 1A, 1B, 1C, 1D - 60% MAX.
 TRACT 2 - 70% MAX
 FLOOR AREA RATIO
 ALL TRACTS: NO MAXIMUM F.A.R.
 BUILDING SETBACKS
 FRONT YARD:
 TRACTS 1, 1A, 1B - 25' MIN. ALONG GURLEY, OTHERWISE NO MIN.
 TRACT 1C - 0' ALONG GURLEY, 7' ALONG BANK
 TRACT 1D - NO MIN.
 TRACT 2 - NO MIN.
 SIDE/REAR YARD:
 TRACTS 1, 1A, 1B, 1D, 2 - 10' WHERE ADJACENT TO OR DIRECTLY ACROSS AN ALLEY FROM A SINGLE-FAMILY OR DUPLEX USE, OTHERWISE NO MIN.
 BUILDING HEIGHT
 TRACTS 1, 1A, 1B, 1D, 2 - 36' MAX.
 TRACT 1C - 25' MAX
 BUILDING STORIES
 TRACTS 1, 1A, 1C, 1D - 2 MAX
 TRACT 1B - 1 MAX
 TRACT 2 - NO MAX
 4500 BLOCK OF PARRY AVENUE
 IF AGREEMENT IS REACHED BETWEEN THE CITY OF DALLAS AND JUBILEE PARK COMMUNITY CENTER CORPORATION, PARRY AVENUE MAY BE RELOCATED TO CONNECT DIRECTLY TO LINDSLEY AVENUE. IF REROUTED, ON-SITE AREA LOCATED WITHIN TRACTS 1 & 1D MAY BE DEVELOPED WITHOUT AMENDMENT TO THIS EXHIBIT IN CONJUNCTION WITH ORDINANCE.



ZONING CASE #2167-240

 CITY OF DALLAS, DALLAS COUNTY, TEXAS	
CONCEPTUAL PLAN - REVISED JUBILEE PARK COMMUNITY CENTER 917 BANK STREET PLANNED DEVELOPMENT DISTRICT NO. 486	
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS <small>600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76010 (817) 640-8535 TFPX FIRM # 1911789-LS FIRM 101638-00</small>	
DRAWN BY: GAI DATE: 6/17/2017	PROJECT NO. 2669-1002 SHEET 1 OF 1 CP-R



FILE NAME: J:\DALLAS\JUBILEE PARK\ZONING\2016\CONCEPTS\2167-CONCEPTUAL PLANNING