

Block 36/1229
R. D. Caldwell Addition
Volume 297, Page 1

Lot 10

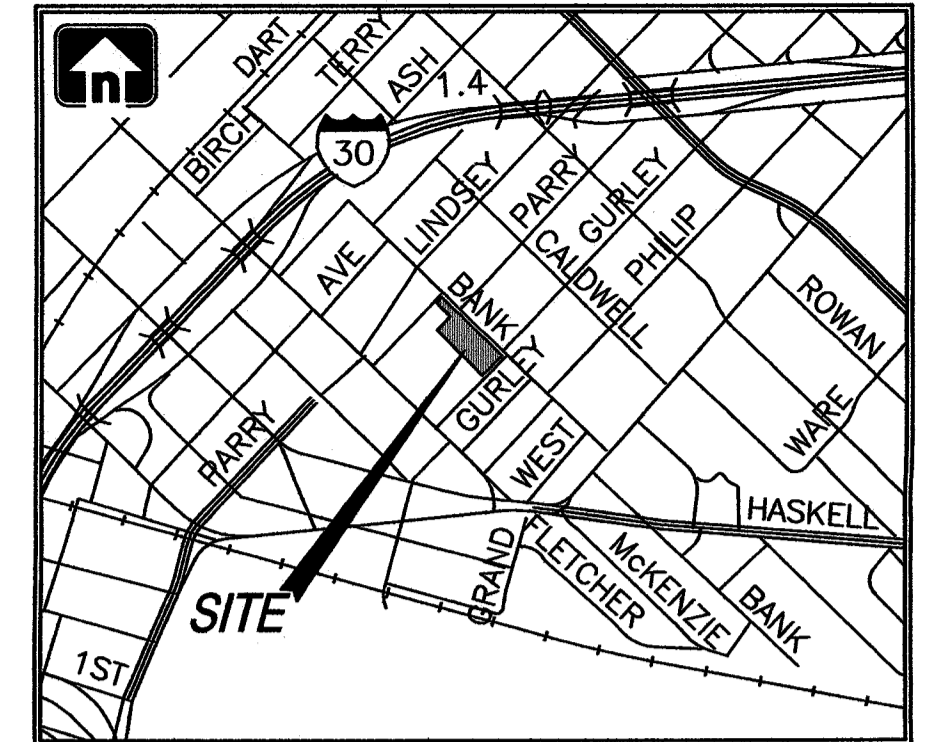
Lot 11

Block 35/1231
East Side Addition
Volume 1, Page 523

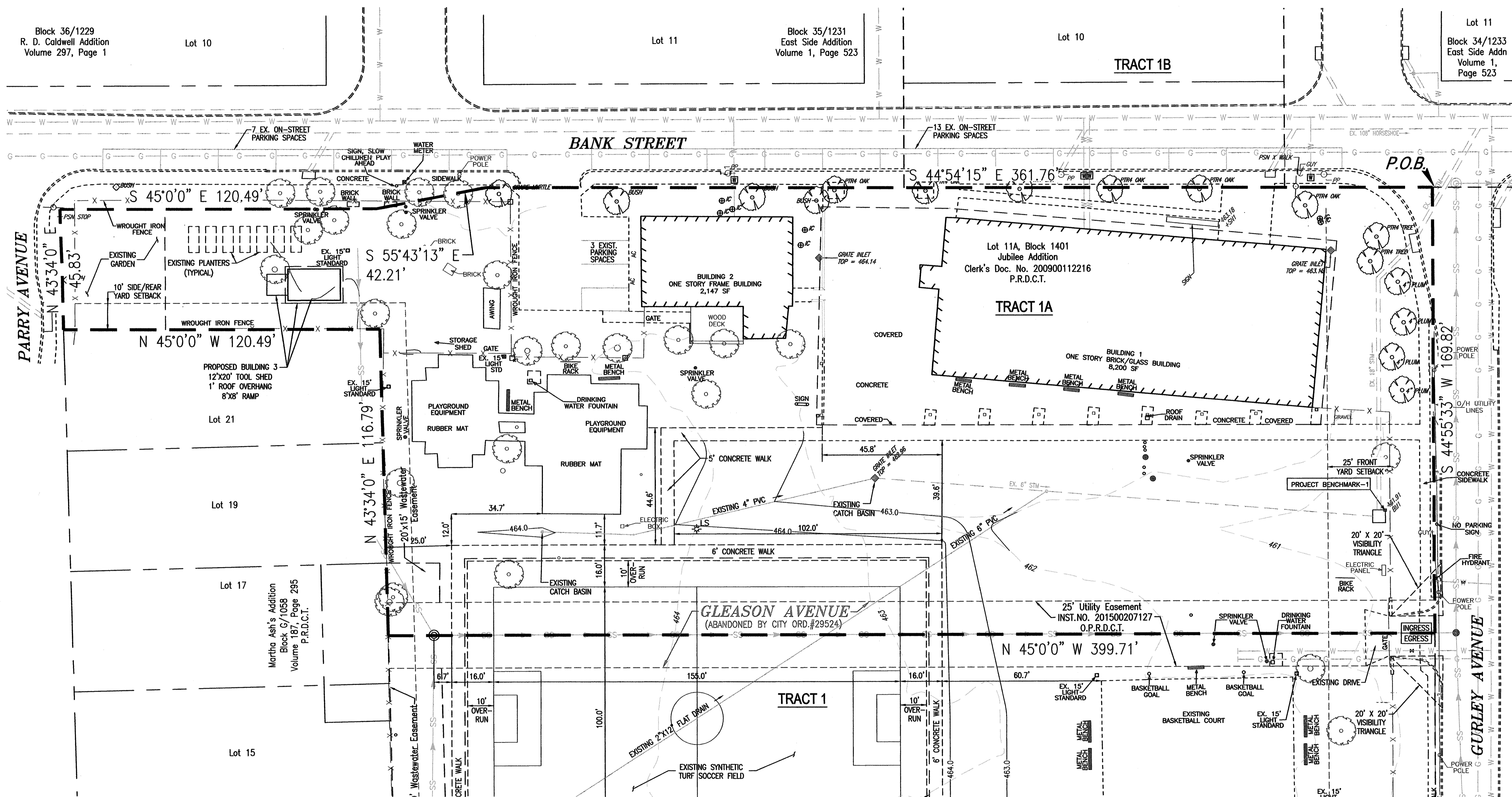
Lot 10

TRACT 1B

Lot 11
Block 34/1233
East Side Addn
Volume 1,
Page 523



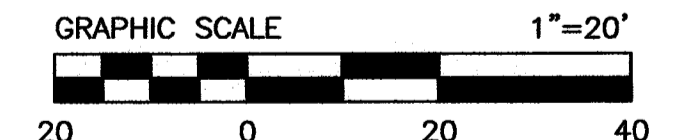
LOCATION MAP
N.T.S.



LEGEND

LIGHT POLE	☆
POWER POLE	⊕
SIGN	⊞
FIRE HYDRANT	⊙
WIRE FENCE	—X—X—
TRACT 1A BOUNDARY	—
TRACT 1&1B BOUNDARY	- - -
EXIST. CONTOUR LINE	-XXX-
PROP. CONTOUR LINE	---XXX---
CURB & GUTTER	==
CURB INLET	CI
STORM SEWER	—S—
WATER LINE	—W—
SANITARY SEWER LINE	—SS—
SANITARY SEWER MANHOLE	⊙
GAS LINE	—G—
OVERHEAD ELECTRIC LINE	—OE—

TRACT 1 SITE INFORMATION
 ZONING: PD 486
 LOT AREA: 1.58 ACRES
 BUILDING AREA: 10,587 SF
 BUILDING 1: 8,200 SF
 BUILDING 2: 2,147 SF
 BUILDING 3: 240 SF
 IMPERVIOUS COVERAGE: 36%
 LOT COVERAGE (BUILDING): 15%
 FLOOR AREA RATIO: 0.15
 SETBACKS:
 10' SIDE/REAR YARD ALONG RESIDENTIAL
 25' FRONT YARD ALONG GURLEY AVE
 STRUCTURE HEIGHT:
 BUILDING 1: 20'-8"
 BUILDING 2: 15'-3"
 BUILDING 3: 10'-9"
 PARKING REQUIRED: 1/450 SF = 23
 PARKING PROVIDED: 23*
 *ADD'L 20 EX. SPACES LOCATED ON TRACT 1B



ZONING CASE #Z167-240

CITY OF DALLAS, DALLAS COUNTY, TEXAS		
TRACT 1A DEVELOPMENT 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 76011 (817) 460-8835 TBP# F994; F-119/ITPLS.F994; 101538-00</small>		
DRAWN BY: GAI	PROJECT NO. 2989-1002	SHEET
DATE: 6/7/2017	SHEET 1 OF 1	DP-1A