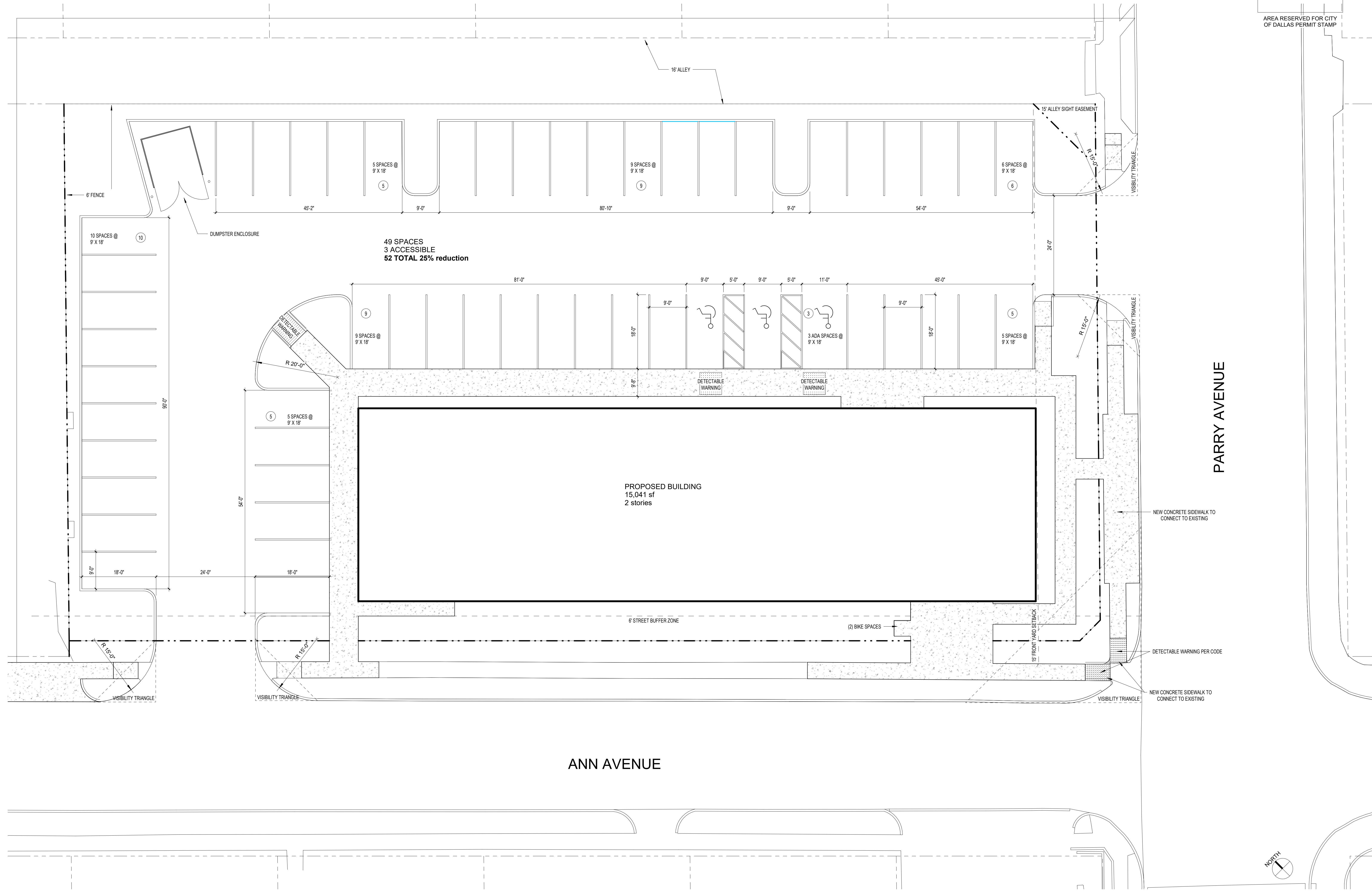
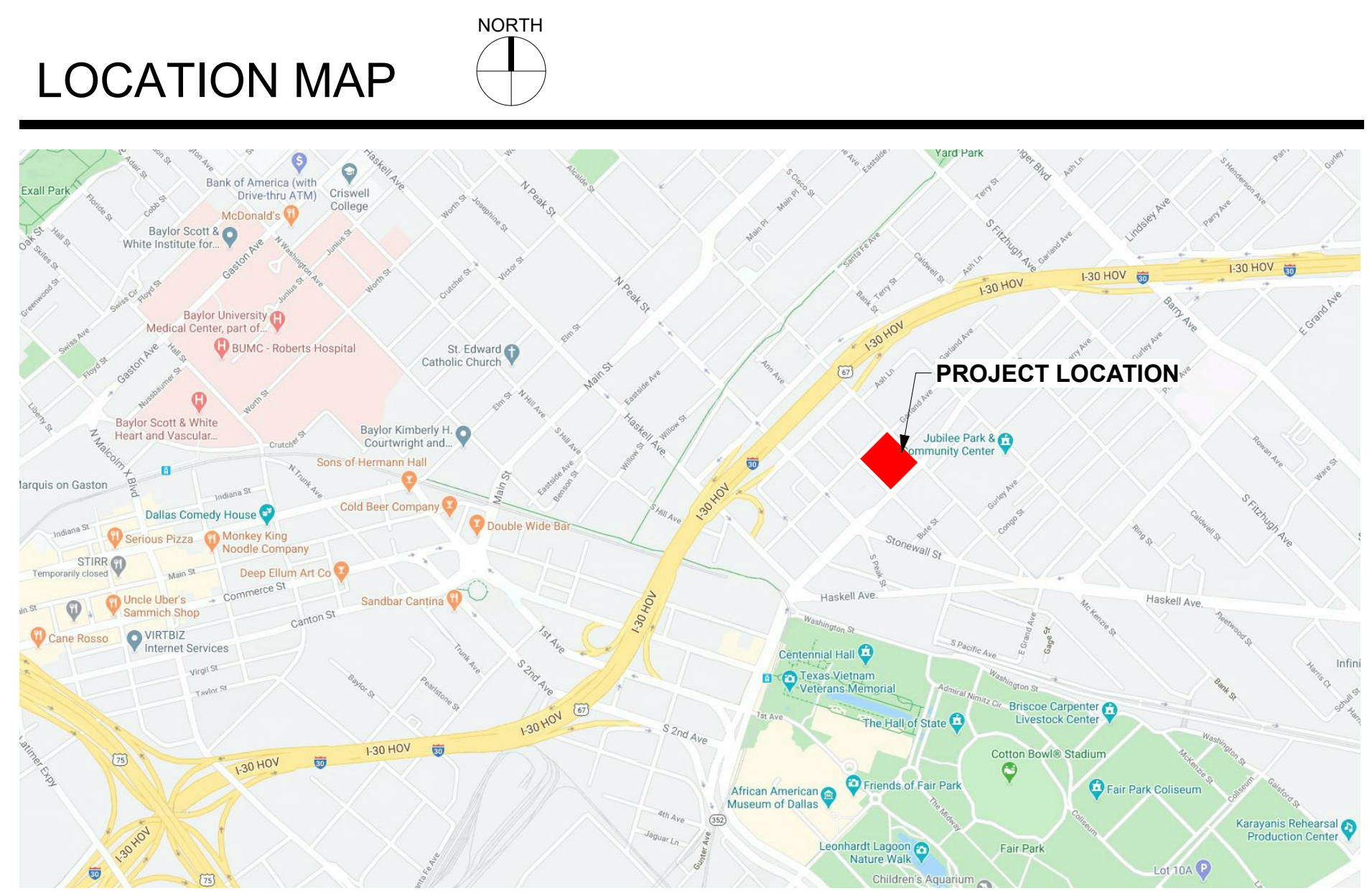


SITE DATA TABLE
 PLANNED DEVELOPMENT DISTRICT

TOTAL SITE AREA	32,535 SF	0.747 AC
LAND USE	MEDICAL CLINIC	
TOTAL FLOOR AREA	15,041 SF	
BULK STANDARDS		
	MAX.	PROVIDED
FLOOR AREA RATIO	0.5 LODGING, OFFICE, RETAIL/0.75 ALL USES COMBINED	0.42
BUILDING HEIGHT	45 FT	40 FT
BUILDING STORIES	3	2
LOT COVERAGE	80%	21%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT IF ADJACENT TO HWY/THOROUGHFARE//OTHER-WISE, NONE	15 FT PARRY AVE 0 FT ANN ST
SIDE / REAR SETBACK	NONE REQUIRED	NONE REQUIRED
PARKING		
	REQ.	PROVIDED
PARKING 1:300 PER PD	50	53
BIKE PARKING: NEW CONSTRUCTION OR INCREASE IN PARKING REQUIREMENT	MIN. 2 / MAX. 30 / 1 PER 25 AUTO PKG	2



AREA RESERVED FOR CITY OF DALLAS PERMIT STAMP



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**JUBILEE PARK AND COMMUNITY CENTER
 CLINIC AT JUBILEE PARK**
 820 ANN AVE.
 DALLAS, TX 75223

phase issue description:
PLANNED DEVELOPMENT
 project issue date:
11/06/2020
 drawn by: EM
 checked by: FB
 revision schedule

date	description

project number: 19-065
DEVELOPMENT PLAN

DEV1-0

1 DEVELOPMENT SITE PLAN
 1" = 10'-0"

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