



SITE INFORMATION

EXISTING ZONING CLASSIFICATION: PD 166 (Doc. 18-0973A) Z178-146
 TOTAL LAND AREA ZONED PD 166 11.845 ACRES

AREA 1	
LAND AREA	7.555 ACRES
EXISTING FLOOR AREA TO REMAIN (45,755 SF TO REMAIN + 7,160 SF FOR FUTURE DEMOLITION)	52,915 SF
PROPOSED NEW FLOOR AREA	10,000 SF
MAXIMUM FLOOR AREA ALLOWED	89,785 SF
REMAINING FLOOR AREA ALLOWED (34,030 SF AFTER FUTURE DEMOLITION OF 7,160 SF 1-STORY BUILDING)	26,870 SF
PARKING PROVIDED	145 SPACES
MAX BUILDING HEIGHT 24'-0" FOR STRUCTURES WITHIN 100 FT OF LA PRADA DRIVE, OTHERWISE 36'-0"	35'-0"
MAX STORIES	2 STORIES
AREA 2	
FUTURE MULTIPLE FAMILY DEVELOPMENT PLAN REQUIRED	
LAND AREA	3.945 ACRES
MAX BUILDING HEIGHT	35'-0"
MAX STORIES	2 STORIES

LEGEND

- BOUNDARY / PROPERTY LINE
- - - EASEMENT LINE
- BUILDING SETBACK
- - - EXISTING CONTOUR (MAJOR INTERVAL)
- - - -560-
- [Hatched Box] FUTURE IMPROVEMENT
- [Solid Box] EXISTING BUILDING TO REMAIN
- [Dotted Box] PROPOSED BUILDING
- [Cross-hatched Box] PROPOSED CONCRETE SIDEWALK
- [Horizontal Lines Box] PROPOSED CONCRETE PAVEMENT
- [Vertical Lines Box] PROPOSED CONCRETE FIRELANE
- [Numbered Circle] PARKING COUNT



CLICK ENGINEERING
 2218 BRYAN STREET
 SUITE 150
 DALLAS, TEXAS 75201
 P. 214.871.2902
 TEXAS REG. NO. F-10142



**NEXUS RECOVERY CENTER
 DOSWELL BUILDING**
 8733 LA PRADA DRIVE
 DALLAS, TX 75228

**AREA 1 DEVELOPMENT PLAN &
 AREA 2 CONCEPT PLAN**

REV.	DATE	DESCRIPTION

C01.01
 SHEET NO. 1 OF 1