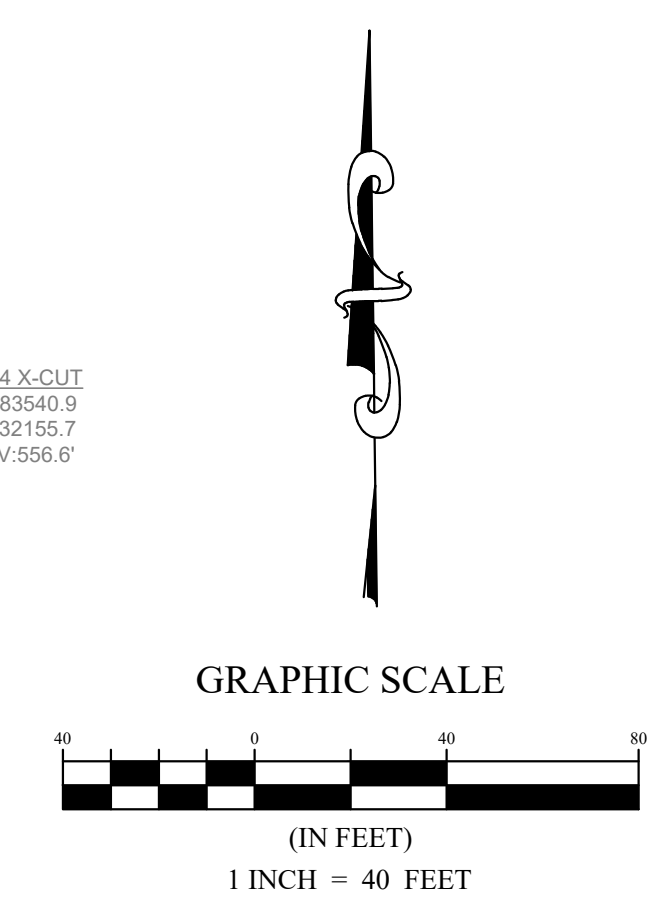
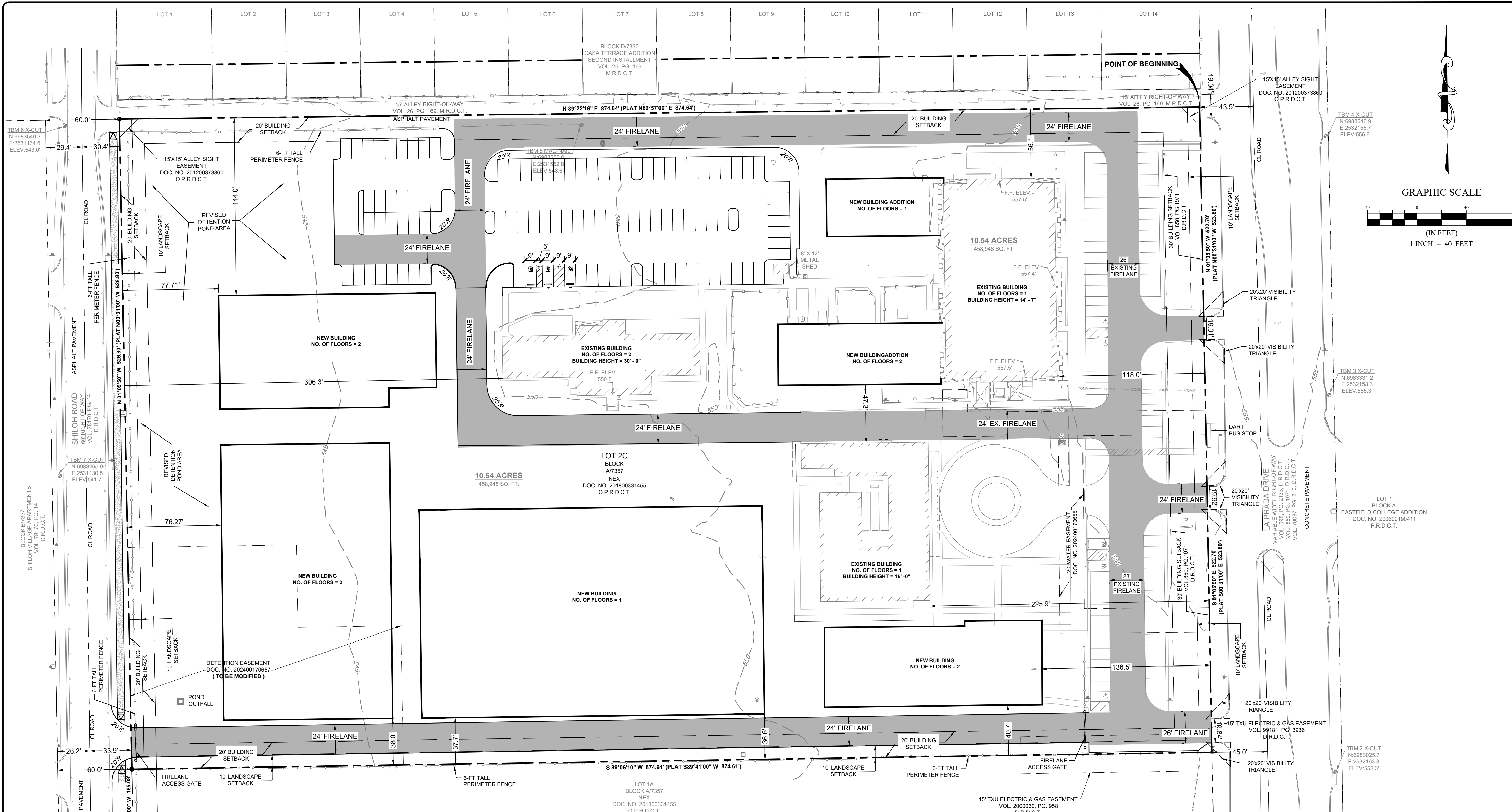




SITE INFORMATION

EXISTING ZONING CLASSIFICATION:	PD 166 (Doc. 18-0973A) Z178-146
TOTAL LAND AREA ZONED PD 166	10.536 ACRES
LAND AREA	10.536 ACRES
EXISTING FLOOR AREA TO REMAIN	37,195 SF (ADMINISTRATION, DOSWELL AND DORMITORY BUILDING)
EXISTING FLOOR AREA	37,195 SF
NEW FLOOR AREA	117,805 SF
TOTAL SITE FLOOR AREA	155,000 SF
SITE PARKING REQUIREMENT:	1 SPACE PER 1000 SF BUILDING
MAX STORIES	2 STORIES (36'-0" HIGH)
YARD SETBACKS:	FRONT: 30'-FT, SIDE/REAR: 20'-FT
PARKING REQUIREMENTS:	133 SPACES (MINIMUM), WITH 5 SPACES BEING ACCESSIBILITY PARKING

LEGEND

	BOUNDARY / PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK
	EXISTING CONTOUR (MAJOR INTERVAL)
	EXISTING BUILDING TO REMAIN
	NEW BUILDING
	CONCRETE PUBLIC SIDEWALK
	CONCRETE FIRELANE



CASE #: Z245-151 (TB)

CLICK ENGINEERING
2218 BRYAN STREET
SUITE 150
DALLAS, TEXAS 75201
P. 214.871.2302
TEXAS REG. NO. F-10142



NEXUS RECOVERY CENTER
8733 LA PRADA DRIVE
DALLAS, TX 75228

DEVELOPMENT PLAN

SCALE:	AS NOTED
DESIGNED BY:	MAC
DRAWN BY:	DAB
CHECKED BY:	MAC
DATE:	SEPTEMBER 2024
PROJECT NO.:	24-469

C01.01

SHEET NO. 1 OF 1