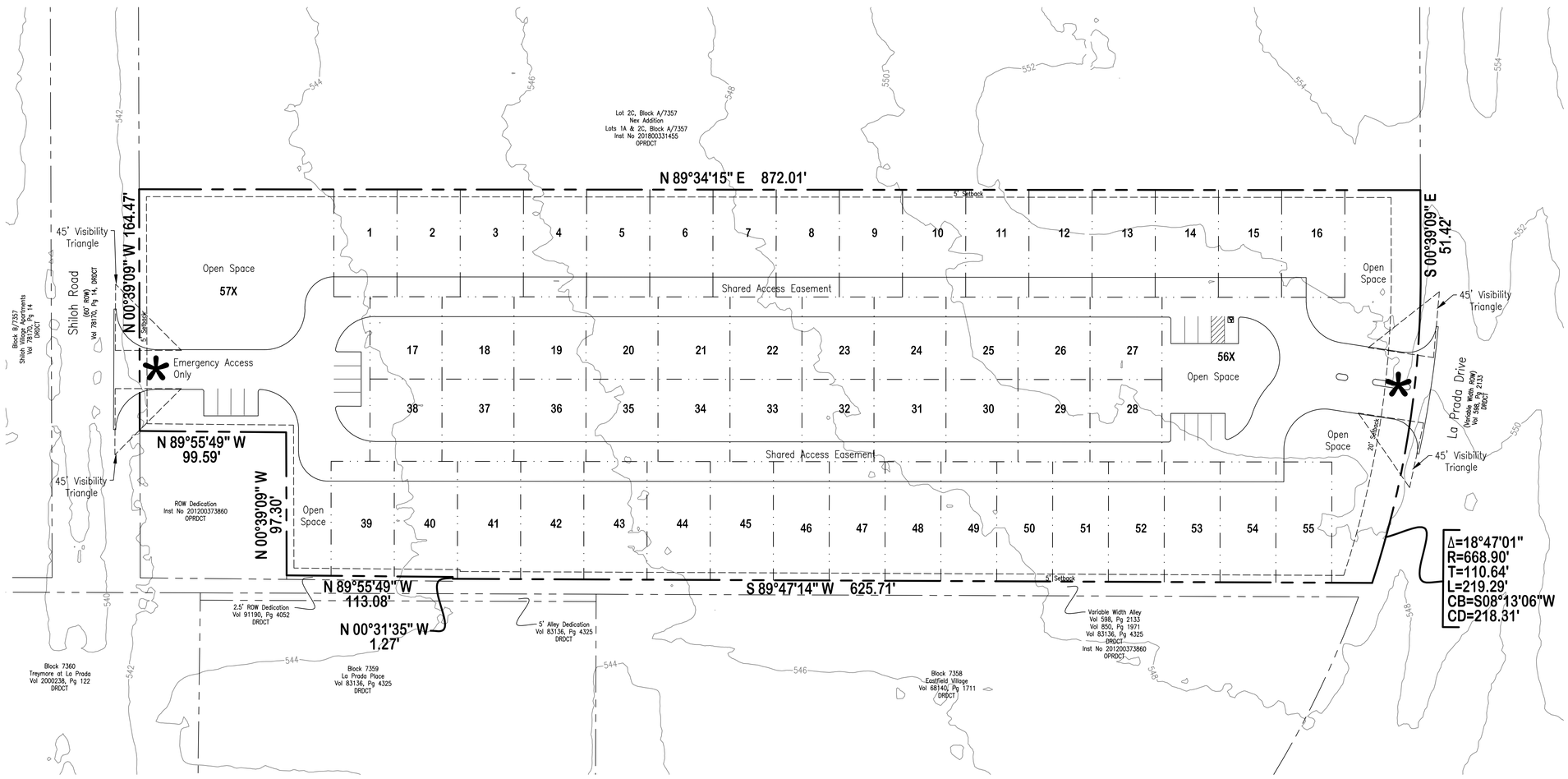

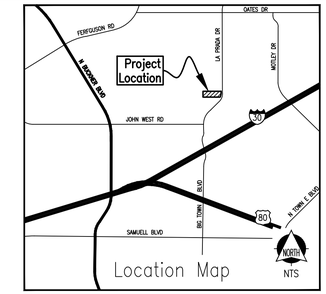

NORTH

0 40 80

FEET

Bar below is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary. Measurements for construction shall be taken from digital files only.

One Inch

LEGEND

Property Line

Lot Line

Access Point

SITE INFORMATION

Existing Zoning	R-7.5(A), PD-166
Proposed Zoning	PD (R-5(A))
Total Area	5.03 AC
Min Lot Area	2,740 SF
Total Density	11 Units/Acre
Max Lot Coverage	45%
Min Front Setback	20 FT
Min Side Setback	5 FT
Min Rear Setback	5 FT
Guest Parking Required	0.25 Spaces/Unit
Parking Required	14 Spaces
Parking Provided	16 Spaces
Max Building Height	36 FT

NOTES

1. Visibility triangles on shared access areas interior to the property boundary are 20 feet unless otherwise noted.

NOTE: The conceptual plan on this exhibit is based on available information provided by the Owner. Information has not been verified by field survey. This preliminary plan is intended for reference purposes only. Actual lot yield and infrastructure cost projections cannot be determined until further detailed site conditions are determined.

No.	Revisions / Submissions	Date

Project No.	1300.00
Date	11/10/2025
Designed By	JT
Drawn By	FM
Reviewed By	JT

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

ION DESIGN GROUP

Sheet Title

CONCEPTUAL PLAN

Project Name

La Prada Village
Z-25-_____
(Shared Access)
Jacob W Halford Survey, Abstract No 600
8625 La Prada Drive
City of Dallas, Dallas County, Texas

Sheet Number

1/1

© Copyright 2025 Ion Design Group, LLC. All rights reserved.

FILE: E:\ION DESIGN GROUP\ION DESIGN GROUP - DOCUMENTS\PROJECTS\1300.00 VILLA LA PRADA\DRAWINGS P\CPT PLANNING PLOT DATE: 11/10/2025 10:59:30 AM SAVED: 11/10/2025 10:58:58 AM BY: JASONFINTON