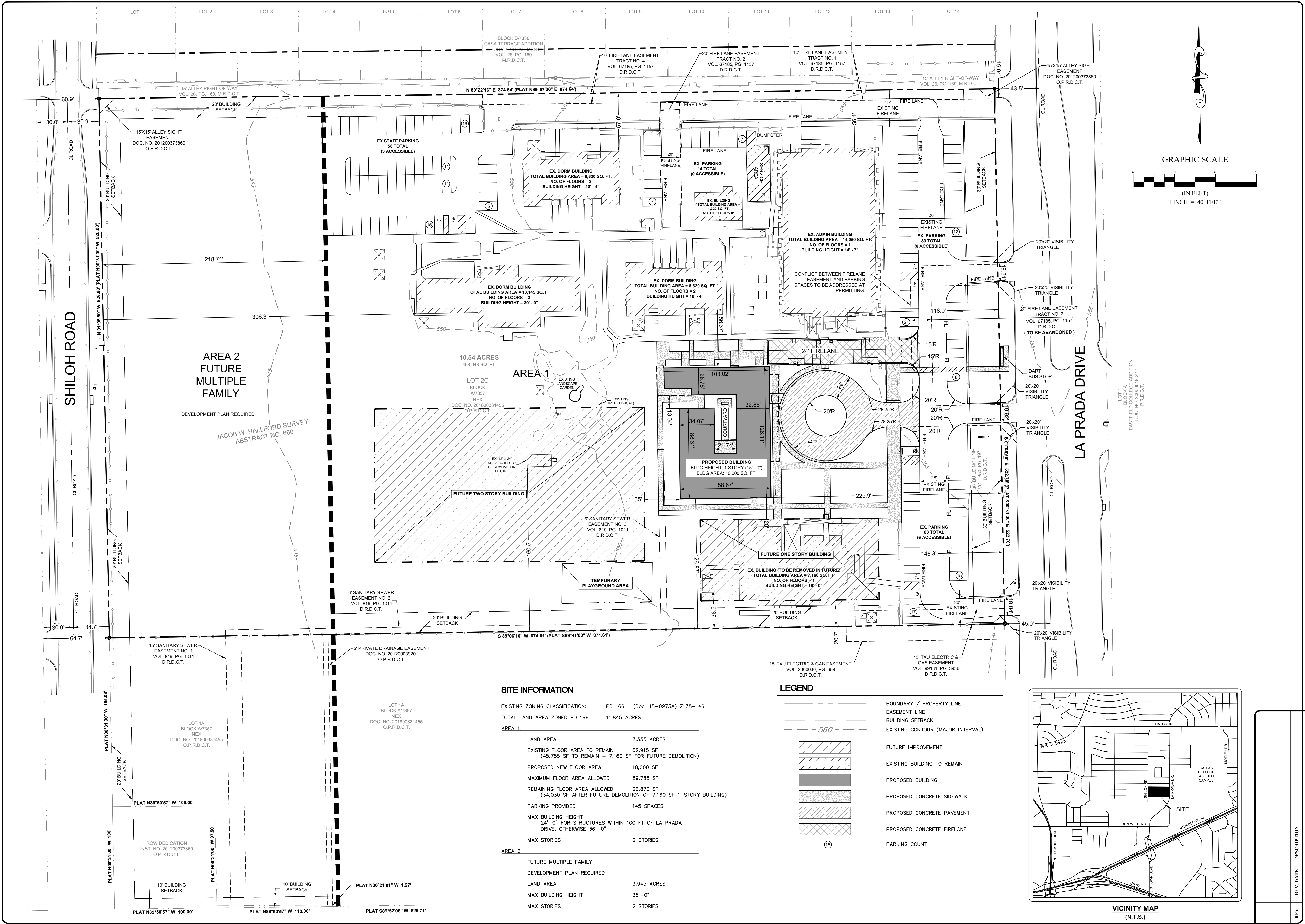


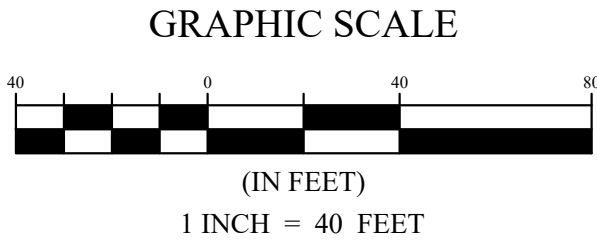
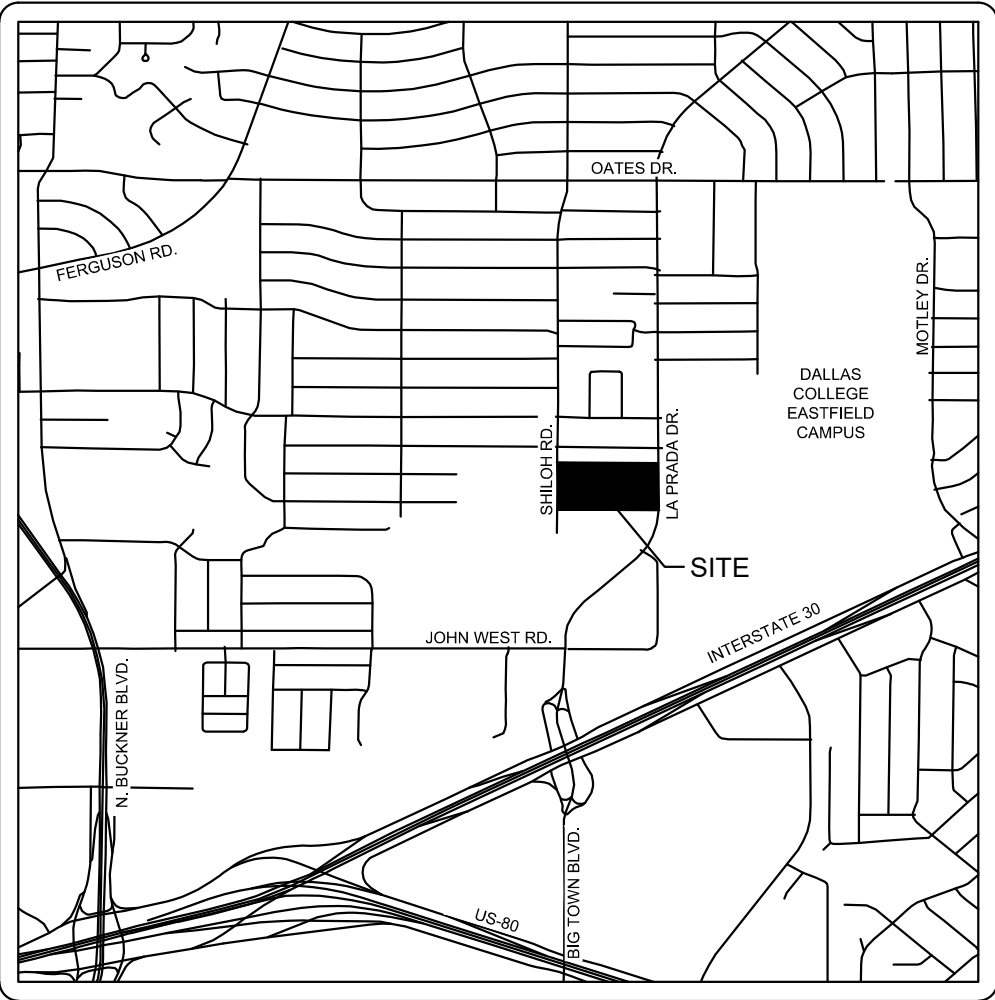


SITE INFORMATION

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"	
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)	
FUTURE IMPROVEMENT	
EXISTING BUILDING TO REMAIN	
PROPOSED BUILDING	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE FIRELANE	
PARKING COUNT	



CLICK ENGINEERING

2218 BRYAN STREET
SUITE 150
DALLAS, TEXAS 75201
P. 214.871.2302

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

SCALE:	AS NOTED
DESIGNED BY:	MAC
DRAWN BY:	DBP
CHECKED BY:	MAC
DATE:	JANUARY 2024
PROJECT NO.:	23-021

C01.01

SHEET NO. 1 OF 1