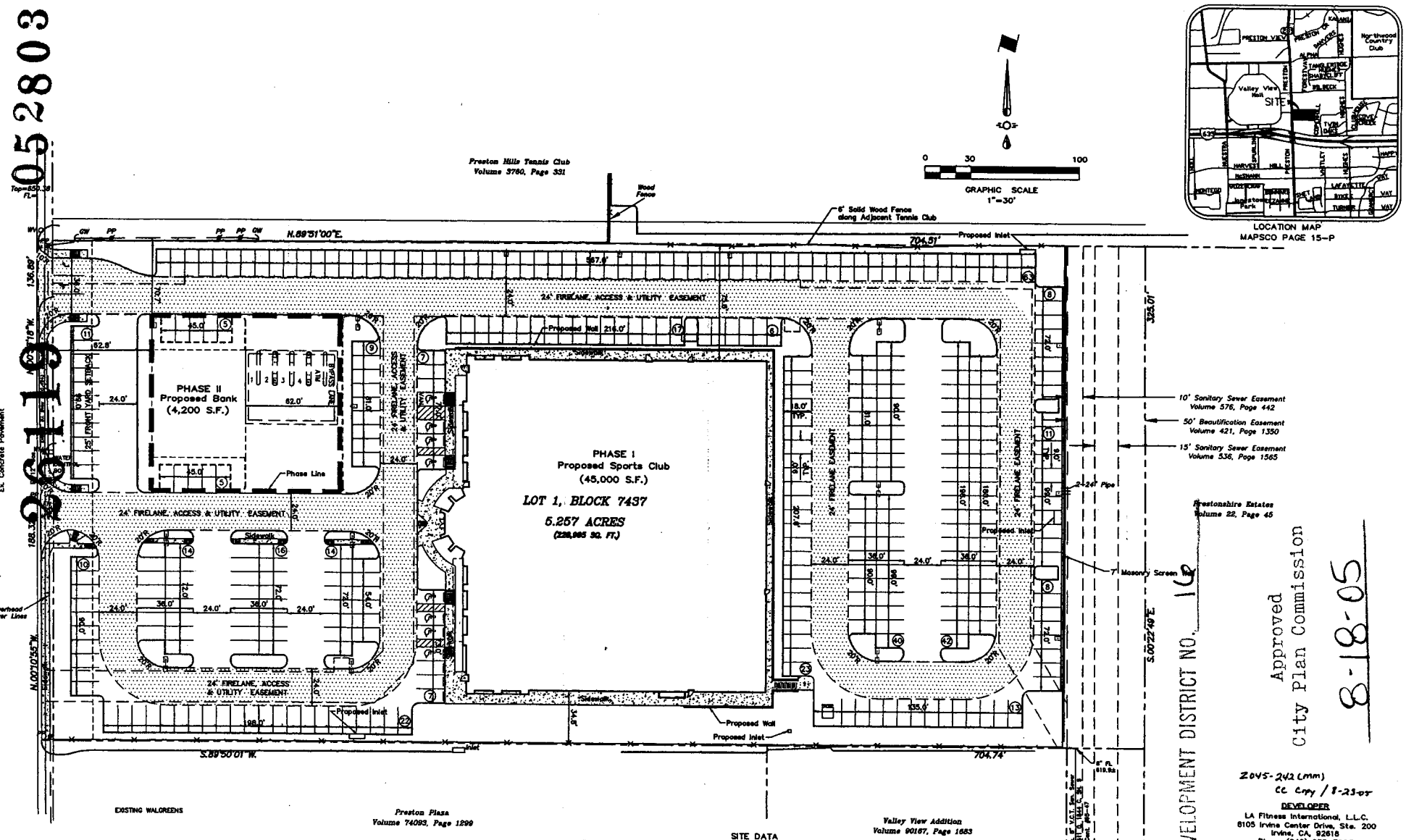
Z052803

Ex Exhibit 16A

Z045-242



LEGEND

- Proposed Fire Lane
- New Concrete Sidewalk
- Phase Line

SITE DATA

EXISTING ZONING:	PD-16
PROPOSED ZONING:	PD-16
LAND AREA:	5.256 ACRES / 228,992 S.F.
PARKING PROVIDED:	342 Spaces
HANDICAP PARKING REQUIRED:	8 Spaces (1 Van Accessible)
HANDICAP PARKING PROVIDED:	8 Spaces (1 Van Accessible)
PROPOSED PD ZONING DATA:	
IMPERVIOUS AREA:	176,152 S.F.
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	0'
FAR:	0.21:1
LOT COVERAGE:	21.49%

PLANNED DEVELOPMENT DISTRICT NO. 16

Approved
City Plan Commission
8-18-05

Z045-242 (mm)
CC Copy / 8-23-05

DEVELOPER
LA Fitness International, L.L.C.
8105 Irvine Center Drive, Ste. 200
Irvine, CA, 92618
Phone (949) 255-7296
Fax (815) 550-8903
Contact: Greg Gill

ENGINEER
Cross Engineering Consultants, Inc.
116 N. Tennessee, Suite 202
McKinney, Texas 75069
PH: 972-562-4409
FAX: 972-562-4471
CONTACT: Jon David Cross, P.E.

File No. 311T-7254

DEVELOPMENT PLAN

13130 PRESTON ROAD
City Block No. 7437
City of Dallas, Texas
5.256 Acres, 228,992 Sq. Ft.

Zoning Case No.

Date June 1, 2005

LA FITNESS - 13130 PRESTON ROAD

Revisi
Scale
Drawn
Check
She
of
Projec