

W.C. JACKSON SURVEY
ABSTRACT NO. 704

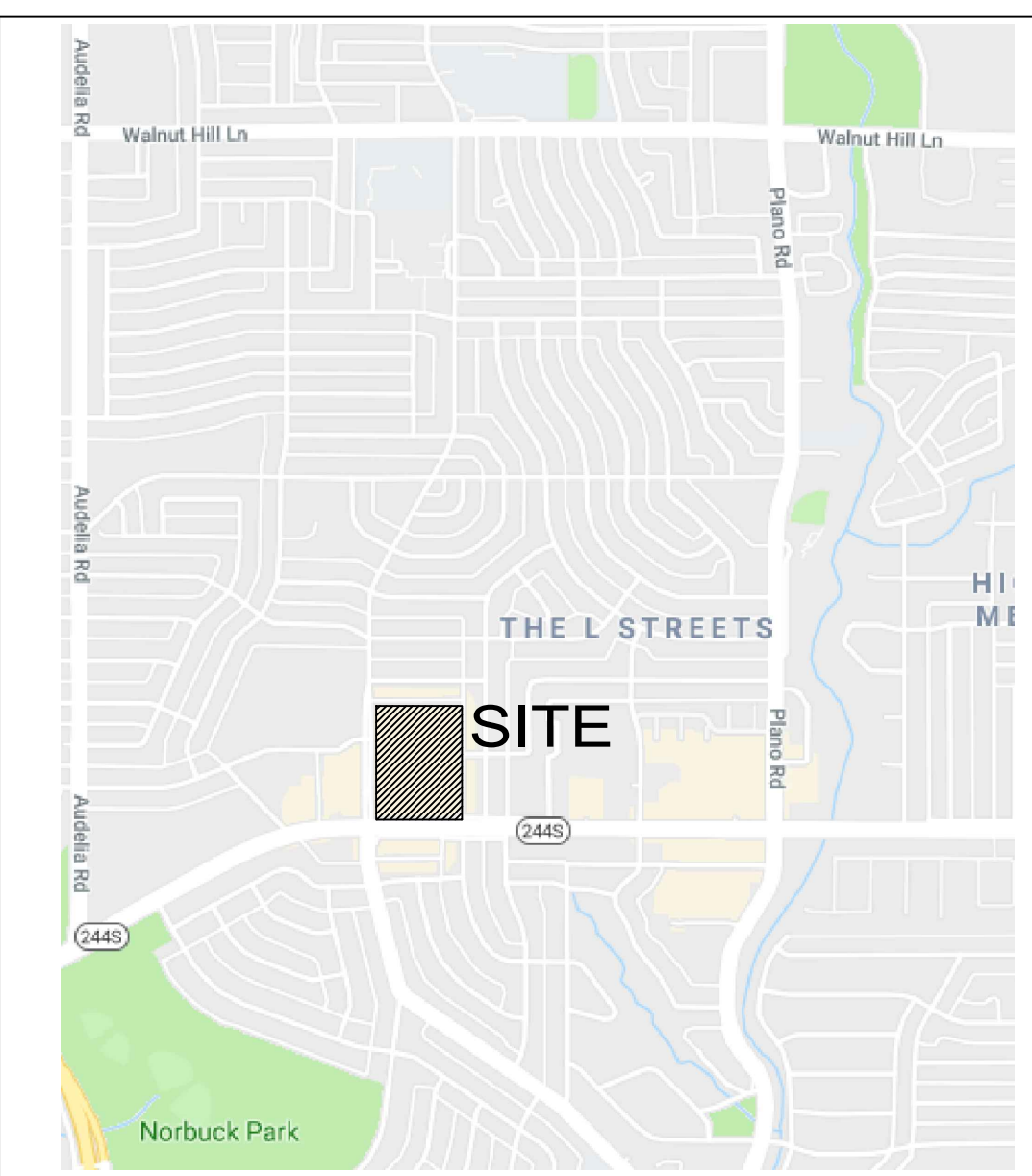
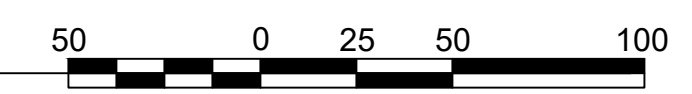
SAN SOUCI DRIVE
(50' R.O.W.)

LOCKYER DRIVE

LULLWATER DRIVE
(60'-FOOT WIDE PUBLIC RIGHT-OF-WAY)

NORTHWEST HIGHWAY

1 DEVELOPMENT PLAN - TRACT 2
SCALE: 1" = 50'-0"



VICINITY MAP

NTS



SITE DATA TABLE		
PD 775 TRACT 2		
TOTAL SITE AREA	351,152 SF	8.06 AC
LAND USE	CONVALESCENT NURSING HOME AND ADULT DAY CARE	
FLOOR AREA	160,957 SF	
MAX DENSITY	50 BEDS	
MAX DENSITY PER PD	200 UNITS OR BEDS	
	PROVIDED	REGULATION
MAX. BUILDING HEIGHT	36 FT	36 FT
MAX. STORIES	2	3
MAX. LOT COVERAGE: LOT 3	36%	60%
MAX. LOT COVERAGE: LOT 2	58%	60%
MIN. FRONT SETBACK: NORTHWEST HWY	54 FT	15 FT
MIN. FRONT SETBACK: LULLWATER	41 FT	25 FT
MIN. SIDE SETBACK: NORTH	42 FT	10 FT
MIN. SIDE SETBACK: WEST	7 FT	7 FT
MIN. SIDE SETBACK: NORTH	36 FT	40 FT
MIN. PARKING		
LOT 3-150 BEDS (0.3 SPACES PER BED)	45	
LOT 2-50 BEDS (0.3 SPACES PER BED)	15	
LOT 2-8,000 SF ADULT DAYCARE	16	
TOTAL	76	147
MIN. LOADING SPACE	1	1

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8615 LULLWATER DRIVE
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