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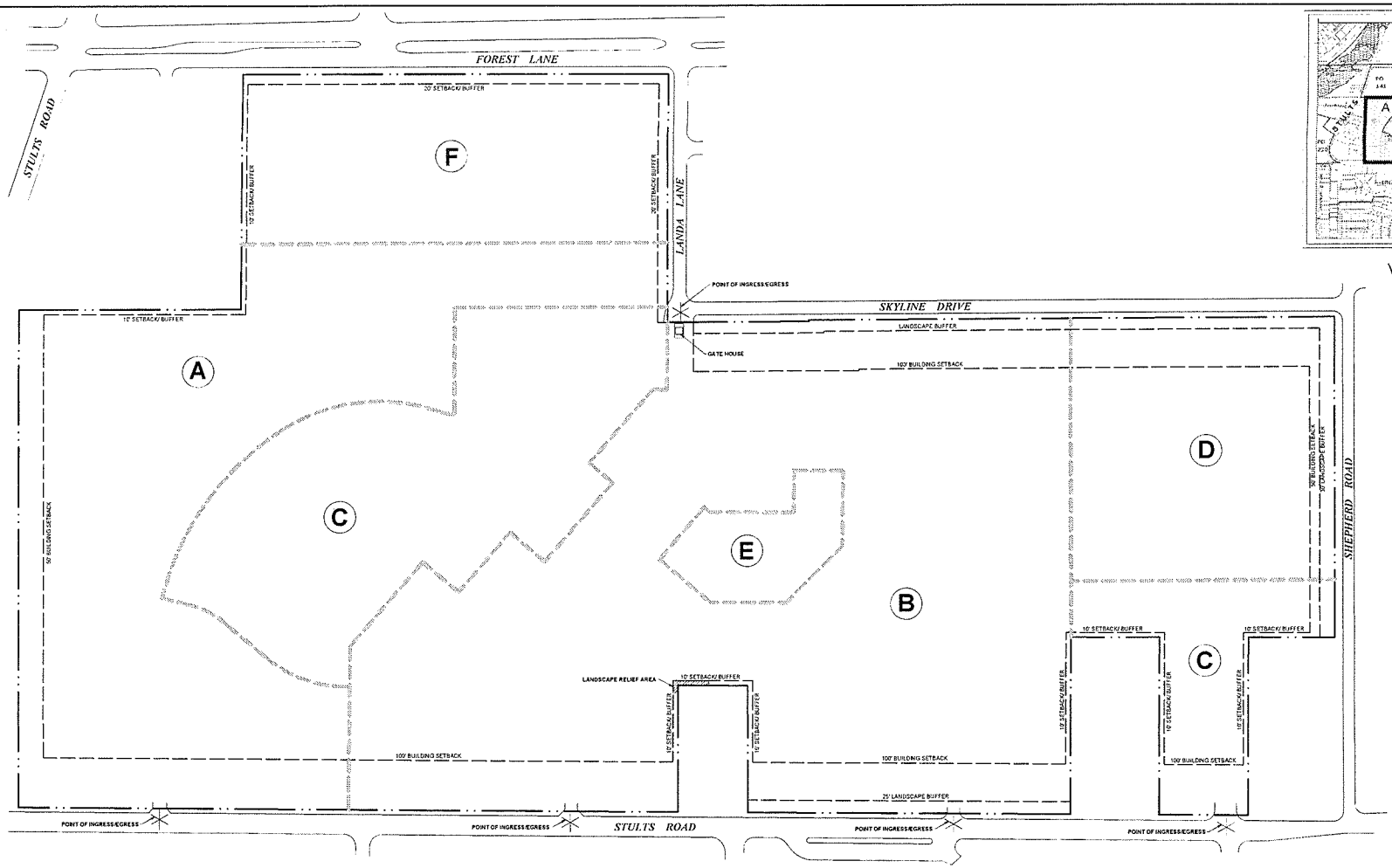

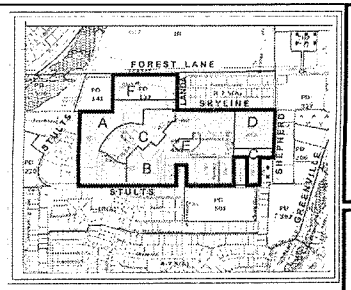

VICINITY MAP
NTS

NORTH

	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Land Area	66.33 AC	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Lot Coverage	25%	n/a	n/a	n/a	n/a	n/a	n/a
Maximum FAR	0.5	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Density	1,032 DU	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Height	n/a	30'	55'	72'	30'	55'	30'

Number of Units/ Beds by Building Type/ Function/ Floor area	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Detached single retirement housing	38 units	38 units	n/a	n/a	n/a	n/a	n/a
Attached single retirement housing	20 units	8 units	n/a	n/a	n/a	n/a	12 units
Apartment retirement housing	467 units	n/a	104 units	226 units	n/a	65 units	72 units
Convelescence and nursing care	507 beds	n/a	255 beds	n/a	252 beds	n/a	n/a
Adult day care	7,500 sf	n/a	7,500 sf	n/a	n/a	n/a	n/a
Administrative, dining, health offices, and other accessory uses	74,446 sf	n/a	57,005 sf	3,341 sf	14,100 sf	n/a	n/a
Recreational	1,500 sf	n/a	1,500 sf	n/a	n/a	n/a	n/a
Maintenance	12,460 sf	n/a	8,680 sf	3,780 sf	n/a	n/a	n/a

Parking - Surface and Underground	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Resident	704	46	189	226	84	65	94
Employee	351	0	257	67	27	0	0
Visitor	439	46	153	107	26	13	94
Total	1,494	92	599	400	137	78	188

NOTE: DEVELOPMENT MAY TRANSFER BETWEEN SUBAREAS AS LONG AS TOTALS ARE NOT EXCEEDED.

LANDSCAPE RELIEF AREA

POINT OF INGRESS/ EGRESS

CONCEPTUAL PLAN
SCALE: 1" = 100'-0"

100' 0 50' 100' 200' 400'

Conceptual Plan
Exhibit 456A
PDD No. 456

Approved
City Plan Commission
May 7, 2015

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LLAS, TEXAS

03/05/15
PROJECT NUMBER

CASE NUMBER Z145-166(RB)