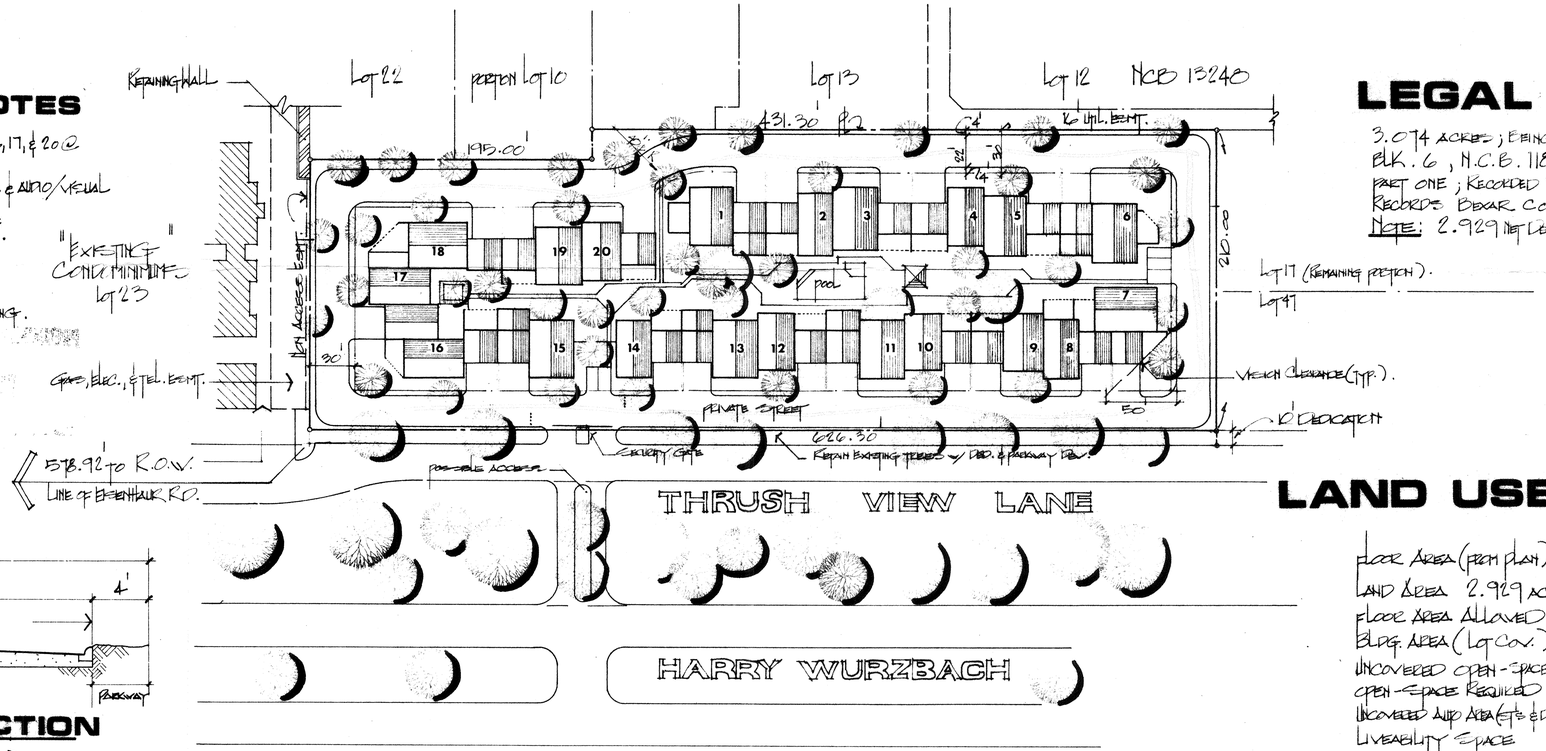
147

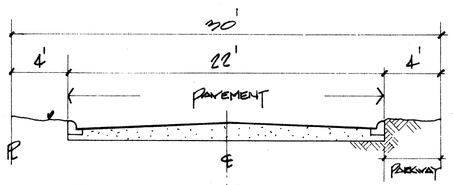
North Wood Heights PLANNED UNIT DEVELOPMENT

1" = 50'

GENERAL NOTES

1. Units 2, 4, 8, 10, 12, 14, 16, 17, & 20 @ two stories.
2. Security system w/ gate & audio/visual access control.
3. Ave. D.U. area @ 1400#.
4. D.U. setback (min.), 10' & garages @ 20'.
5. Subject to refinement w/ plating.





STREET SECTION

(SAFETY LANE)

1" = 5'

LEGAL

3.074 acres; being lots 8, 9, & a portion of Lot 10, Blk. 6, N.C.B. 11848, "East Seidel Hills Sub.", part one; recorded Vol. 2575, p. 213, Deed & Plat Records Bexar Co., Texas.

Note: 2.929 net developable acres (ie: after st. ded.).

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☒
Zoning Commission ☐
City of San Antonio
Date 10/26/83 Chairman [signature]

LAND USE INTENSITY

Floor Area (from plan)	28,000 sq. ft.
Land Area 2.929 ac.	127,587 "
Floor Area Allowed	36,107 "
Bldg. Area (Lot Cov.)	33,494 "
Uncovered Open-Space	94,039 "
Open-Space Required	72,800 "
Uncovered Auto Area (St's & Drives)	43,584 " *
Liveability Space	50,500 " *
Liveability Space Req'd	47,600 "
Recreation Space	26,500 "
Recreation Space Req'd. (Ratio)	0.95
Parking	85 spaces **
No. Dwelling Units (6.8 D.U.'s/ac.)	20

* calculated without allowable bonuses.
** 45 w/ garages & guest (+) 40 w/ driveways.

PRELIMINARY DEVELOPMENT PLAN

Prepared for: MFS Properties

PUD1 R-5

PLAN

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
512/340-7134

Job No.
Date 9/83
Drawn by GJW.
Sheet
Of

#147

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