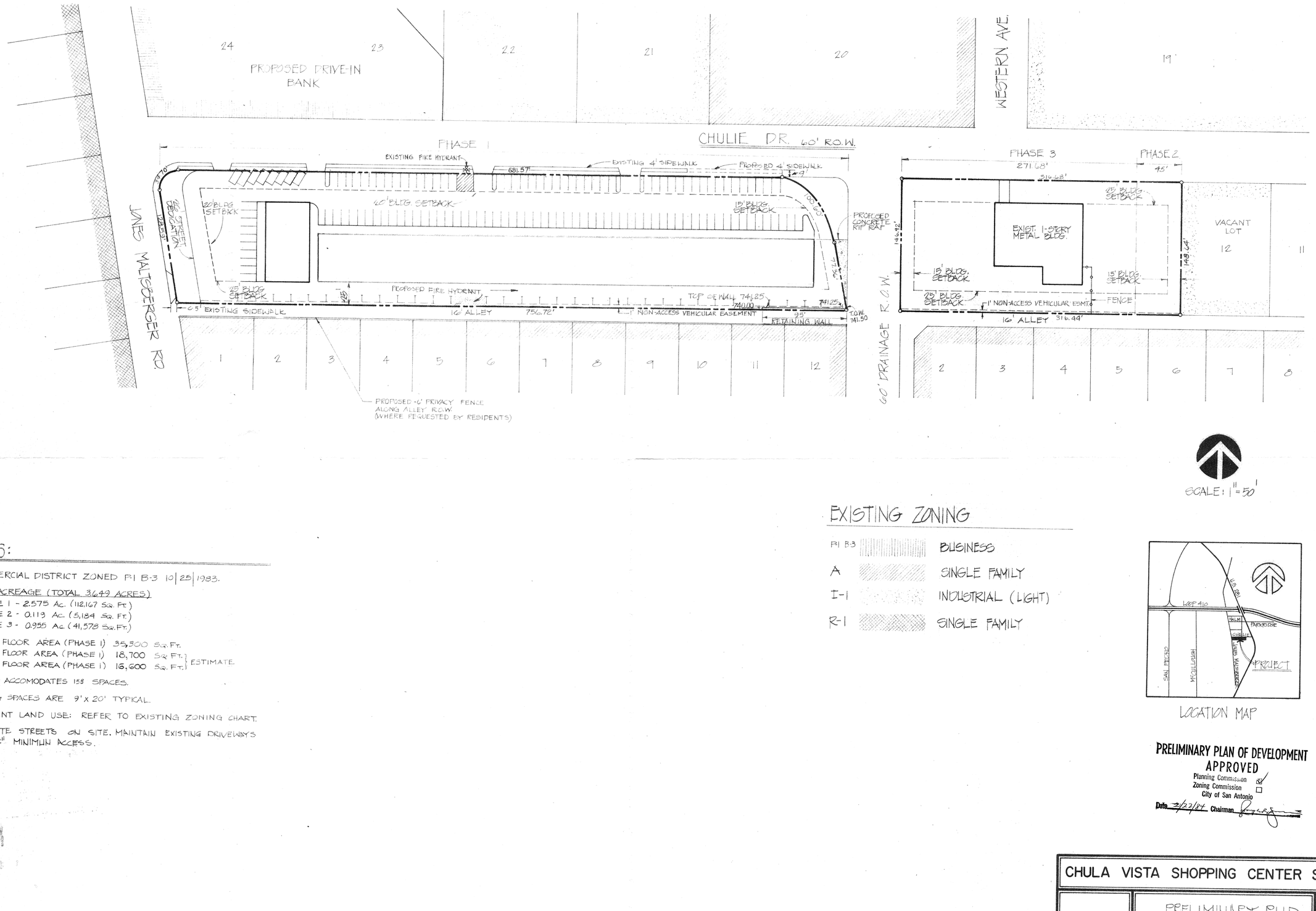

SCALE: 1" = 50'

EXISTING ZONING

P.I. B-3	BUSINESS
A	SINGLE FAMILY
I-1	INDUSTRIAL (LIGHT)
R-1	SINGLE FAMILY

NOTES:

1. COMMERCIAL DISTRICT ZONED P.I. B-3 10/25/1983.
2. SITE ACREAGE (TOTAL 3.649 ACRES)
   PHASE 1 - 2.575 Ac. (112,167 Sq. Ft.)
   PHASE 2 - 0.119 Ac. (5,184 Sq. Ft.)
   PHASE 3 - 0.955 Ac. (41,578 Sq. Ft.)
3. GROSS FLOOR AREA (PHASE 1) 35,300 Sq. Ft.
   RETAIL FLOOR AREA (PHASE 1) 18,700 Sq. Ft. } ESTIMATE
   OFFICE FLOOR AREA (PHASE 1) 16,600 Sq. Ft. }
4. PARKING ACCOMODATES 158 SPACES.
5. PARKING SPACES ARE 9' X 20' TYPICAL.
6. ADJACENT LAND USE: REFER TO EXISTING ZONING CHART.
7. NO PRIVATE STREETS ON SITE. MAINTAIN EXISTING DRIVEWAYS WITH 22" MINIMUM ACCESS.

LOCATION MAP

PRELIMINARY PLAN OF DEVELOPMENT APPROVED
Planning Commission ☑
Zoning Commission ☐
City of San Antonio
Date 2/22/84 Chairman

CHULA VISTA SHOPPING CENTER SUBDIVISION

PRELIMINARY PUD

C.A. BOLNER & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TX.

SCALE AS NOTED
DRAWN BY
TRACED BY
CHECKED BY
JOB NO 0527-07-06
SHEET OF

#161