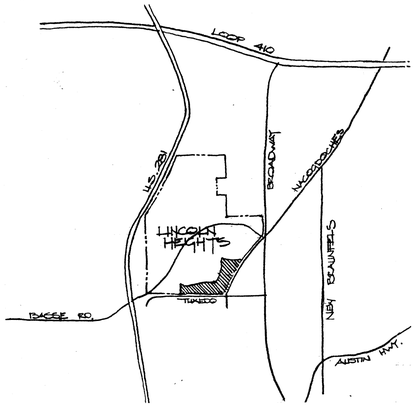
The PARK AT LINCOLN HEIGHTS



LOCATION MAP

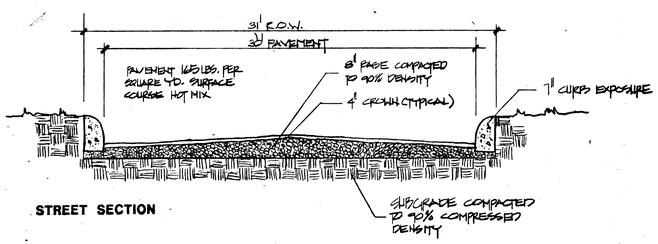
LAND USE INTENSITY TABLE

FLOOR AREA RATIO — 2.83	PRESENT ZONING — R-2A/R-5
OPEN SPACE RATIO — 2.6	PROPOSED ZONING — P-1: R-2A/R-5
LIVABILITY SPACE RATIO — 1.7	DENSITY — 3.82 d.u./ac.

LAND AREA (30.61 ACRES)	1,333,372 S.F.
BUILDING AREA	319,100
USABLE ROOF AREAS	0
FLOOR AREA	253,500
FLOOR AREA ALLOWED	377,344
UNCOVERED OPEN SPACE	1,023,272
COVERED OPEN SPACE	0
OPEN SPACE	1,023,272
OPEN SPACE REQUIRED	659,100
LIVABILITY SPACE	777,664
LIVABILITY SPACE REQUIRED	430,950
UNCOVERED CAR AREA	245,608
RECREATION SPACE	91,250
RECREATION SPACE RATIO	.36
OCCUPANT CAR SPACES	234
NUMBER OF LIVING UNITS	117

NORTH

SCALE 1" = 100'

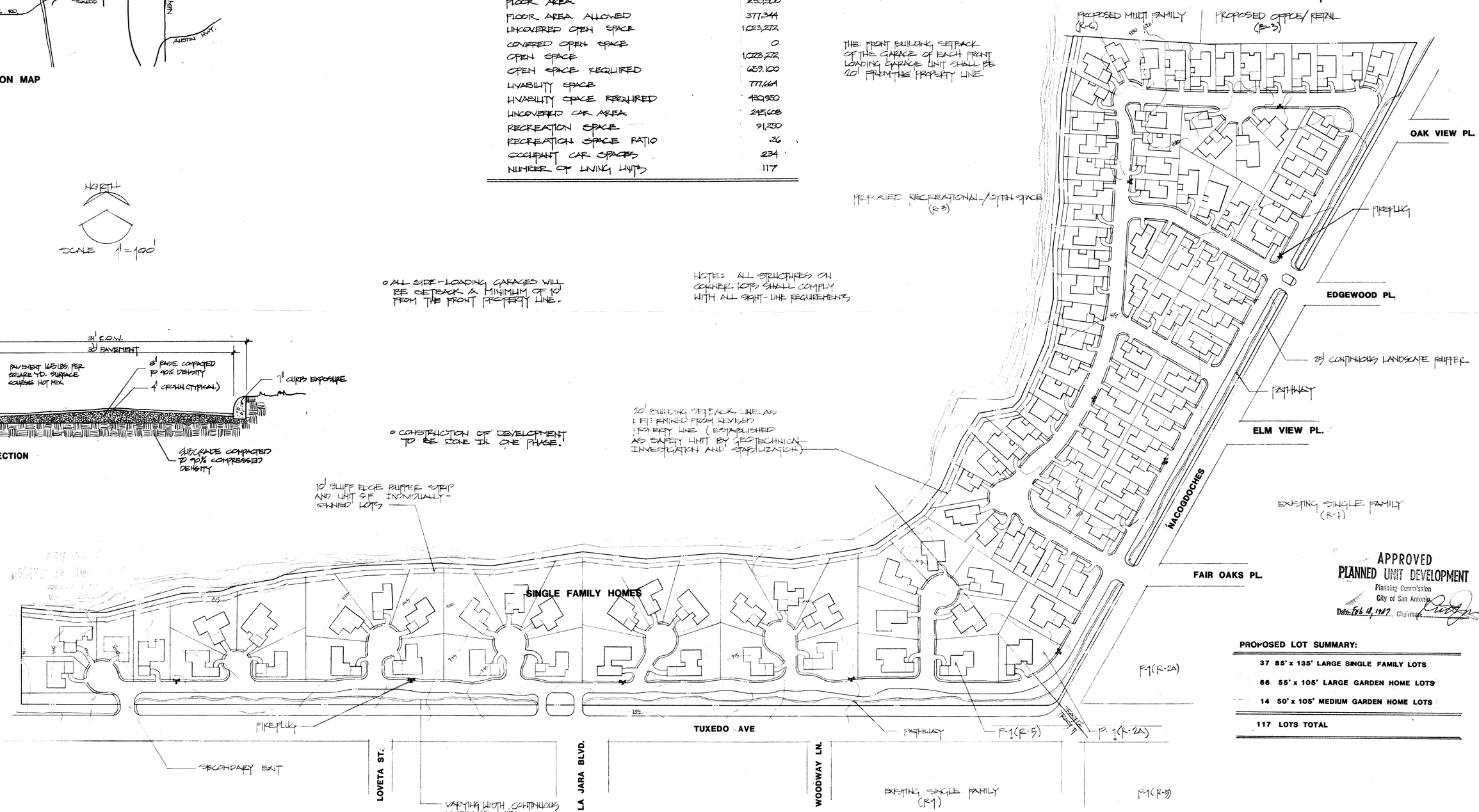


STREET SECTION

- ALL SIDE-LOADING GARAGES WILL BE SETBACK A MINIMUM OF 10' FROM THE FRONT PROPERTY LINE.
- CONSTRUCTION OF DEVELOPMENT TO BE DONE IN ONE PHASE.

NOTE: ALL STRUCTURES ON CORNER LOTS SHALL COMPLY WITH ALL SIGHT-LINE REQUIREMENTS

THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE 20' FROM THE PROPERTY LINE



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: Feb 18, 1987 Chairman

PROPOSED LOT SUMMARY:

37	85' x 135' LARGE SINGLE FAMILY LOTS
66	55' x 105' LARGE GARDEN HOME LOTS
14	50' x 105' MEDIUM GARDEN HOME LOTS
117	LOTS TOTAL

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San Antonio, Texas
(512) 824-7836

12-10-86

The Park at Lincoln Heights Tracts 11 and 12
Planned Unit Developement Final Plan

#2603