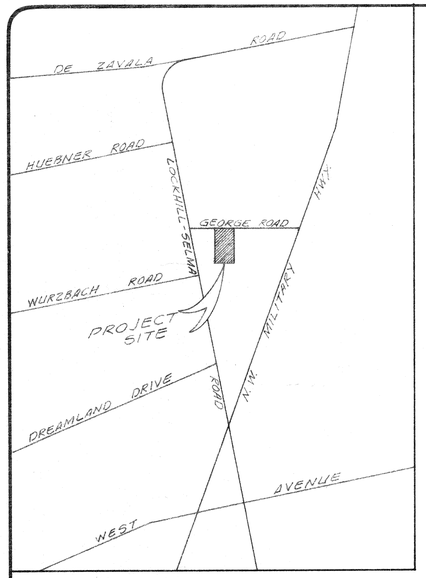
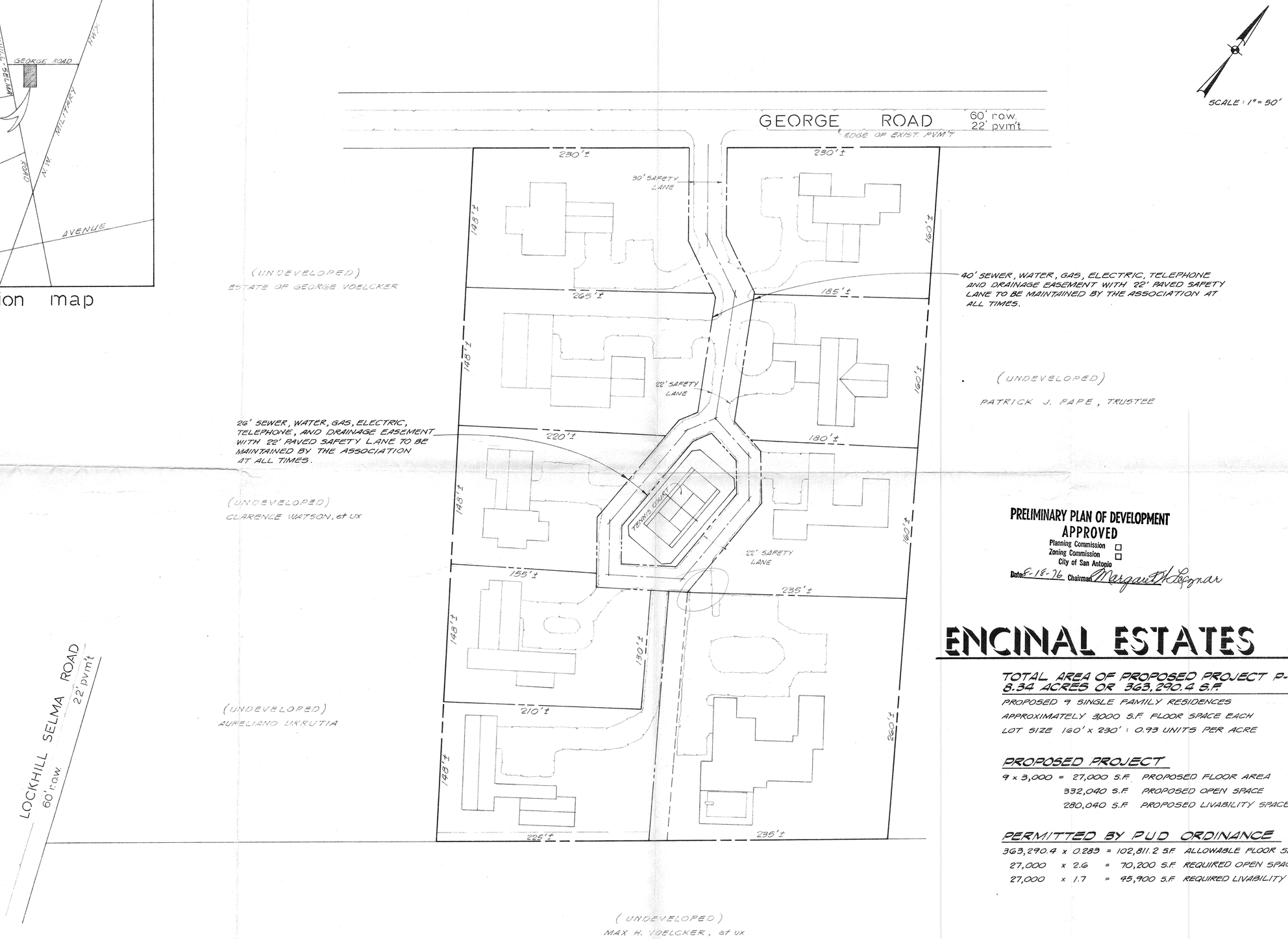


location map



PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☐
Zoning Commission ☐
City of San Antonio
Date 8-18-76 Chairman Margaret H. Leznar

ENCINAL ESTATES PUD

TOTAL AREA OF PROPOSED PROJECT P-1, R-1
8.34 ACRES OR 363,290.4 S.F.

PROPOSED 9 SINGLE FAMILY RESIDENCES
APPROXIMATELY 3,000 S.F. FLOOR SPACE EACH
LOT SIZE 160' x 230' : 0.93 UNITS PER ACRE

PROPOSED PROJECT

9 x 3,000 = 27,000 S.F. PROPOSED FLOOR AREA
332,040 S.F. PROPOSED OPEN SPACE
280,040 S.F. PROPOSED LIVABILITY SPACE

PERMITTED BY PUD ORDINANCE

363,290.4 x 0.283 = 102,811.2 S.F. ALLOWABLE FLOOR SPACE (FA)
27,000 x 2.6 = 70,200 S.F. REQUIRED OPEN SPACE (OS)
27,000 x 1.7 = 45,900 S.F. REQUIRED LIVABILITY SPACE (LS)

PROPOSED P-1, R-1 DEVELOPMENT
ENCINAL ESTATES
SAN ANTONIO, TEXAS

R. W. Opitz & Associates
enviro-engineering consultants
SAN ANTONIO, TEXAS

Scale: 1" = 50'
Design: R.W.O.
Drawn: R.O.
Checked: R.W.O.
Date: JUNE '76
Job No. 7604-33

SHEET NO.
OF

BRUNING 40-520 21824

#29