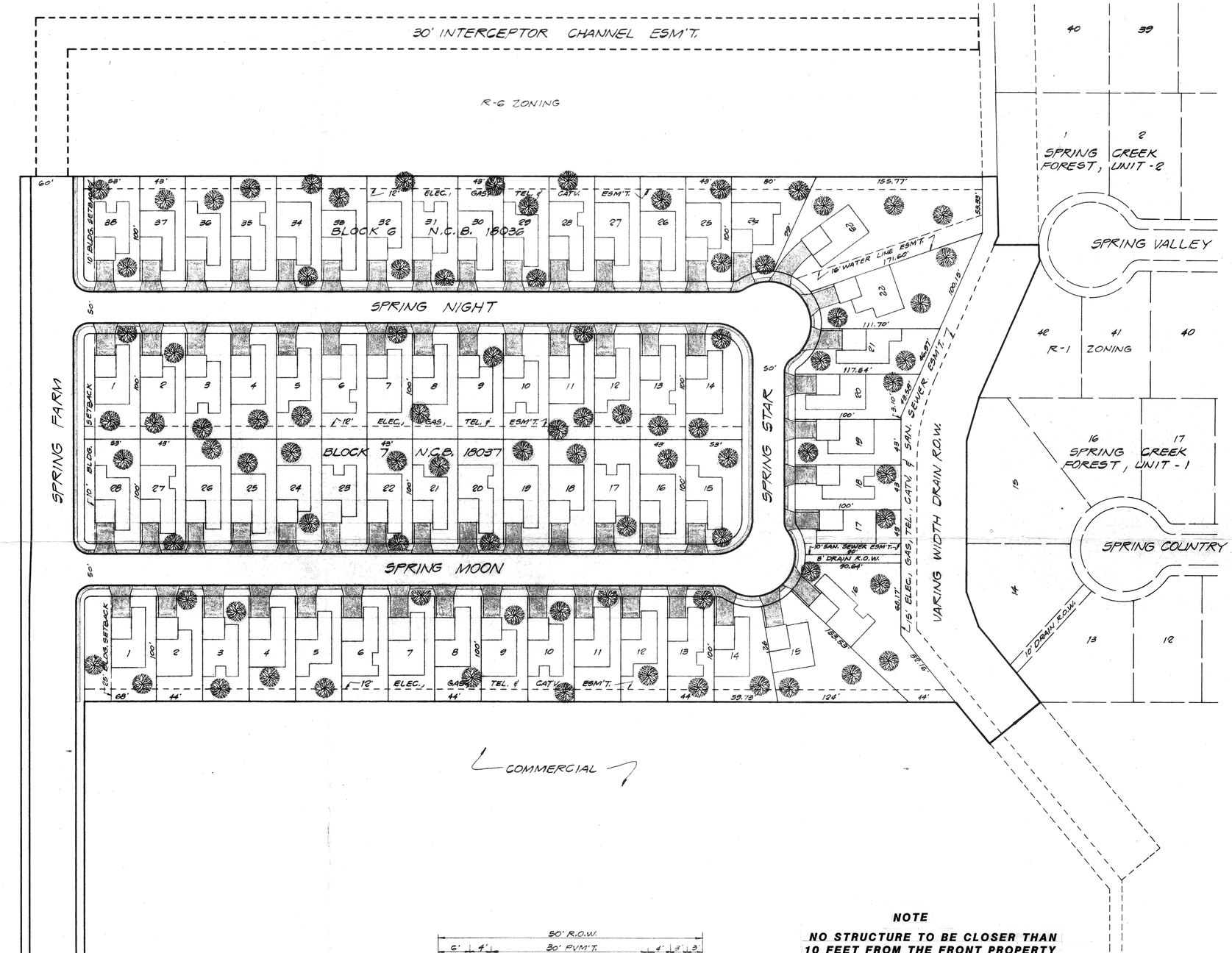
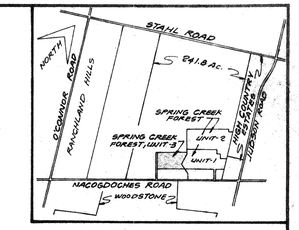




LOCATION MAP

NORTH

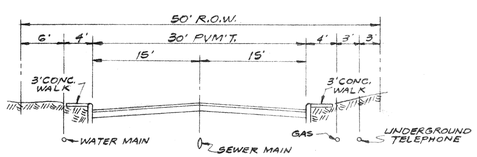
SCALE: 1" = 50'

LOT SIZES

BLOCK 6 LOT NO.	AREA	BLOCK 7 LOT NO.	AREA
1	6782 ± SQ.FT.	1	5288 ± SQ. FT.
2	4400 " "	2	4300 " "
3	4400 " "	3	4300 " "
4	4400 " "	4	4300 " "
5	4400 " "	5	4300 " "
6	4400 " "	6	4300 " "
7	4400 " "	7	4300 " "
8	4400 " "	8	4300 " "
9	4400 " "	9	4300 " "
10	4400 " "	10	4300 " "
11	4400 " "	11	4300 " "
12	4400 " "	12	4300 " "
13	4400 " "	13	4300 " "
14	4847 ± " "	14	5166 ± " "
15	7875 ± " "	15	5166 ± " "
16	9240 ± " "	16	4300 " "
17	4095 ± " "	17	4300 " "
18	4300 " "	18	4300 " "
19	4300 " "	19	4300 " "
20	4650 ± " "	20	4300 " "
21	4816 ± " "	21	4300 " "
22	8197 ± " "	22	4300 " "
23	14,757 ± " "	23	4300 " "
24	5510 ± " "	24	4300 " "
25	4300 ± " "	25	4300 " "
26	4300 " "	26	4300 " "
27	4300 " "	27	4300 " "
28	4300 " "	28	5295 ± " "
29	4300 " "		
30	4300 " "		
31	4300 " "		
32	4300 " "		
33	4300 " "		
34	4300 " "		
35	4300 " "		
36	4300 " "		
37	4300 " "		
38	5295 ± " "		

TOTAL AREA OF PROPOSED PROJECT P-1, (R-6)
10.950 ACRES OR 476,980 S.F.
PROPOSED 66 SINGLE FAMILY RESIDENCES
APPROXIMATELY 1400 S.F. FLOOR SPACE EACH
TYPICAL LOT SIZE = 43' x 100' : 6.03 UNITS PER ACRE
PROPOSED PROJECT:
66 x 1400 = 92,400 S.F. PROPOSED FLOOR AREA
365,210 S.F. PROPOSED OPEN SPACE
240,790 S.F. PROPOSED LIVABILITY SPACE

PERMITTED BY P.U.D. ORDINANCE
476,980 x 0.428 = 204,674 S.F. ALLOWABLE FLOOR SPACE (F.A)
92,400 x 1.5 = 138,600 S.F. REQUIRED OPEN SPACE (O.S.)
92,400 x 0.84 = 77,616 S.F. REQUIRED LIVABILITY SPACE (L.S.)



TYPICAL 50' R.O.W. SECTION
WITH UTILITY INSTALLATION

NOTE

NO STRUCTURE TO BE CLOSER THAN 10 FEET FROM THE FRONT PROPERTY LINE AND THAT NO GARAGE BE CLOSER THAN 20 FEET FROM THE FRONT PROPERTY LINE

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: June 2, 1981 Chairman: William J. Frady

DATE	NO.	REVISION DESCRIPTION	BY

SPRING CREEK FOREST, UNIT-3
PLANNED UNIT DEVELOPMENT
FINAL PLAN

MACINA, BOSE, COPELAND & ASSOC., INC.
FORMERLY
R. MARVIN SHIPMAN & CO.
CONSULTING ENGINEERS
415 BREESPORT DR. SAN ANTONIO, TEXAS

DESIGN R.W.B
DRAWN J.J.R.
CHECKED
DATE
JOB NO. C-3711
SHT. 1 OF

75