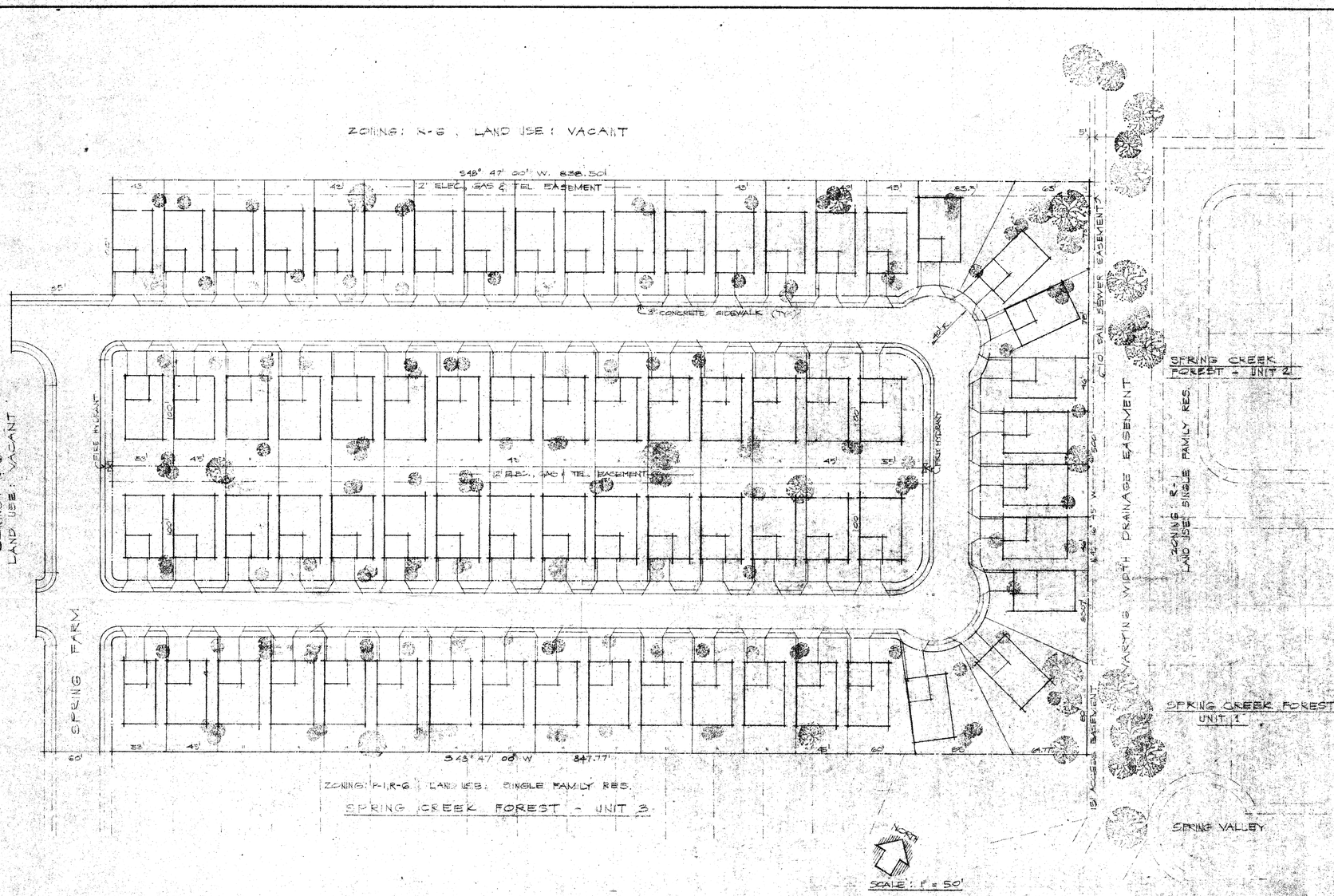
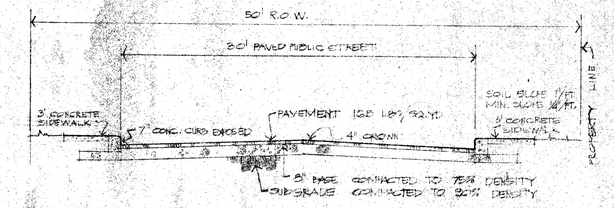
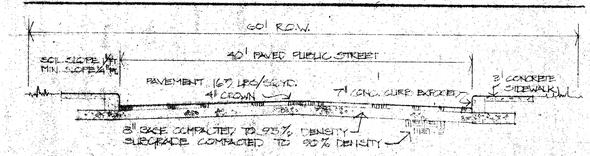






LAND USE INTENSITY

F.A.R. .49 O.S.R. 1.3 L.S.R. .84

LAND AREA	448,408
BLOCK AREA	164,400
FLOOR AREA ALLOWED	221,105
BUILDING AREA	136,080
UNCOVERED OPEN SPACE	313,329
COVERED OPEN SPACE	0
TOTAL OPEN SPACE	313,329
OPEN SPACE REQ'D	165,300
UNCOVERED CAR AREA	105,194
GARAGE AREA	31,680
LIVABILITY SPACE	208,135
LIVABILITY SPACE REQ'D	87,696
OCCUPANT CAR SPACES	144
LIVING UNITS	72
RECREATION SPACE	0
RECREATION SPACE RATIO	0
LAND AREA (ACRES)	10.22
NO. OF LOTS	72
TYP. LOT SIZE	45'x100'
TYP. STREET WIDTH	30'

NOTE: THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT-LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.

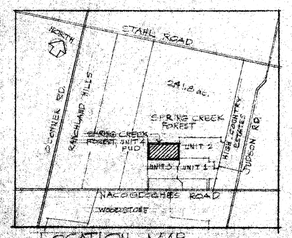
SIDEWALKS SHALL NOT BE INSTALLED IN SUCH A MANNER THAT CONFLICTS WITH EXISTING POWER LINES, TELEPHONE POLES, FIRE HYDRANTS, TRAFFIC/STREET SIGNS, MAILBOXES, ETC. AND MUST MAINTAIN A MIN. UNOBSTRUCTED WIDTH OF 3 FEET.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 9-8-82 Chairman:

FINAL PLAN

Spring Creek Forest Unit 4 p.u.d.

GARDEN HOMES



LOCATION MAP NO SCALE

#77

FINAL PLAN - SPRING CREEK FOREST UNIT 4 P.U.D.
OAK HOLLOW CORPORATION
8103 BROADWAY 828-6161

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

7/21/82