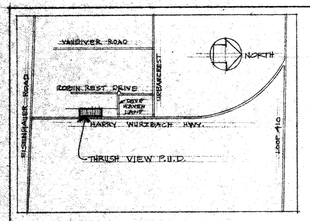
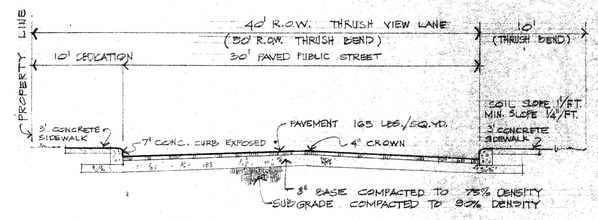


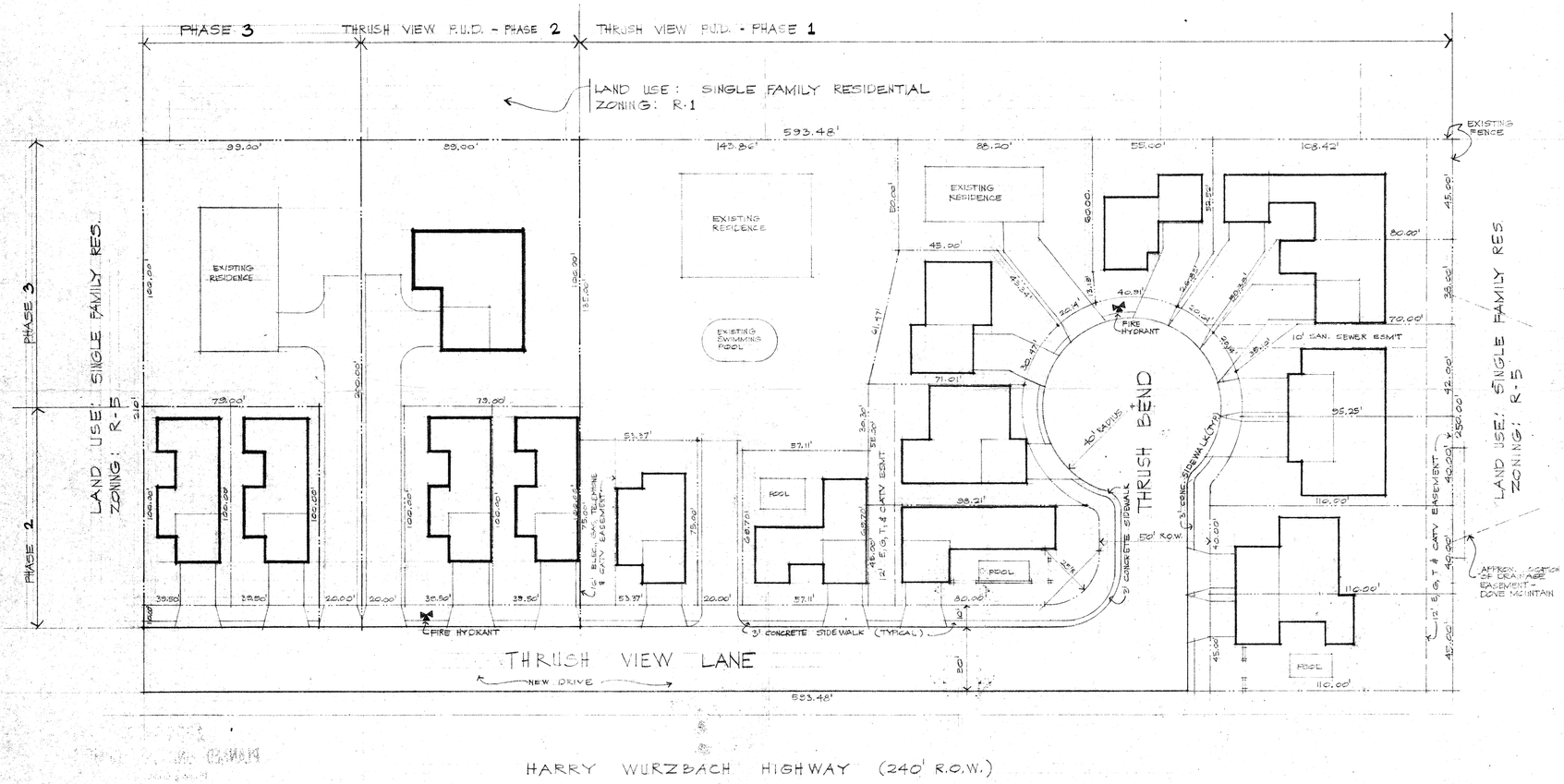
LOCATION MAP
NO SCALE

NORTH

SCALE: 1" = 30'



TYPICAL STREET SECTION NO SCALE



LAND USE INTENSITY

F.A.R. = O.S.R. = L.S.R. =

	PHASE 1	PHASE 2	TOTAL
LAND AREA (SQ. FT.)	83,000	41,580	140,580
FLOOR AREA (SQ. FT.)	21,500	3,000	36,500
FLOOR AREA ALLOWED (SQ.FT.)	23,017	11,767	39,784
BUILDING AREA (INCL. GARAGE)	23,150	11,640	34,790
UNCOVERED OPEN SPACE	75,850	23,840	101,690
COVERED OPEN SPACE	1,050	0	1,050
TOTAL OPEN SPACE	76,900	28,940	105,790
OPEN SPACE REQUIRED	55,300	23,400	79,300
UNCOVERED CAR AREA	29,550	6,080	35,630
GARAGE AREA	6,160	2,640	8,800
LIVABILITY SPACE	70,590	17,320	87,910
LIVABILITY SPACE REQ'D	36,550	15,300	51,850
OCCUPANT CAR SPACES	28	12	40
LIVING UNITS	14	6	20
RECREATION SPACE	N/A	N/A	N/A
RECREATION SPACE RATIO	N/A	N/A	N/A
LAND AREA (ACRES)	2.273	0.954	3.227
NUMBER OF LOTS	14	6	20
TYPICAL LOT SIZE	N/A	35.5' x 100'	N/A
TYPICAL STREET WIDTH	30'	30'	30'
ACTUAL:			
FLOOR AREA RATIO	0.217	0.216	0.217
OPEN SPACE RATIO	3.553	3.327	3.468
LIVABILITY SPACE RATIO	3.283	*1.324	2.882

NOTE: THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE IN PHASE 2 ONLY.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date Nov. 5, 1981 Chairman: William J. [illegible]

THRUSH VIEW P.U.D. FINAL PLAN

#78

THRUSH VIEW PLANNED UNIT DEVELOPMENT (P.U.D.)
FINAL PLAN - DENTON DEVELOPMENT COMPANY

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

AUG 26, 1981