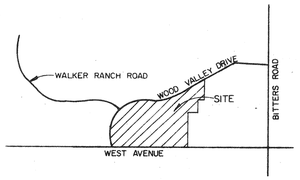
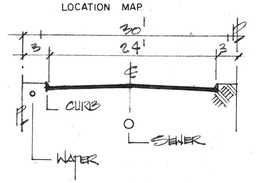
LAND USE INTENSITY

- 15.84 AC. (NET AFTER ST. DEDICATION FOR WEST AVE.)
- ALLOWABLE FLOOR AREA _____ 195,267#
- ACTUAL " " _____ 137,600
- OPEN SPACE REQ'D _____ 857,160
- ACTUAL OPEN SPACE _____ 882,390
- REQUIRED LIVABILITY SPACE _____ 230,265
- ACTUAL " " _____ 453,318
  - TOTAL 64 D.U.'s W/ DENSITY OF 4.04 D.U.'s/AC.
  - PARKING - TOTAL OF 205 SPACES
    128 ON-SITE W/ GARAGES
    66 W/ STREET FILL-OFFS
    11 W/ RECREATION CENTER

NOTES:
- GARAGE OPENINGS TO PRIVATE STREETS (MIN. 20' SETBACK TO ℄).
1. FLOOR AREA OF D.U.'s CALCULATED ON BASIS OF 2300# FOR 2 STORY UNITS & 2000# FOR 1 STORY UNITS.
2. ABOVE CALCULATIONS DO NOT INCLUDE ALLOWABLE BONUSES.
3. SIDEWALKS W/ ADJACENT COLLECTOR STREETS ONLY.
4. VISION CLEARANCE @ ALL INTERSECTIONS IN ACCORDANCE W/ SEC. 42-108 3(b).
- 5. 163,200# BUILDING AREA.

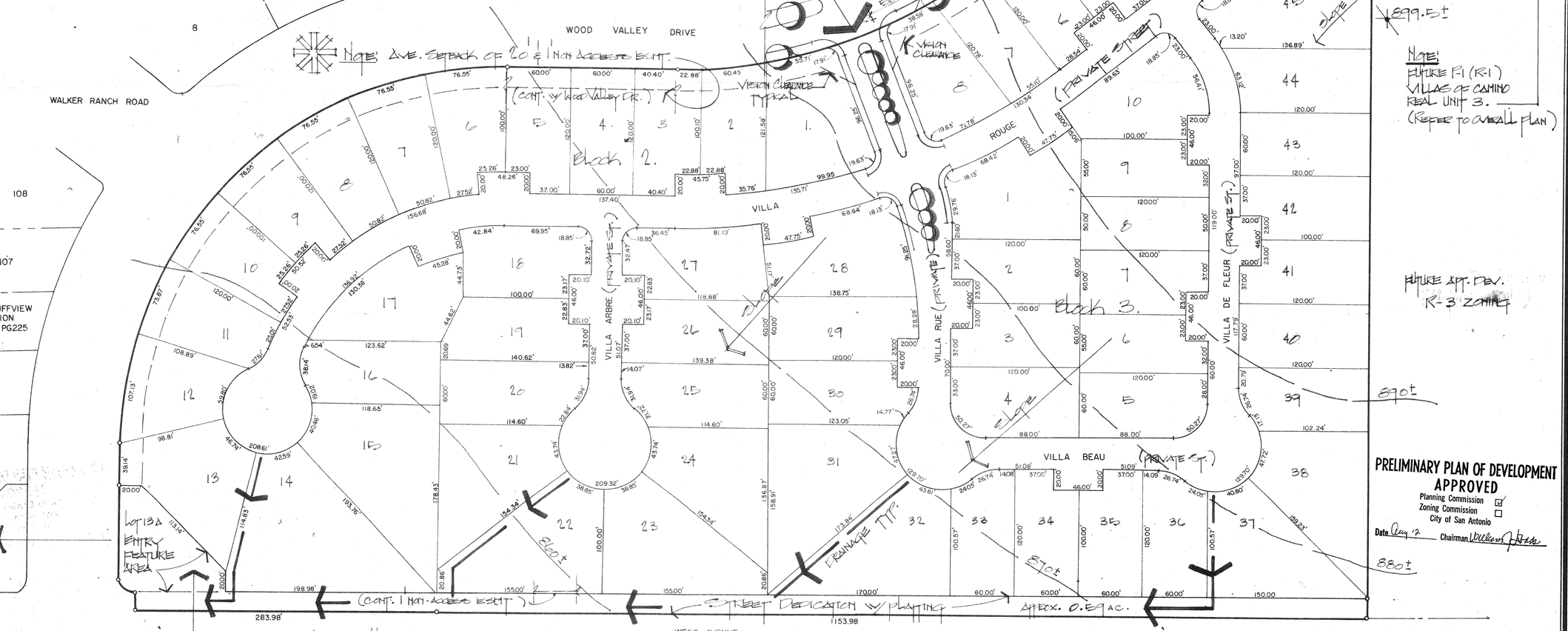


LOCATION MAP



STREET CROSS SECTION
1" = 10'

SCALE 1" = 50'



NOTE: AVE. SETBACK OF 20 & NON ACCESS EASMT.

COMMON AREA W/ HOME OWNERS ASSOCIATION.

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☑
Zoning Commission ☐
City of San Antonio
Date Aug 12 Chairman William Hardy

PRELIMINARY DEVELOPMENT PLAN

"VILLAS OF CAMINO REAL" UNIT 2. P-1 (R-1)

7/81 REV. 8/3/81

STATE OF TEXAS
HARRY S. FEWETT, III
33107
REGISTERED PROFESSIONAL ENGINEER

Harry Jewett Associates
Engineers Planners Consultants
1800 NE Loop 410, Suite 303/ 828-6291/ San Antonio, Texas 78217

Job No. 8132
Date JUNE 1981
Drawn by K.A.

Sheet
Of #80

BRUNING 40-107 38062