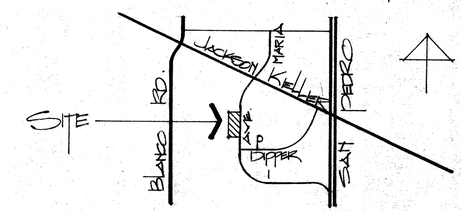
PRELIMINARY 1:A
PUD 1 - R-1

LEGAL:

N. 180' of Lot 37 & all of Lots 38 & 39 NCB 10045, Shear Hills Sub., Vol. 2222, p. 63 Plat & Deed Records Bexar County, Texas. (Approx. 3.07 ac.) 133,730± sq. ft.



VICINITY MAP

LAND USE INTENSITY DATA

Total of 24 D.U.'s

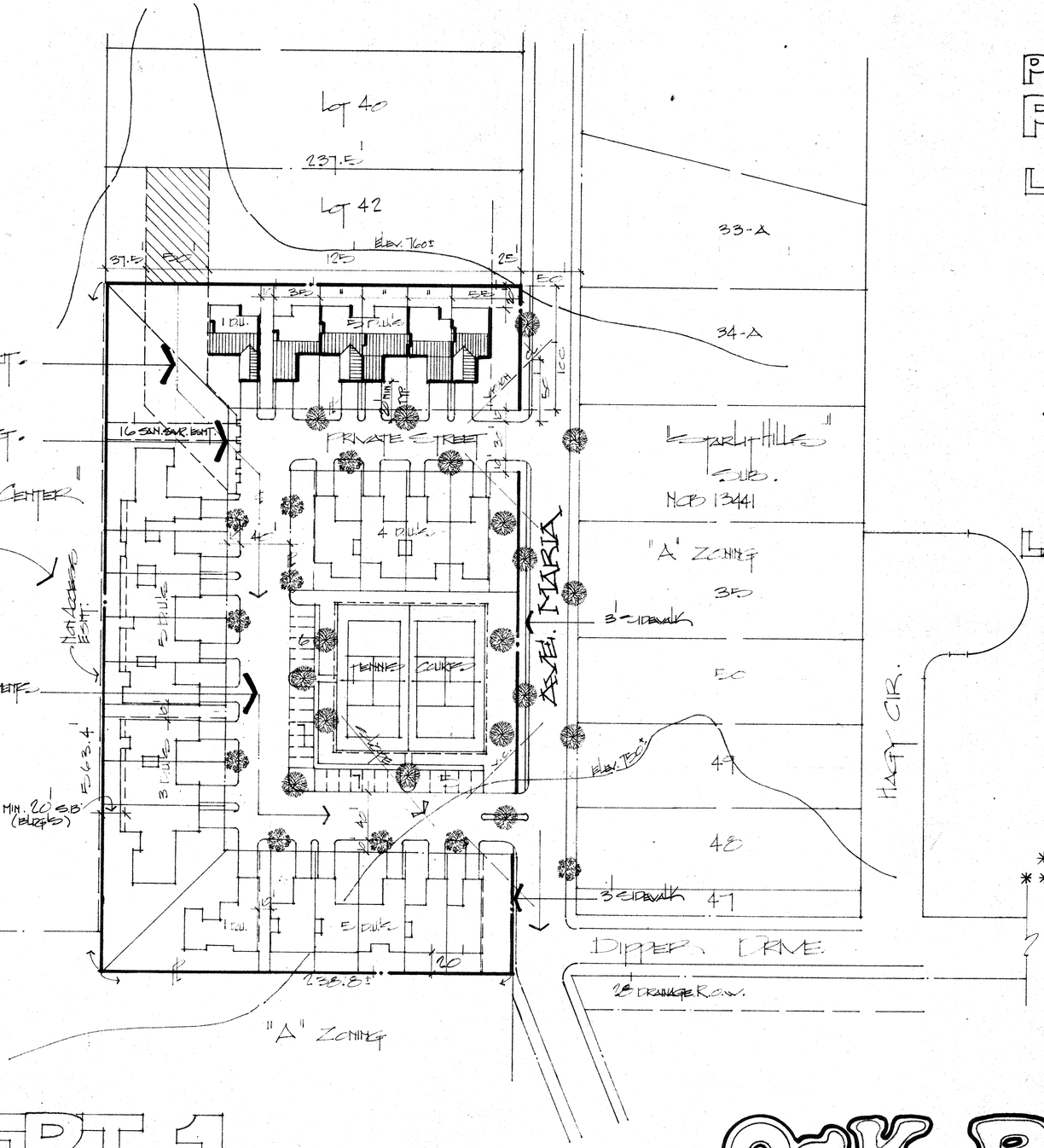
Actual Total Floor Area	32,400# *
Allowable Floor Area	37,846#
Actual Open Space	96,770#
Required Open Space	84,220# **
Actual Liveability Space	55,670#
Liveability Space Required	55,080# **
Allowable Density	8 D.U.'s/ac.
Actual Density	7.4 D.U.'s/ac.

* Based upon Average D.U. Size of 1350# w/ Ave. of 1100# Lot Coverage.
** Does not incl. Allowable Bonuses.
Note: 26,550# pvm't w/ Roads; 9,600# pvm't w/ Drives; and 5000# pvm't w/ Parking.

Glen J. Westrom
Planning & Zoning Consultant
San Antonio, Texas

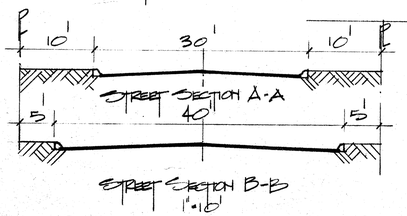
Scale: 1" = 50'

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☐
Zoning Commission ☐
City of San Antonio
Date..... Chairman.....



GENERAL NOTES

1. Concept is in Deference to Topography, Hydrography, & Existing Land Use Having Proximity.
2. Subject to Refinement w/ Platting.
3. 20' min. setback w/ all garages.



CONCEPT 1

Oak Run' PUD

Prepared for: Mike Gribble 8/82
Rev. 8/24/82 - 9/29/82

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