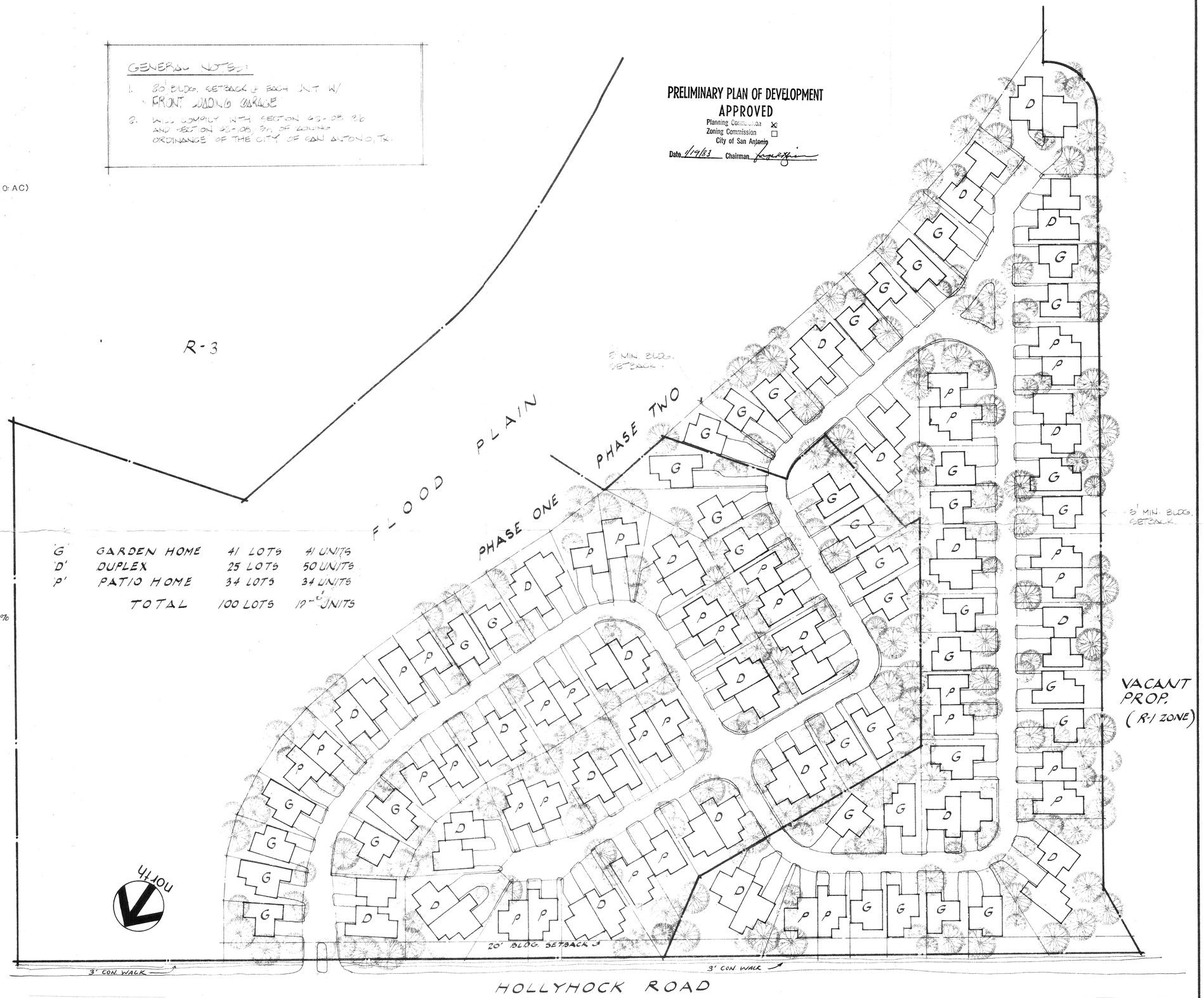
LAND USE INTENSITY

DWELLING UNITS	125
GROSS DENSITY	9.6 UN/AC
MAX. ALLOW. DENSITY	33.0 UN/AC
FLOOR AREA	134,847 SF (3.10 AC)
FLOOR AREA RATIO	0.21
MAX. ALLOW. FAR	0.65
OPEN SPACE	10.06 AC
OPEN SPACE RATIO	3.25
MIN. ALLOW. OSR	1.1
LIVABILITY SPACE RATIO	2.88
LIVABILITY SPACE	8.91 AC
MIN. ALLOW. LSR	0.61

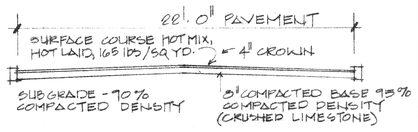
GENERAL NOTES:

1. 20' BLDG. SETBACK @ EACH UNIT W/ FRONT LOADING GARAGE
2. WILL COMPLY WITH SECTION 63-108.3b AND SECTION 63-108.3h OF ZONING ORDINANCE OF THE CITY OF SAN ANTONIO, TX.

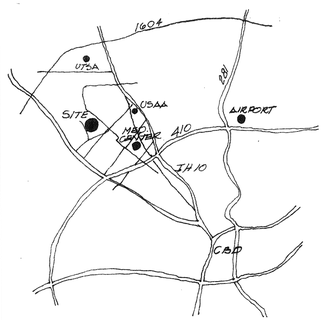
PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☒
Zoning Commission ☐
City of San Antonio
Date 1/19/83 Chairman [signature]



'G'	GARDEN HOME	41 LOTS	41 UNITS
'D'	DUPLEX	25 LOTS	50 UNITS
'P'	PATIO HOME	34 LOTS	34 UNITS
	TOTAL	100 LOTS	12[illegible] UNITS



TYPICAL STREET SECTION



LOCATION MAP

PROPOSED SITE PLAN · PRELIMINARY PLAN 13.11 ACRES

SCALE: 1" = 50'

PROPOSED PLANNED UNIT DEVELOPMENT
WHISPER CREEK VILLAGE
HELTON · KELLY · POPKIN DEVELOPMENT

REGISTERED ARCHITECT STATE OF TEXAS

JOSEPH RUSCIN ASSOCIATES, INC.
ARCHITECTS PLANNERS
SAN ANTONIO, TEXAS

PROJECT
DATE JAN 83
SHEET NO.

#119