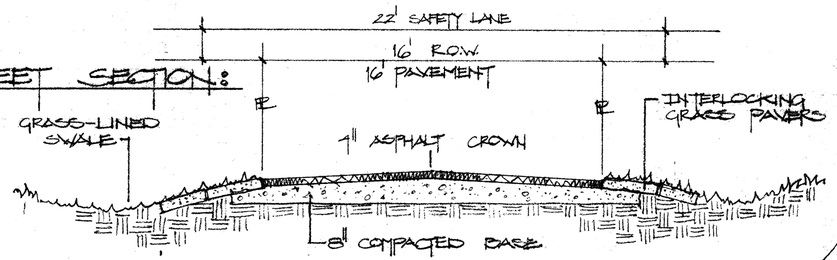
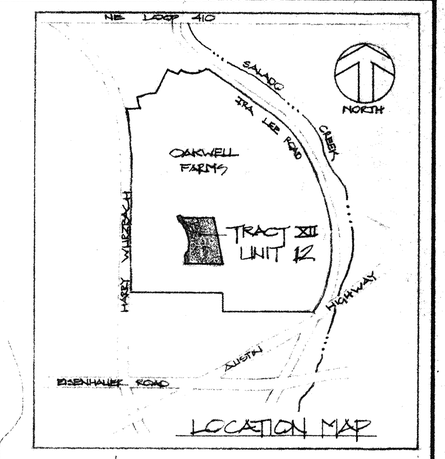
STREET SECTION:



NOTE: ALL EXISTING TREES LOCATED FROM AERIAL PHOTOGRAPHY, AND AS SUCH THE EXACT LOCATION OF ROADS AND LOT LINES SHOULD BE VERIFIED AGAINST ON-THE-GROUND CONDITIONS.



LOCATION MAP

TRACT X
ZONING: B-2/ COMMERCIAL

OAKWELL COURT

TRACT VIII
ZONING: B-2/ COMMERCIAL

MAJOR DRAINAGE CHANNEL AND PEDESTRIAN PATHWAY SYSTEM

50' ELECTRIC EASEMENT

SAFETY LANE (ALL WEATHER ACCESS)

EXISTING ROADS (UNPAVED)

TOBIN HOUSE

TRACT XI
PRESERVE TRACT

TRACT VI-A
ZONING: P-1; R-1/ LOW DENSITY RESIDENTIAL

EXISTING TREE COVER

EXISTING CREEK CROSSING

DEDICATED EASEMENT
ALL WEATHER BRIDGE
RESIDENT ACCESS/EGRESS

HEAVILY WOODED NATURAL FLOODPLAIN

FLOODPLAIN

SECURITY-CONTROLLED ENTRYWAY

NORTH
SCALE - 1" = 100'

TOBIN OAK

UNIT 6
TRACT XIII
ZONING: P-1; R-2/ MEDIUM DENSITY RESIDENTIAL

OAKWELL FARMS PARKWAY

FUTURE PARKWAY EXTENSION

TRACT XIV
ZONING: P-1; R-3/ HIGH DENSITY RESIDENTIAL

NOTE: THE FRONT BUILDING SETBACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE 20' FROM THE FRONT PROPERTY LINE

HARRY WURZBACH

LAND USE INTENSITY

LAND AREA	784,385
BUILDING AREA	78,800
USABLE ROOF AREAS	0
FLOOR AREA	65,600
FLOOR AREA ALLOWED	221,980
UNCOVERED OPEN SPACE	707,585
COVERED OPEN SPACE	0
OPEN SPACE	707,385
OPEN SPACE REQUIRED	170,360
LIVABILITY SPACE	670,837
LIVABILITY SPACE REQUIRED	111,320
UNCOVERED CAR AREA	36,750
RECREATION SPACE	16,074
RECREATION SPACE RATIO	.245
OCCUPANT CAR SPACES	48
NUMBER OF LIVING UNITS	16
FLOOR AREA RATIO	.285
OPEN SPACE RATIO	2.6
LIVABILITY SPACE RATIO	1.7

TRACT XII/ UNIT 12 — 18.007 ACRES
ZONING: P-1; R-3

OAKWELL FARMS UNIT 12 PLANNED UNIT DEVELOPMENT

FINAL PLAN

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

DIXIE WATKINS

1-12-84
2-1-91

#164