C1	450.00	01° 02' 41"	8.21	4.10

LABEL	BEARING	DISTANCE
T1	N 34° 31' 00" E	5.95
T2	S 79° 31' 00" W	7.07
T3	S 11° 00' 20" E	7.00

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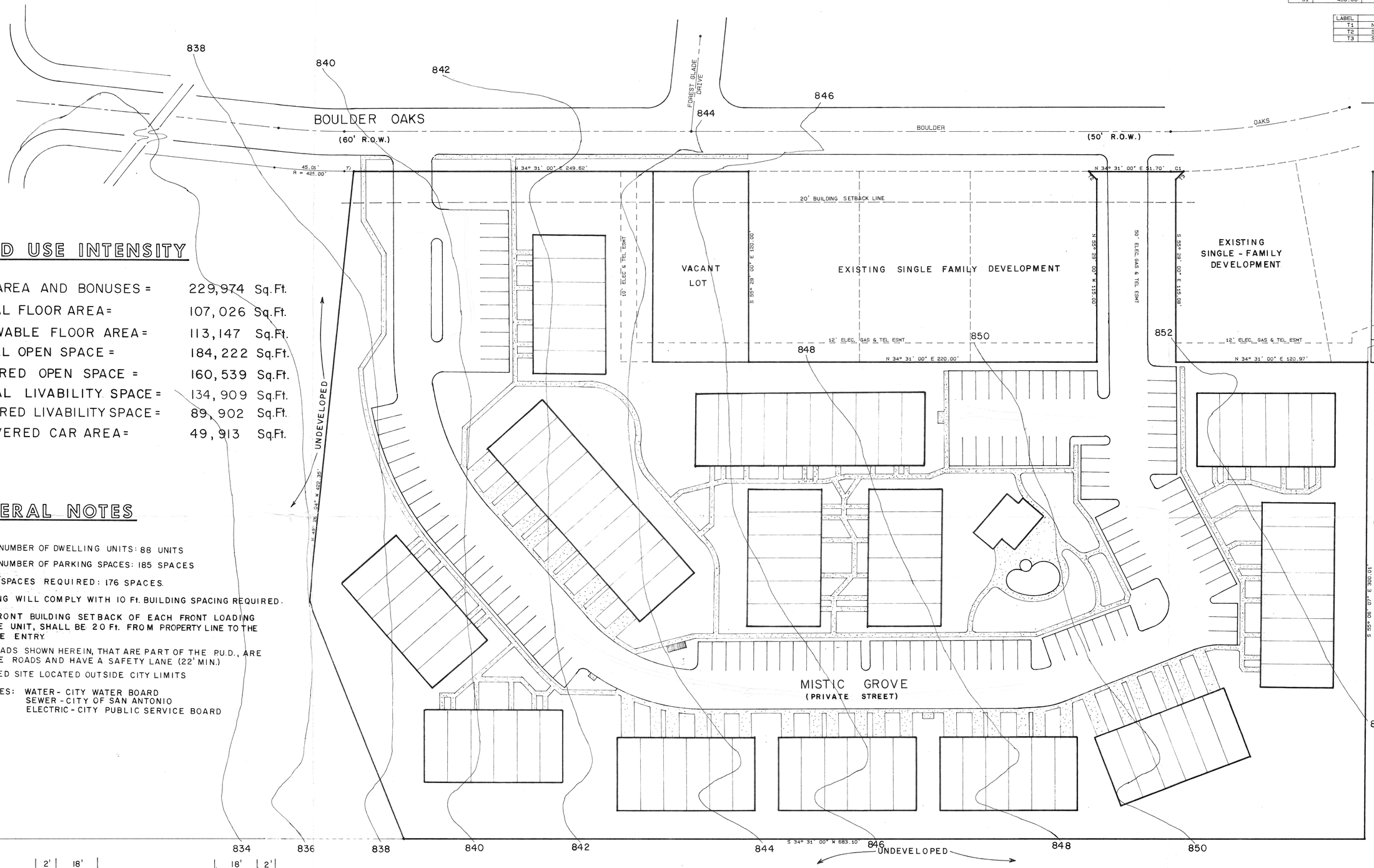
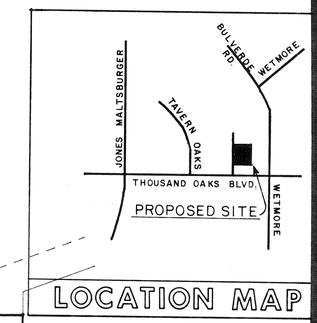


LAND USE INTENSITY

LOT AREA AND BONUSES =	229,974	Sq.Ft.
ACTUAL FLOOR AREA =	107,026	Sq.Ft.
ALLOWABLE FLOOR AREA =	113,147	Sq.Ft.
ACTUAL OPEN SPACE =	184,222	Sq.Ft.
REQUIRED OPEN SPACE =	160,539	Sq.Ft.
ACTUAL LIVABILITY SPACE =	134,909	Sq.Ft.
REQUIRED LIVABILITY SPACE =	89,902	Sq.Ft.
UNCOVERED CAR AREA =	49,913	Sq.Ft.

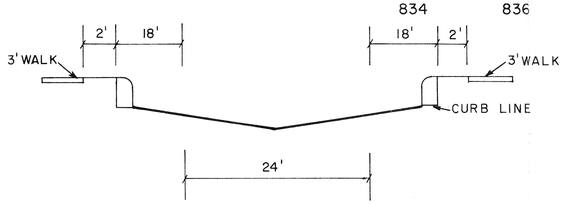
GENERAL NOTES

1. TOTAL NUMBER OF DWELLING UNITS: 88 UNITS
2. TOTAL NUMBER OF PARKING SPACES: 185 SPACES
3. TOTAL SPACES REQUIRED: 176 SPACES.
4. BUILDING WILL COMPLY WITH 10 Ft. BUILDING SPACING REQUIRED.
5. THE FRONT BUILDING SETBACK OF EACH FRONT LOADING GARAGE UNIT, SHALL BE 20 Ft. FROM PROPERTY LINE TO THE GARAGE ENTRY.
6. ALL ROADS SHOWN HEREIN, THAT ARE PART OF THE P.U.D., ARE PRIVATE ROADS AND HAVE A SAFETY LANE (22' MIN.)
7. PROPOSED SITE LOCATED OUTSIDE CITY LIMITS
8. UTILITIES: WATER - CITY WATER BOARD
   SEWER - CITY OF SAN ANTONIO
   ELECTRIC - CITY PUBLIC SERVICE BOARD



LOCATION MAP

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 6-19-85 Chairman:



TYPICAL STREET SECTION
NOT TO SCALE

EDEN TOWNHOUSES P.U.D.

FINAL PLANNED UNIT DEVELOPMENT

ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

#226

LEGAL DESCRIPTION:
5.15 ACRES OF LAND OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT 591, COUNTY BLOCK 5014, BEXAR COUNTY, TEXAS

SCALE = 1" = 50' | DATE = 6-3-85 | REVISION =