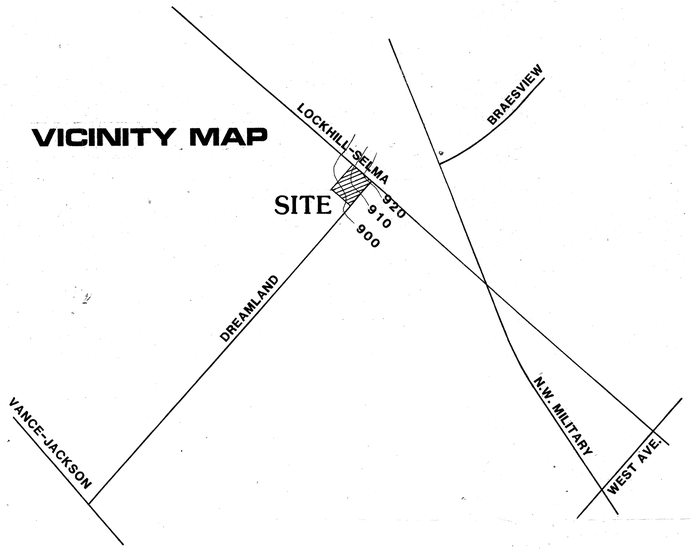
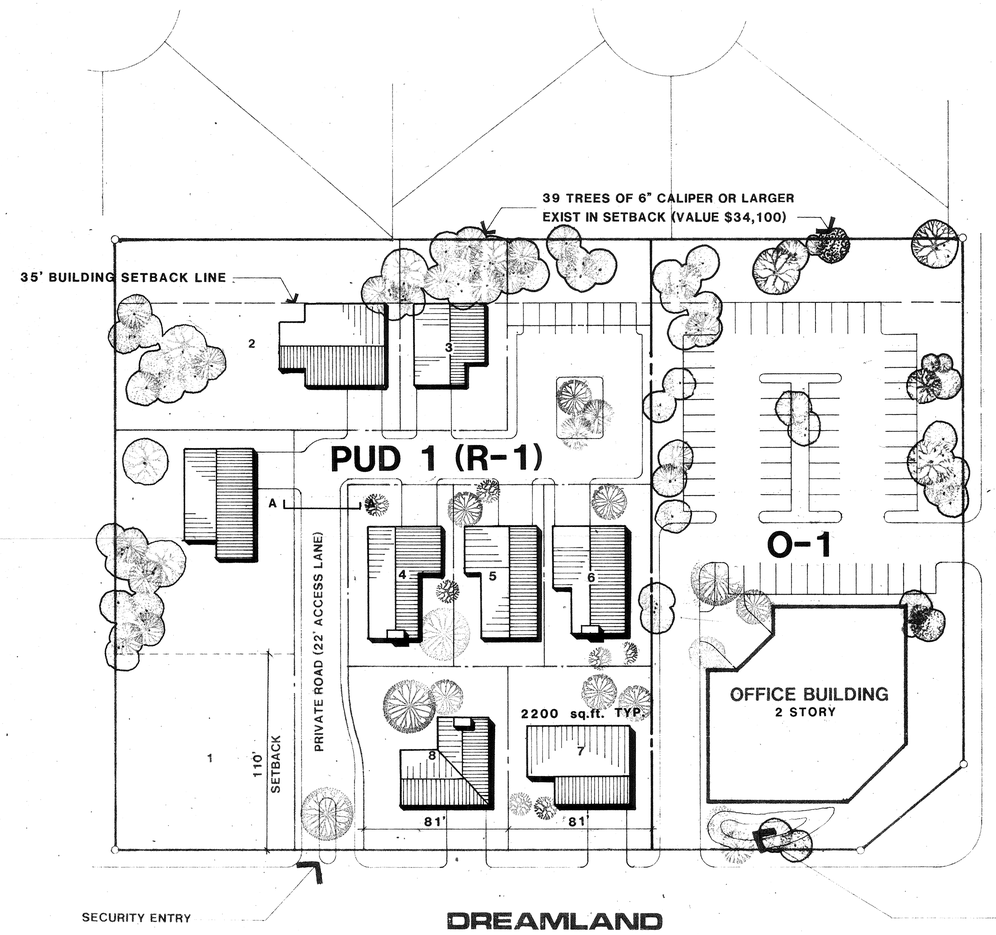
PUD 1 (R-1) & O-1

DEVELOPMENT CONCEPT

PREPARED FOR TOM ROHDE COMPANY SAN ANTONIO, TEXAS

VICINITY MAP





SCALE 1"-40'0"

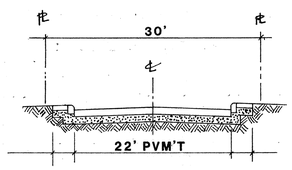
0 20 40 80

GENERAL NOTES

1. CONCEPT IS IN DEFERENCE TO TOPOGRAPHY, HYDROGRAPHY, CONSIDERATIONS RELATIVE TO ACCESS AND NEIGHBORHOOD CIRCULATION, AND EXISTING LAND USE HAVING PROXIMITY.
2. SUBJECT TO REFINEMENT WITH PLATTING.
3. TYPICAL HOUSE FLOOR PLAN IS 2200 SQ.FT.

LAND USE DATA

1.	OFFICE	1.3± AC.
	PARKING RATIO	1 SPACE/300 SQ.FT. FLOOR AREA
2.	RESIDENTIAL	2.3± AC.
	TOTAL UNITS	8
	DENSITY	3.4± D.U./AC.
	PARKING	7 SPACES (GUEST)



STREET SECTION A-A

WINDRUSH APARTMENTS

P.U.D. Name: DREAMLAND		Address: NA	
Type of Development: SINGLE FAMILY		Acreage: 2.3	
Legal Description of Property	: Lot 3, 4 &SW 88.86' of Lot 2 Block 1 NCB 11670		
LAND USE INTENSITY : (a.) Floor area ratio ..... FAR .283 (b.) Open space ratio ..... OSR 2.6 (c.) Livability space ratio ..... LSR 1.7		Present Zoning: A; Proposed Zoning: PUD-1 (R-1); Density: 3.4 D.U./AC.	
WHAT TO DETERMINE	HOW TO DETERMINE		DETERMINATION
1. Land area	From plans and bonuses		100,188 S.F.
2. Bldg. area(include gar.)	From plan		17,900 S.F.
3. Usable roof areas	From plan		NA
4. Floor area	From plan		14,400 S.F.
5. Floor area allowed	LA X FAR	L.1 X (a.)	28,353 S.F.
6. Uncovered open space	LA - BA + UBA	L.1 - L.2 + L.3	82,588 S.F.
7. Covered open space	From plan		NA
8. Open space	UOS + ½COS	L.6 + ½ L.7	82,588 S.F.
9. Open space required	FA X OSR	L.4 X (b.)	37,440 S.F.
10. Livability space	OS - UCA	L.8 - L.12	65,160 S.F.
11. Livability space req.	FA X LSR	L.4 X (c.)	24,480 S.F.
12. Uncovered car area	From plan (Includes all drives)		17,425 S.F.
13. Recreation space	From plan		NA
14. Recreation space ratio	RS ÷ FA	L.13 ÷ L.4	NA
15. Occupant car spaces	From plan		23
16. Number of Living units	From plan		8

REVISED 7/8/85

WHISPERING OAKS VILLAS APARTMENTS

4

PRELIMINARY DEVELOPMENT PLAN

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
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Job No. 84.4.119
Date 10/84
Drawn by JMW

Sheet DREAMLAND ROHDE 4
Of

#228

BRUNING 40-107 56439