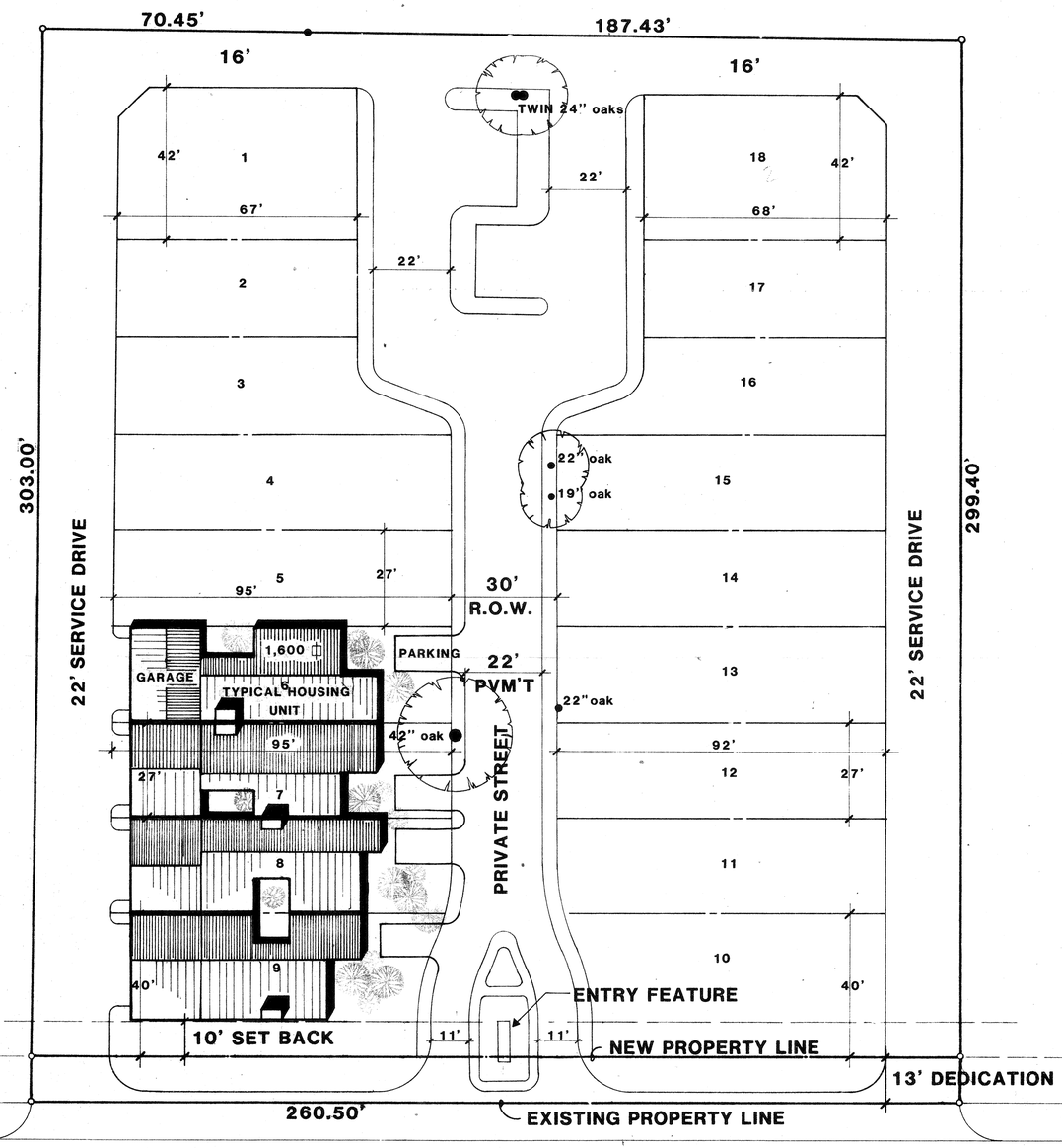
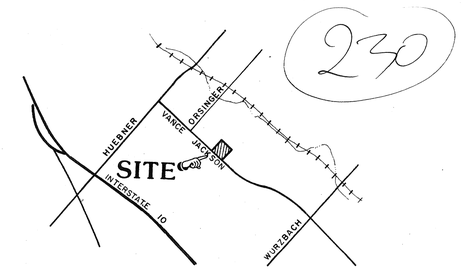
SCALE 1" :: 20'





VICINITY MAP

LEGAL

1.793 ACRE TRACT COMPRISING A PORTION OF LOTS 13, 14, AND 15, OUT OF McCALLEY SUBDIVISION REQUIRED IN VOLUME 642,PAGE 61, TRINIDAD GUERRERA SURVEY NO. 88, ABSTRACT 260, COUNTY BLOCK 4443, NW NEW CITY BLOCK 14735, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LAND USE INTENSITY

1. Property: Date Analyzed:
2. Location: Analyzed By:
3. Plans Analyzed: Plot Plan
4. Land Use Intensity: Zoning
   a. Floor Area Ratio ..... FAR .492
   b. Open Space Ratio ..... OSR 1.5
   c. Livability Space Ratio ..... LSR .84

What to determine	How to determine it	Determination
5. Floor Area (Sq. Ft.)	From Plans	21,600 □
6. Land Area	From Plans & Bonuses	79,405 □
7. Floor Area Allowed	LA x FAR L. 6x4a	39,067 □
8. Building area(include gar.)	From Plans	28,800 □
9. Usable Roof areas	From Plans	0
10. Uncovered open space	LA-BA + URA L. 6- L. 8 + L.9	50,605 □
11. Covered Open space	From Plans	0
12. Open Space	UOS + COS L. 10 + ½ L. 11	50,605 □
13. Open Space Required	FA x OSR L. 5 x 4b	32,400 □
14. Uncovered Car area	From Plans (includes all drives)	28,692 □
15. Livability Space	OS-UCA L. 12-L.14	21,913 □
16. Livability Space Required	FA x LSR L. 5 x 4c	18,144 □
17. Recreation Space	From Plans	0
18. Recreation Space Ratio	RS ÷ FA L. 17 ÷ L. 5	0
19. Occupant Car Spaces	Form Plans	54
20. Number of Living Units	From Plans	18

LOTS

18 LOTS

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED
Planning Commission ☑
Zoning Commission ☐
City of San Antonio
Date 11/6/85 Chairman

Oak Grove
DEVELOPMENT PLAN
PRELIMINARY PUD-1(R-6) CONCEPT

PREPARED FOR: RON JAROSZEWSKI

1

PRELIMINARY DEVELOPMENT PLAN

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
512/340-7134

Job No.
Date 7/22/85
Drawn by D.R.Y.

Sheet
OAK COVE
JAROSZEWSKI
Of

#230

BRUNING 40-107 58439