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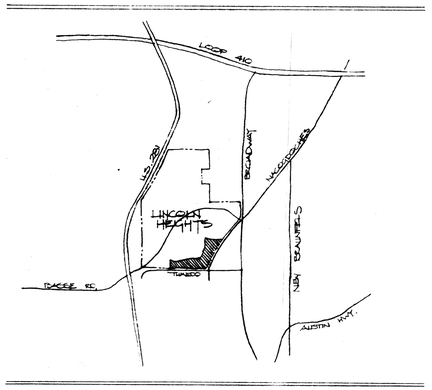
This plan plan amendo plan previously app by P.P. Directors app



LOCATION MAP

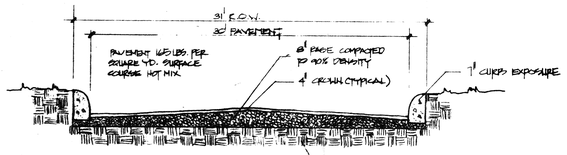
NOTES:
- ALL STREET INTERSECTION SIGHTLINE REQUIREMENTS WILL BE MET.
- ALL FRONT-LOADING GARAGES WILL BE SETBACK A MINIMUM OF 20' FROM THE FRONT PROPERTY LINE.
- ALL SIDE-LOADING GARAGES WILL BE SETBACK A MINIMUM OF 10' FROM THE FRONT PROPERTY LINE.
- CONSTRUCTION OF DEVELOPMENT TO BE DONE IN ONE PHASE.

LAND USE INTENSITY TABLE

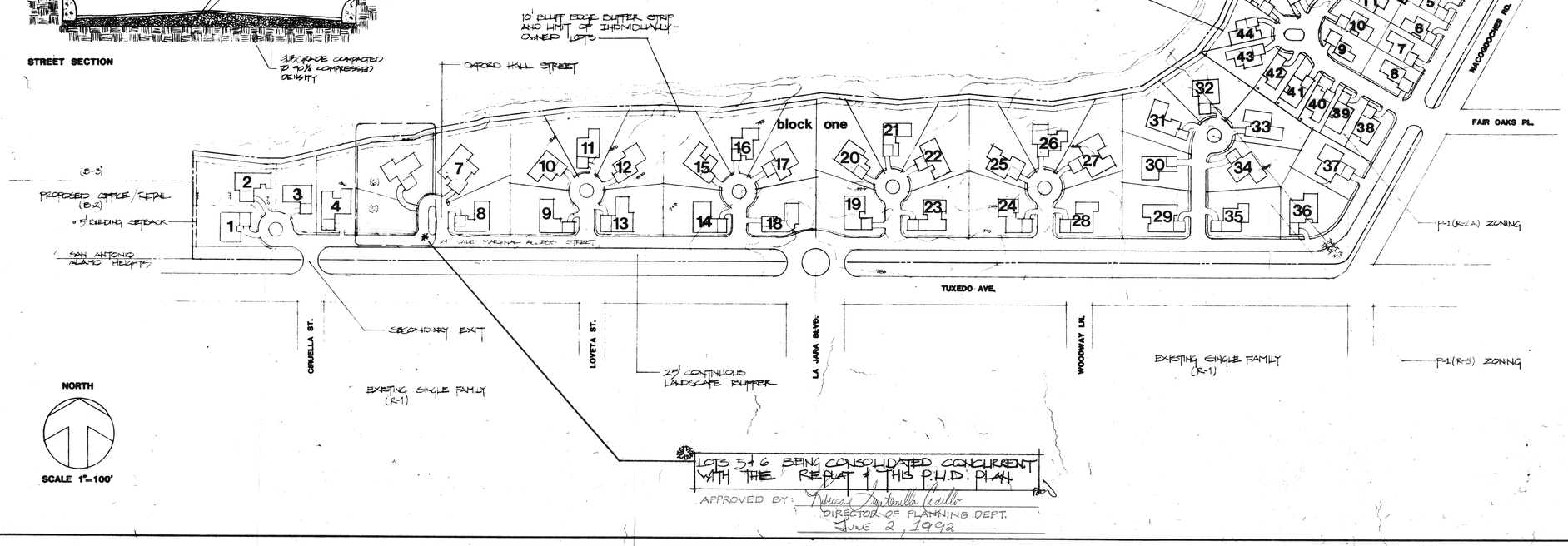
FLOOR AREA RATIO — 2.83	PRESENT ZONING — R-2A/R-5
OPEN SPACE RATIO — 2.6	PROPOSED ZONING — P-1: R-2/R-5
LIVABILITY SPACE RATIO — 1.7	DENSITY — 3.82 du/ac.

LAND AREA (30.61 ACRES)	1,333,372 S.F.
BUILDING AREA	307,450*
USABLE ROOF AREAS	0
FLOOR AREA	233,384*
FLOOR AREA ALLOWED	377,344
UNCOVERED OPEN SPACE	1,025,922*
COVERED OPEN SPACE	0
OPEN SPACE	1,025,922*
OPEN SPACE REQUIRED	659,100
LIVABILITY SPACE	771,018*
LIVABILITY SPACE REQUIRED	430,950
UNCOVERED CAR AREA	245,608
RECREATION SPACE	91,250
RECREATION SPACE RATIO	.36
OCCUPANT CAR SPACES	234
NUMBER OF LIVING UNITS	116*

* MODIFICATIONS W/ AMMENDED P.U.D. PLAN



STREET SECTION



LOTS 5 & 6 BEING CONSOLIDATED CONCURRENT WITH THE REPLAT & THIS P.U.D. PLAN

APPROVED BY: [signature]
DIRECTOR OF PLANNING DEPT.
JUNE 2, 1992

PROPOSED LOT SUMMARY:

37	85' x 135' LARGE SINGLE FAMILY LOTS
66	55' x 105' LARGE GARDEN HOME LOTS
14	50' x 105' MEDIUM GARDEN HOME LOTS
* ~~117~~ 116	LOTS TOTAL

Dixie Watkins III
land planning
landscape design
environmental management
3330 Oakwell Court
Suite 100
San Antonio
Texas
824-7836
78218

Lincoln Heights Tracts 11 and 12
Planned Unit Development

Ammended P.U.D. Plan

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