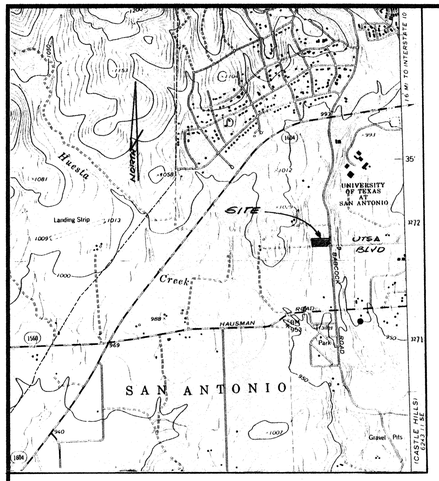
328

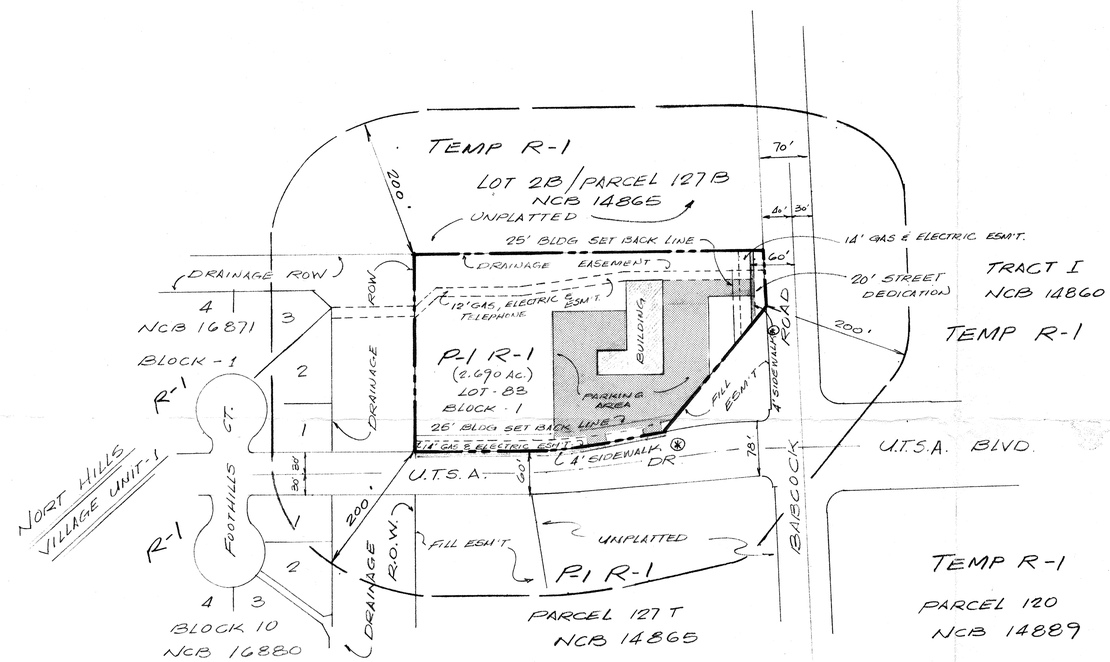


LOCATION MAP
(SCALE 1" = 2000')

RECEIVED
93 MAR 23 PM 1:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 4/14/93
Secretary: Date: 4/14/93

NORTH
SCALE 1" = 100'



(*) SIDEWALK TO BE LOCATED ADJACENT TO ℄ AND AWAY FROM THE CURB

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	P-1 R-1
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	0.37 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	0.20 %
PROPOSED PERCENTAGE OF OPEN SPACE	=	0.91 %
TOTAL SPACE	=	117,176 S.F.
OCCUPIED SPACE 9830 S.F.		8000 S.F. (BUILDING); 1830 S.F. (STREET DEDICATION)
NET OPEN SPACE	=	107,346 S.F.
OPEN SPACE RATIO	=	107,346 / 117,176 = 0.91 %

NOTES:

1.- WATER SERVICE BY S.A.W.S.
2.- SANITARY SEWER SERVICE BY S.A.W.S.
3.- GAS AND ELECTRIC SERVICE BY C.P.S.
4.- THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE DOES NOT APPLY, SINCE THIS IS NOT A CORNER LOT.
5.- DEVELOPER: BETHANY PRIMITIVE BAPTIST CHURCH
c/o ROBERT W. ANGLE
10750 ELMENDORF
LAVERNIA, TEXAS 78223
6.- THE 4' SIDEWALK WILL BE CONSTRUCTED WITHIN UTSA DRIVE AND BABCOCK RD. LOCATED AWAY FROM THE CURB
7.- THE WATER METER BOX WILL BE LOCATED WITHIN THE STREET ROW. ACTUAL LOCATION WILL BE DETERMINED BY SAWS AT THE TIME OF PROVIDING THE WATER SERVICE.
8.- ONE NONRESIDENTIAL LOT TO BE PLATTED.

REVISIONS

OVERBY DESCAMPS ENGINEERS
900 N.E. LOOP 410
SUITE 122
SAN ANTONIO, TX. 78209
TEL: (210) 828-3520
FAX: (210) 822-7375

P.U.D. PLAN
FOR
BETHANY PRIMITIVE BAPTIST CHURCH

DATE ISSUED:	3/5/93
PROJECT NO.	0040.00
DRAWING NO:	S-1

93-020