LAND USE INTENSITY

Thousand Oaks, Unit 5, being 12.212 acres out of the John Finto Survey No. 334 1/2, County Block 4999, The Juan Armendaris Survey No. 258 1/2, County Block 4992, The John Borsos Survey No. 1114, County Block 4970, Bexar County, Texas.

NOTE: 3.735 acres zoned P-1 (R-2), comprised of lots 77 & 78 block 4, NCB 16123.

MAXIMUM DENSITY = 10 Total per acre

	Allowed	Broken Oak
P-1 (R-2)	10 (41 Units)	10 (41 Units)

FLOOR AREA = Floor Area Ratio X Gross Site Area

	Allowed	Broken Oak
R-2	.283 x 180,164 = 50,640 sq. ft.	44,895 sq. ft.

OPEN SPACE = Open Space Ratio X floor Area

	Minimum	Broken Oak
R-2	2.6 x 44,895 =116,727 sq. ft.	154,571 sq. ft.

LIVABILITY SPACE = Livability Space Ratio X Floor Area

	Minimum	Broken Oak
R-2	1.7 x 44,895 = 76321.5 sq. ft.	124,767 sq. ft.

PARKING PER UNIT

Allowed	Broken Oak
2 (82 spaces)	2 (82 spaces)

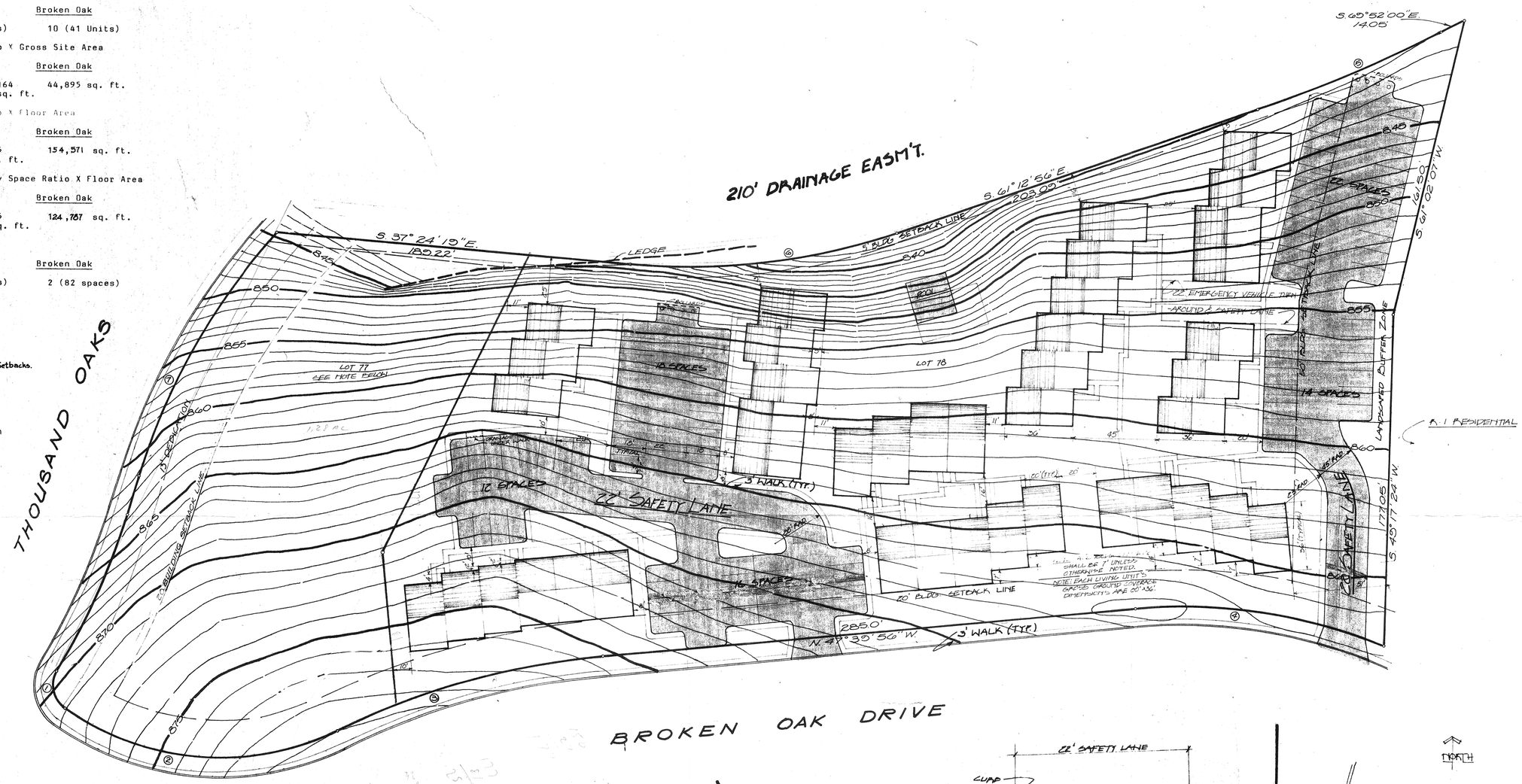
ADDITIONAL DATA

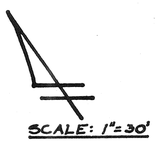
BUILDING SETBACKS:

R-2 - 20' - 0" Front Setback
20' - 0" Rear Setback
5' - 0" Side Setback
Plan to comply with P.U.D.-1 Sight-line Setbacks.
Pedestrian Access:

All walkways to be 3' wide minimum.

Drainage, Utilities, & Garbage Collection to conform to all codes and regulations as required by the City of San Antonio.





SCALE: 1"=30'

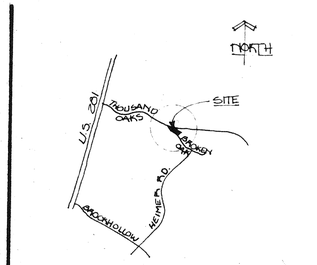
TYPICAL CROSS SECTION
NTS.

R-1 RESIDENTIAL

R-6 TOWNHOME'S

NOTE: LOT 77 IS TO BE USED AS COMMON OPEN SPACE IN CONJUNCTION WITH LOT 78 AS SHOWN ON THIS PLANNED UNIT DEVELOPMENT PLAN.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 4/6/83 Chairman:



LOCATION MAP

CURVE DATA				
NO	RADIUS	DELTA	TANGENT	LENGTH
1	18.0'	84°30'34"	13.71'	23.21'
2	143.48'	61°15'00"	85.05'	153.55'
3	407.63'	20°48'04"	74.82'	147.99'
4	282.84'	27°22'19"	68.00'	135.17'
5	700.00'	08°35'04"	52.95'	105.69'
6	350.00'	23°48'37"	73.79'	145.45'
7	430.00'	121°16'35"	46.24'	92.13'
8	370.00'	32°52'11"	109.14'	212.26'

FINAL PLAN
BROKEN OAK PLANNED UNIT DEVELOPMENT

122