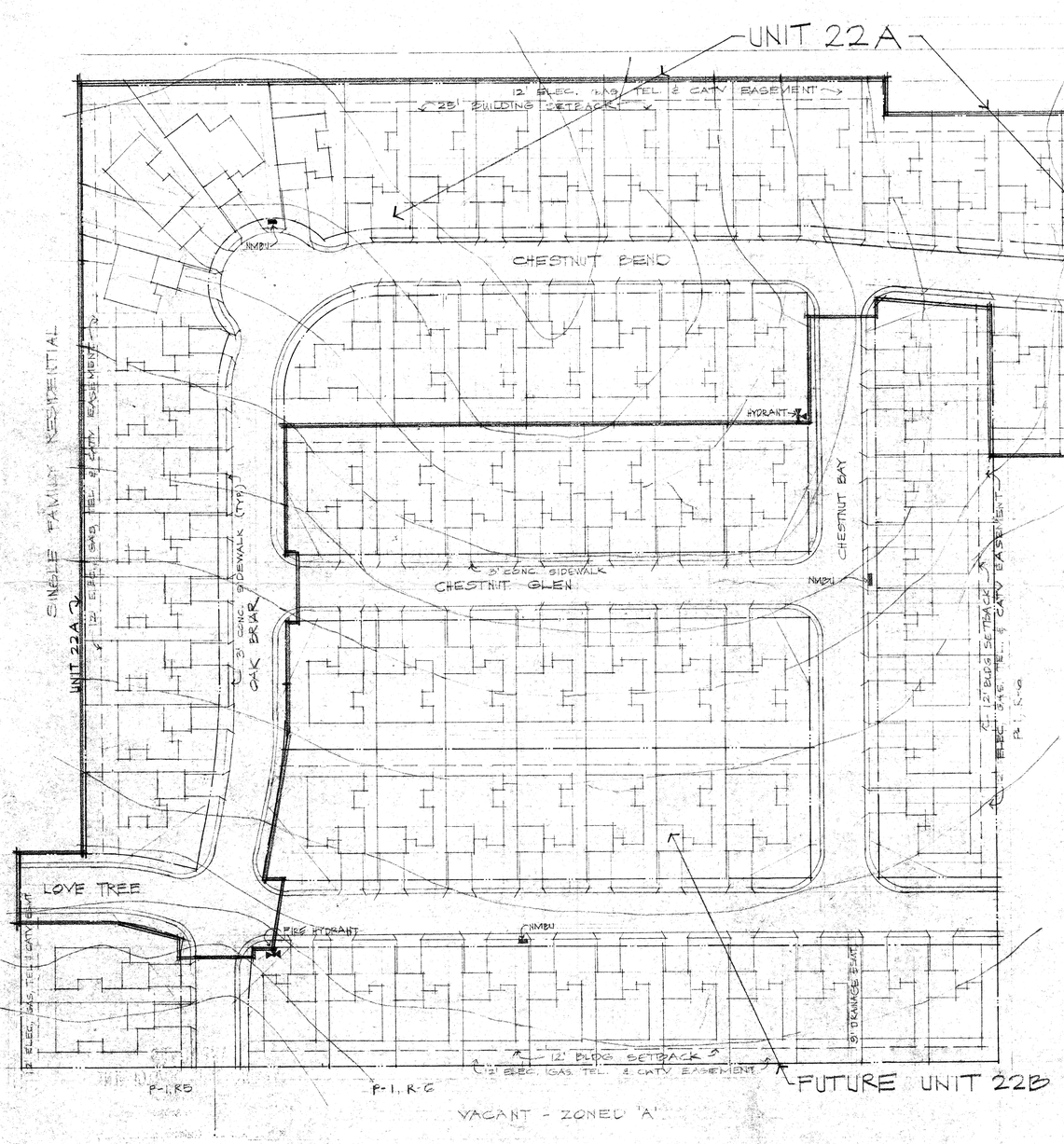


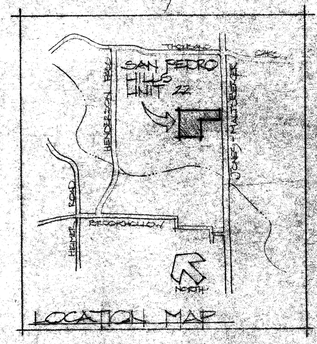
LAND USE INTENSITY

	ZONING P-1 R-5	P-1 R-2	P-1 R-6
F.A.R.	.283	.283	.492
O.S.R.	2.6	2.6	1.5
L.S.R.	1.7	1.7	.84

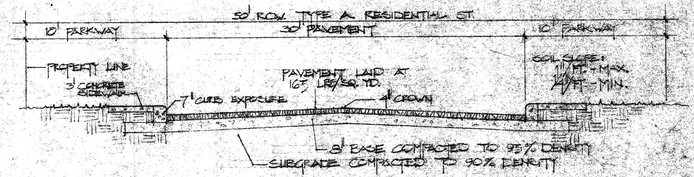
LAND AREA	(16.904 AC.)	736,365 S.F.
BUILDING AREA		201,400
USEABLE ROOF AREAS		—
FLOOR AREA		159,000
FLOOR AREA ALLOWED		275,488
UNCOVERED OPEN SPACE		534,988
COVERED OPEN SPACE		—
OPEN SPACE		534,988
OPEN SPACE REQ'D		436,140
LIVABILITY SPACE		360,838
LIVABILITY SPACE REQ'D		208,972
UNCOVERED CAR AREA		174,150
RECREATION SPACE		—
RECREATION SPACE RATIO		—
OCCUPANT CAR SPACES		212
NUMBER OF LIVING UNITS		106
NUMBER OF LOTS		107

NMBU = NEIGHBORHOOD MAIL BOX UNIT

NOTE: THE FRONT BUILDING SETBACK OF THE GARAGES OF EACH FRONT-LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.



STREET SECTION:



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 1-9-85 Chairman:

SAN PEDRO HILLS UNIT 22 P.U.D.

FINAL PLANNED UNIT DEVELOPMENT PLAN

12/14/84
12/6/84

11/27/84
12/13/84
2/21/85
10/22/84

WENDELL DAVIS & ASSOCIATES
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SAN ANTONIO, TEXAS 512/824-6333

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