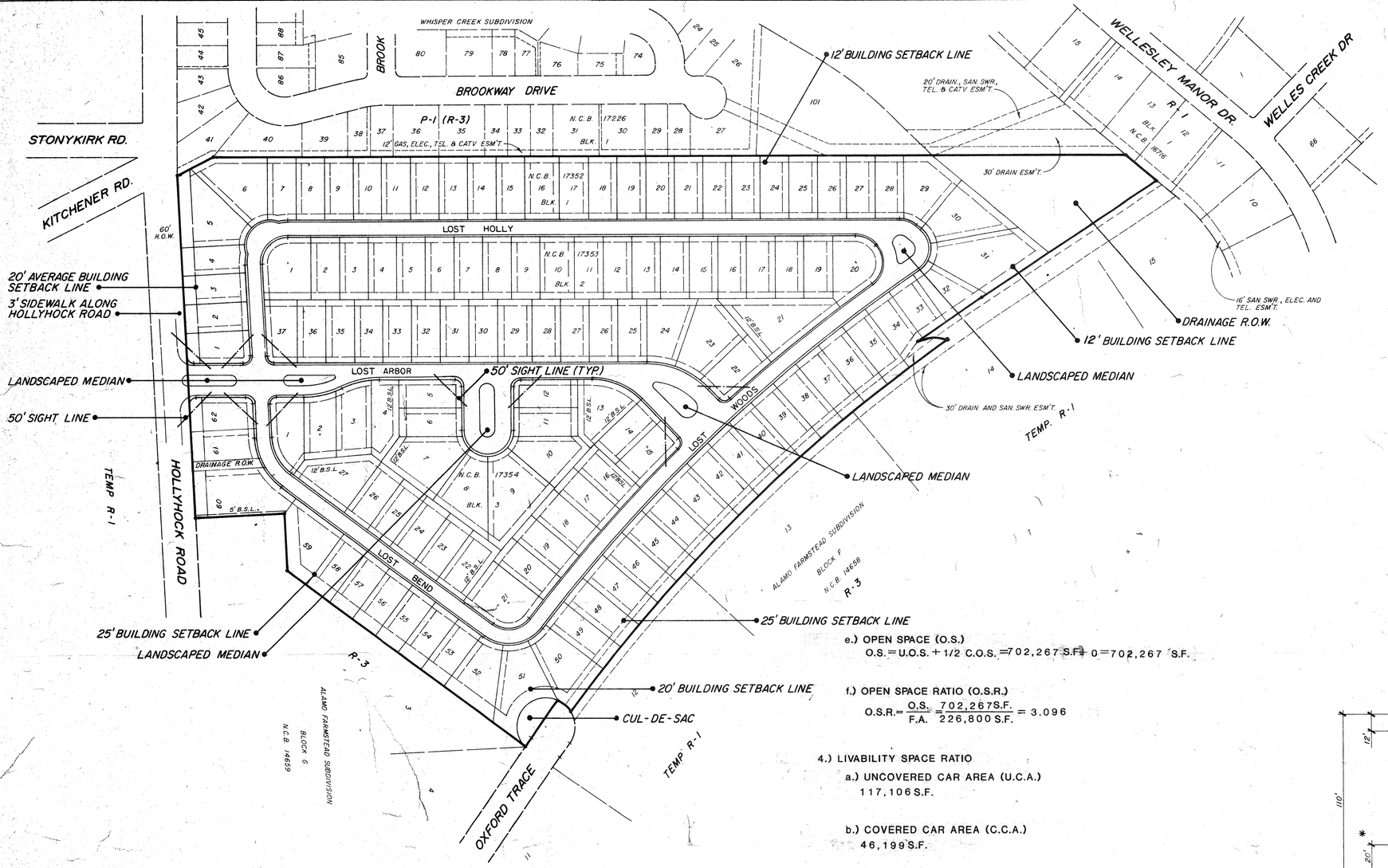


LOST OAKS SUBDIVISION
PLANNED UNIT DEVELOPMENT

LAND USE INTENSITY ASSIGNED BY ZONING ORDINANCE

1.) MAXIMUM DENSITY	8
2.) FLOOR AREA RATIO	0.283
3.) OPEN SPACE RATIO	2.6
4.) LIVABILITY SPACE RATIO	1.7

1.) MAXIMUM DENSITY

DWELLING UNITS 126
SITE AREA 23.165 AC.

$$\text{DENSITY} = \frac{126}{23.165} = 5.44$$

2.) FLOOR AREA RATIO

a.) LAND AREA (L.A.)

SITE AREA	1,009,067 S.F.
ALLOWABLE BONUSES	NONE
LAND AREA	1,009,067 SF.

b.) FLOOR AREA (F.A.)
NUMBER OF UNITS 126
DWELLING UNIT SIZE 1,800 S.F.
FLOOR AREA 226,800 S.F.

c.) FLOOR AREA RATIO (F.A.R)

$$\text{F.A.R.} = \frac{\text{F.A.}}{\text{L.A.}} = \frac{226,800\ \text{S.F.}}{1,009,067\ \text{S.F.}} = 0.225$$

3.) OPEN SPACE RATIO

a.) BUILDING AREA (B.A.)

$$\text{B.A.} = \frac{\text{F.A.}}{\text{NUMBER OF STORIES}} = \frac{226,800\ \text{S.F.}}{1} = 226,800\ \text{S.F.}$$

b.) USABLE ROOF AREA (U.R.A.)
NONE

c.) UNCOVERED OPEN SPACE (U.O.S.)
U.O.S. = L.A. − B.A. + U.R.A.
= 1,009,067 S.F. − 226,800 S.F. + 0 = 702,267 S.F.

d.) COVERED OPEN SPACE (C.O.S.)
NONE

e.) OPEN SPACE (O.S.)
O.S. = U.O.S. + 1/2 C.O.S. = 702,267 S.F. + 0 = 702,267 S.F.

f.) OPEN SPACE RATIO (O.S.R.)

$$\text{O.S.R.} = \frac{\text{O.S.}}{\text{F.A.}} = \frac{702,267\ \text{S.F.}}{226,800\ \text{S.F.}} = 3.096$$

4.) LIVABILITY SPACE RATIO

a.) UNCOVERED CAR AREA (U.C.A.)
117,106 S.F.

b.) COVERED CAR AREA (C.C.A.)
46,199 S.F.

c.) LIVABILITY SPACE (L.S.)
L.S. = O.S. − U.C.A. − 1/2 C.C.A. = 702,267 SF. − 117,106 SF. − 46,199 SF. = 562,062 SF.

d.) LIVABILITY SPACE RATIO (L.S.R.)

$$\text{L.S.R.} = \frac{\text{L.S.}}{\text{F.A.}} = \frac{562,062\ \text{S.F.}}{226,800\ \text{S.F.}} = 2.478$$

5.) PARKING RATIO

a.) OCCUPANT CAR SPACES (O.C.)
252

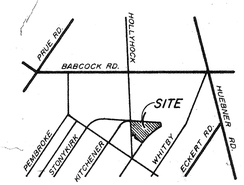
b.) NUMBER OF DWELLING UNITS (D.U.)
126

c.) OCCUPANT CAR RATIO (O.C.R.)

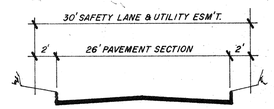
$$\text{O.C.R.} = \frac{\text{O.C.}}{\text{D.U.}} = \frac{252}{126} = 2.000$$

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 5/29/84 Chairman:

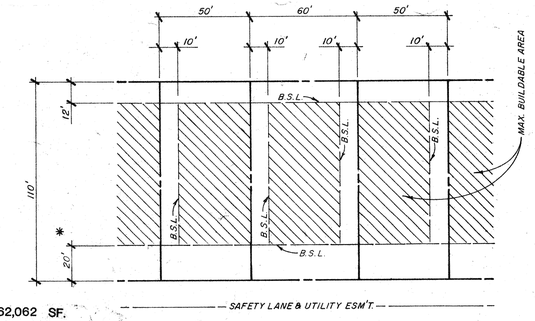
SCALE: 1" = 100'



LOCATION MAP



TYPICAL STREET SECTION



* 10' FRONT SETBACK FOR SIDE ENTRY GARAGE. 20' SETBACK FRONT ENTRY GARAGE.

TYPICAL LOT CONFIGURATION

LAND USE INTENSITY

	ALLOWABLE		PROPOSED	
DENSITY		8		5.44
UNITS		185		126
FLOOR AREA RATIO	.283	285,566 S.F.	.225	226,800 S.F.
OPEN SPACE RATIO	2.6	742,472 S.F.	3.10	702,267 S.F.
LIVABILITY SPACE RATIO	1.7	485,462 S.F.	2.48	562,062S.F.

PROPOSED DWELLING UNIT SIZE - 1,800 S.F.

RESIDENTIAL	19.200
STREETS AND SAFETY LANES	3.500
DRAINAGE	0.453
GROSS AREA	23.165 A.C.

STATE OF TEXAS — HARRY B. JEWETT, III — 3107 — REGISTERED PROFESSIONAL ENGINEER

PAPE-DAWSON CONSULTING ENGINEERS
9310 BROADWAY SAN ANTONIO TEXAS 78217

LOST OAKS SUBDIVISION
PLANNED UNIT DEVELOPMENT

FINAL P.U.D. PLAN

Harry Jewett Associates
Engineers, Planners, Consultants
342 W. Woodlawn, Suite 303/San Antonio, TX 78212/(512) 737-3417

Job No. 8355
Date 11/15/83
Drawn by K.L.R.

Sheet 1
Of 1

#155

BRUNING 40-107 38082