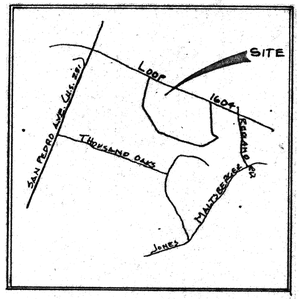
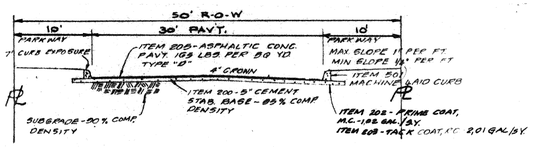
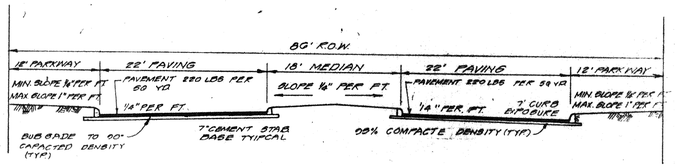



LOCATION MAP

NOTE: DEVELOPER TO PROVIDED 3' SIDEWALK ON HENDERSON PASS R.O.W. ADJACENT THE BOUNDARY OF GARDENS OF CANYON OAKS P.U.D. .




TYPICAL STREET SECTION




TYPICAL STREET SECTION

COMMERCIAL OFFICE

MULTI-FAMILY

OAK HAVEN HEIGHTS UNIT 2 SINGLE FAMILY

OAK HAVEN HEIGHTS UNIT 3 SINGLE FAMILY

SAN ANTONIO RIVER AUTHORITY PERMANENT RESERVOIR ESM'T.

UNPLATTED

THOUSANDS OAKS UNIT 7A SINGLE FAMILY

LIBERTY HILL SUB'D. SINGLE FAMILY

CITY WATER BOARD STAND PIPE SITE .726 ACRES

75' MIN. AVER. SETBACK LINE

15' MIN. AVER. SETBACK LINE

RECREATION AREA

HENDERSON PASS

CANYON RIDGE

# P . U . D . BOUNDARY

APPROVED
PLANNED RESIDENTIAL DEVELOPMENT
Planning Commission
City of San Antonio
Date: 5/30/84 Chairman:

| | |
|---|---|
| P.U.D. Name: | Canyon Oaks P.U.D. |
| Name of Subdivision: | See Attached |
| Type of Development: | PIR1 |
| Acreage: | 42.06 Acs |
| Legal Description of Property : | See Attached |
| LAND USE INTENSITY : | |
| (a.) Floor area ratio ..... FAR | .283 |
| (b.) Open space ratio ..... OSR | 2.6 |
| (c.) Livability space ratio ..... LSR | 1.7 |
| Present Zoning: | PIR1 |
| Proposed Zoning: | PIR1 |
| Density: | 8 allowed 5.8 Actual |

| WHAT TO DETERMINE | HOW TO DETERMINE | | DETERMINATION |
|---|---|---|---|
| 1. Land area | From plans and bonuses | | 2,013,909.40 S.F. |
| 2. Bldg. area(include gar.) | From plan | | 635,540.40 S.F. |
| 3. Usable roof areas | From plan | | -0- |
| 4. Floor area | From plan | | 517,928.40 S.F. |
| 5. Floor area allowed | LA X FAR | L.1 X (a.) | 569,936.36 S.F. |
| 6. Uncovered open space | LA - BA + URA | L.1 - L.2 + L.3 | 1,378,369.00 S.F. |
| 7. Covered open space | From plan | | -0- |
| 8. Open space | UOS + ½COS | L.6 + ½ L.7 | 1,378,369.00 S.F. |
| 9. Open space required | FA X OSR | L.4 X (b.) | 1,346,613.80 S.F. |
| 10. Livability space | OS - UCA | L.8 - L.12 | 1,329,581.80 S.F. |
| 11. Livability space req. | FA X LSR | L.4 X (c.) | 811,478.28 S.F. |
| 12. Uncovered car area | From plan ( includes all drives ) | | 49,487.20 S.F. |
| 13. Recreation space | From plan | | -0- |
| 14. Recreation space ratio | RS ÷ FA | L.13 ÷ L.4 | -0- |
| 15. Occupant car spaces | From plan | | 494 |
| 16. Number of Living units | From plan | | 247 |

YARD REQUIREMENTS

1. HEIGHT SHALL NOT EXCEED 2½ STORIES AND/OR 25 FT. PER DEFINITION OF THE 1984 SAN ANTONIO ZONING ORDINANCE.
2. MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 20FT.
3. MINIMUM SIDE YARD SETBACK SHALL BE 5FT ON INTERIOR LOTS AND/10FT ON CORNER LOTS.
4. DISTANCE BETWEEN BUILDINGS SHALL BE MINIMUM DISTANCE OF 10FT.
5. TYPICAL LOT SIZE SHALL HAVE A MINIMUM SIZE OF 5,000 SQ. FT. (SEE ATTACHED PLAT FOR INDIVIDUAL LOT DIMENSIONS).

SCALE: 1"=200'

Drawing No. 5245

App. | No. | Date | Revisions

HALLENBERGER TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

Date:
Designed by:
Drawn by:
Checked by:
Scale

# CANYON OAKS P.U.D. PLAN
# FINAL

Sheet ONE
of ONE

# 178

28109