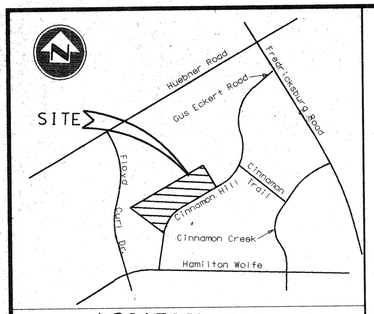


LOCATION MAP

GENERAL NOTES:

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20' FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3' WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-335, DATED 1993 FOR THE CITY OF SAN ANTONIO, FOR R-7 ZONE CLASSIFICATION.
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS FOR LOCAL TYPE "A" STREETS, EXCEPT FOR PARKWAY AND PAVING WIDTH DIMENSIONS
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS, SECTION 35.C101, UNIFIED DEVELOPMENT CODE, DATED 1993, FOR CITY OF SAN ANTONIO.

OWNER: RICHLAND CINNAMON HILLS LTD.

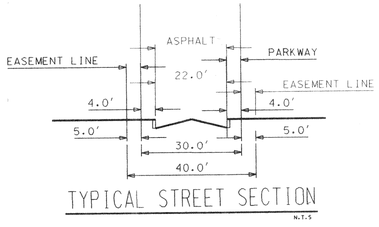
OWNER: REHAB HOSPITAL SERVICES

CINNAMON HILL

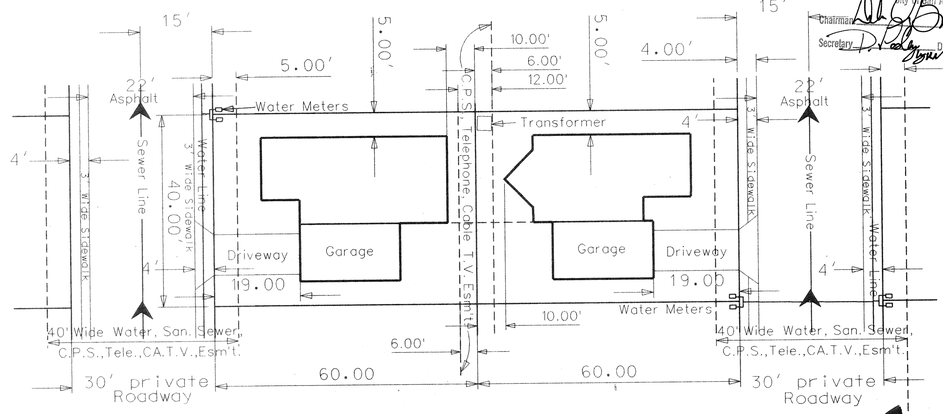
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman _____ Date: 1-24-96
Secretary _____ Date: 1-24-96

LAND USE

ZONING CLASSIFICATION: P-1, R-7
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
PROPOSED DENSITY: 11 UNITS PER ACRE
PROPOSED OPEN SPACE RATIO: 51%
REQUIRED OPEN SPACE RATIO: 35%
TOTAL LAND AREA: 570,243.9 Square Feet
DRIVEWAY AREA: 29,000 Square Feet
FLOOR AREA: 144,420 Square Feet
STREET/DRAIN RIGHT OF WAYS: 104,230 Square Feet
TOTAL IMPERVIOUS COVER: 277,650 Square Feet
TOTAL PROPOSED OPEN SPACE: 292,593 Square Feet
TOTAL OPEN SPACE REQUIRED: 199,585.37 Square Feet
TOTAL NUMBER OF LOTS: 145 Lots



TYPICAL STREET SECTION
N.T.S.



TYPICAL LOT SITE PLAN
Scale N.T.S.

95-061

KENTON PLACE P.U.D.

SAN ANTONIO ○ BEXAR COUNTY ○ TEXAS

SCALE: 1":50'
DATE: 6/19/95

Land Planning Department
RAYCO LTD.
Home Builder Community Developer
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111

/usr/rick/surveys/kppud.dgn/221.5

95-061