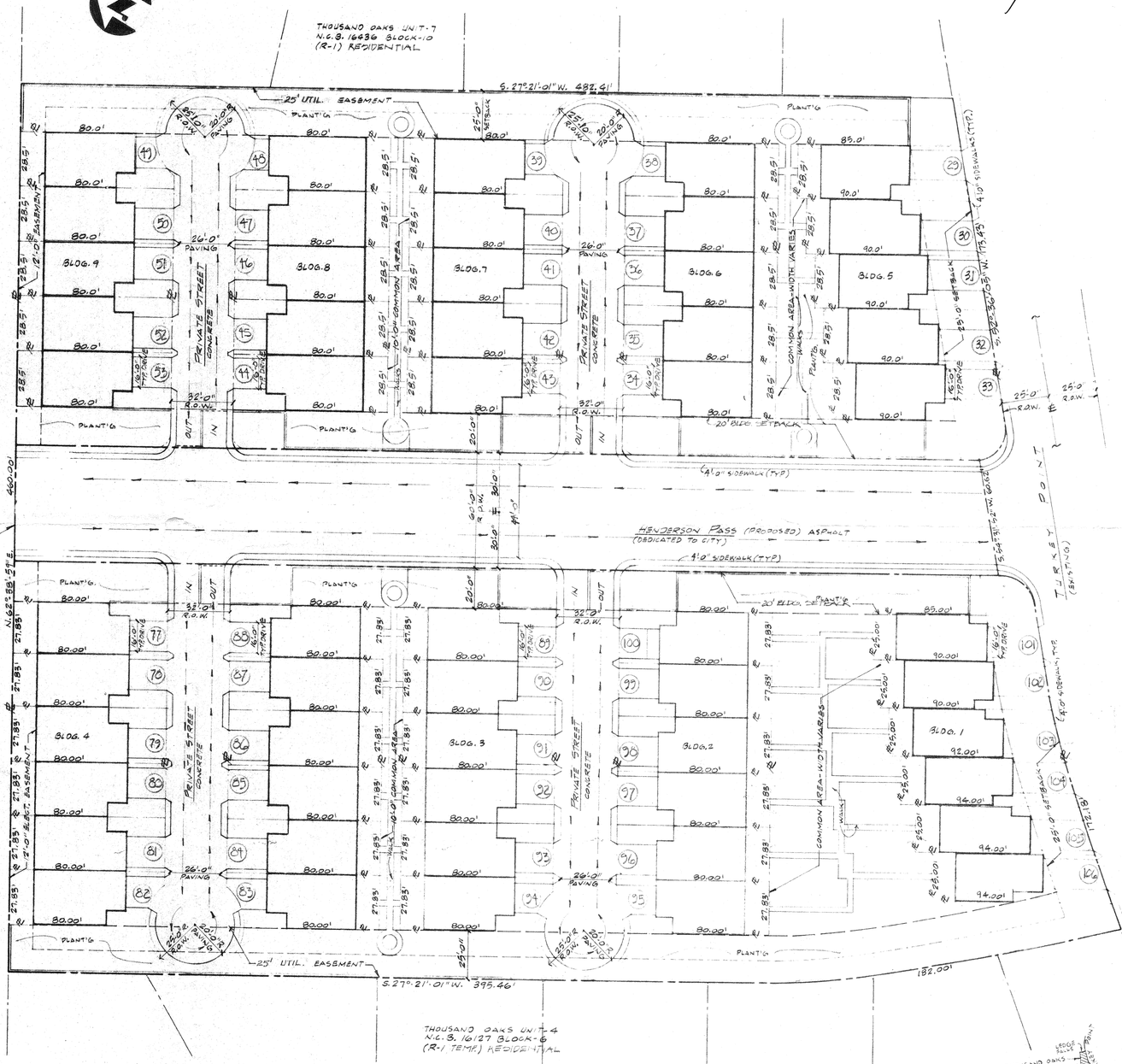
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 8/4/82 Chairman




LIBERTY HILL FINAL P.U.D. PLAN
SCALE: 1" = 32'-0"

## LAND USE INTENSITY

THOUSAND OAKS, UNIT 18, BEING 5.481 ACRES OUT OF THE JUAN ARMENDARIES, SURVEY No. 258½, C.B. 4992, BEXAR COUNTY, TEXAS.
NOTE: .7 ACRES DEDICATED TO CITY OF SAN ANTONIO, LEAVING 4.77 ACRES REQUESTED FOR P-1 (R-3) ZONING.

MAXIMUM DENSITY PER ACRE:

| | ALLOWED | LIBERTY HILL |
|---|---|---|
| R-3 | 33 | 11.5 |

FLOOR AREA = FLOOR AREA RATIO X GROSS SITE AREA:

| | ALLOWED | TALL OAK |
|---|---|---|
| R-3 | .650x4.77A = 135057.78 Sq.Ft.<br>10% BONUS = 13505.77 Sq.Ft.<br>TOTAL = 148563.56 Sq.Ft. | 25 UNITS @ 2336 Sq.Ft.<br>24 UNITS @ 2272 Sq.Ft.<br>6 UNITS @ 2000 Sq.Ft.<br>TOTAL 55 UNITS = 124928 Sq.Ft. |

OPEN SPACE = OPEN SPACE RATIO X FLOOR AREA:

| | ALLOWED | TALL OAK |
|---|---|---|
| R-3 | 1.1x124928Sq.Ft. = 137420.8 Sq.Ft. | SITE=127386.00Sq.Ft.<br>BONUS=20778.12Sq.Ft.<br>TOTAL = 148164.12Sq.Ft. |

LIVEABILITY SPACE = LIVEABILITY SPACE RATIO X FLOOR AREA:

| | ALLOWED | TALL OAK |
|---|---|---|
| R-3 | .61x124928Sq.Ft. = 76206.08Sq.Ft. | SITE=88639.45Sq.Ft.<br>BONUS=13800.00Sq.Ft.<br>TOTAL = 102439.45Sq.Ft. |

NOTE:

| | | |
|---|---|---|
| DRIVEWAY AREA | = | 17600Sq.Ft. (PAVED) |
| PRIVATE STREET AREA | = | 21146.55Sq.Ft. (PAVED) |
| BUILDING AREA 30@1383.84 | = | 41515.2 Sq.Ft. |
| 24@1320 | = | 31680 Sq.Ft. |
| 6@1200 | = | 7200 Sq.Ft. |
| TOTAL | = | 119141.75 Sq.Ft. |

ADDITIONAL DATA:

LOT SIZE:

30 @ 28.50' X 80.00'
24 @ 27.83' x 80.00'
6 @ 25.00' x 80.00'

BUILDING AREA:

NOTE: 20.00' FRONT SETBACK; 12.00' REAR SETBACK
30 @ 28.50' x 48.00'
24 @ 27.83' x 48.00'
6 @ 25.00' x 48.00'

BUILDING SEPARATION:

PRIVATE STREETS = 66.00'
COMMON AREAS = 34.00' MINIMUM

PARKING PER UNIT:

| REQUIRED | LIBERTY HILL |
|---|---|
| 2 (110 SPACES) | (2 (110 SPACES) |

PEDESTRIAN ACCESS:

ALL WALKWAYS TO BE 4.00' WIDE MINIMUM

DRAINAGE UTILITIES & GARBAGE COLLECTION:

TO CONFORM TO ALL CODES & REGULATIONS AS REQUIRED BY THE CITY OF SAN ANTONIO

RECREATION SPACE:

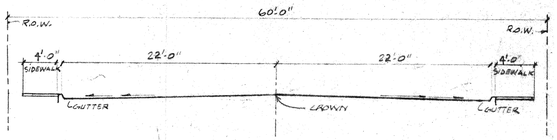
SITE = 52801.05 Sq.Ft. (GROSS SITE AREA - LOT AREA & PRIVATE STREET AREA)
BONUS = 13800.00 Sq.Ft.
TOTAL = 66601.05 Sq.Ft.

RECREATION SPACE RATIO:

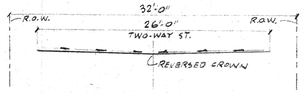
.533

NOTE: The front building setback of the garage of each front loading garage unit shall be twenty (20) feet from the property line.

Will Comply with section 10.301(c) of the Uniform Fire Code




PROPOSED HENDERSON PASS
1/8" = 1'-0"




PROPOSED TYP. PRIVATE ST.
1/8" = 1'-0"

I CO HEREBY CERTIFY THAT THIS DRAWING & PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL CODE REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH V.A. MINIMUM PROPERTY REQUIREMENTS.
DESIGNER 8/13/82

County Enterprises, Inc.
San Antonio, Texas

LIBERTY HILL TOWNHOMES

SHEET 1 OF 1
APPROVED
DRAWN BRUCE DRAPER
DATE
SCALE

#96