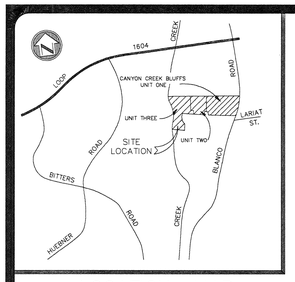

LOCATION MAP

- 130 RESIDENTIAL UNITS
- 3 PRIVATE PARKS
- TOTAL ACREAGE 32.950 ACRES, INCLUDING
  4.120 ACRES OF PAVED AREA
  1.31 ACRES OF INTERIOR DRAINAGE EASEMENT
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED PER RESIDENTIAL UNIT

NOTES:

1. THERE SHALL BE A MINIMUM AVERAGE BUILDING SET-BACK OF 20 FEET FROM THE WEST RIGHT-OF-WAY LINE OF BLANCO ROAD, WITH NO STRUCTURE CLOSER THAN TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
3. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
4. PEDESTRIAN ACCESS (3' WIDE SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
5. THE FRONT BUILDING SET-BACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE MINIMUM 20 FEET FROM THE PROPERTY LINE.
6. LOTS 2, 3, AND 4 ARE PARKS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS.

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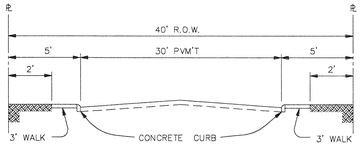
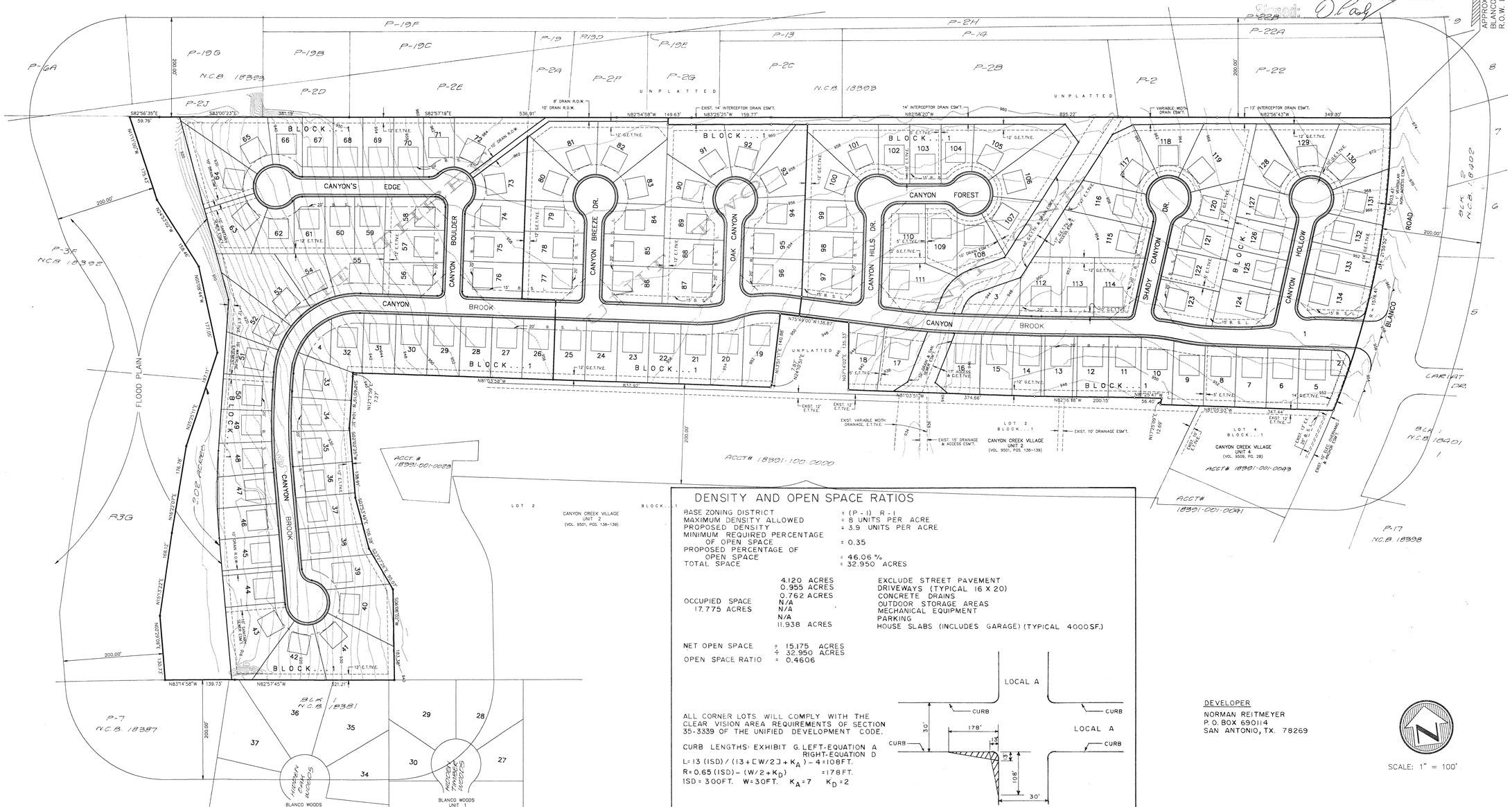
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION



TYPICAL STREET SECTION

ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: Dec 7, 1992
File# 341
Signed: O.L. Pody



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P-1) R-1	
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE	
PROPOSED DENSITY	= 3.9 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 0.35	
PROPOSED PERCENTAGE OF OPEN SPACE	= 46.06 %	
TOTAL SPACE	= 32.950 ACRES	
OCCUPIED SPACE 17.775 ACRES	4.120 ACRES	EXCLUDE STREET PAVEMENT
	0.955 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
	0.762 ACRES	CONCRETE DRAINS
	N/A	OUTDOOR STORAGE AREAS
	N/A	MECHANICAL EQUIPMENT
	N/A	PARKING
	11.938 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 4000SF.)

NET OPEN SPACE = 15.175 ACRES
÷ 32.950 ACRES
OPEN SPACE RATIO = 0.4606

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L = 13\,(ISD) / (13 + [W/2] + K_A) - 4 = 108$ FT.

$R = 0.65\,(ISD) - (W/2 + K_D) = 178$ FT.

ISD = 300FT. W = 30FT. $K_A = 7$ $K_D = 2$

CLEAR VISION AREA

DEVELOPER
NORMAN REITMEYER
P.O. BOX 690114
SAN ANTONIO, TX. 78269

SCALE: 1" = 100'

"PRELIMINARY OVERALL AREA DEVELOPMENT PLAN"

CANYON CREEK BLUFFS SUBDIVISION
A PLANNED UNIT DEVELOPMENT

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512) 734-5351

REVISIONS:

JOB NO.
FILE: CCB-PUD
DATE: 11/03/92
DESIGN:
DRAWN: FB
CHECKED:
SHEET 1 OF 1

December 7,1992

Mr. Lee Wright
W.F. Castella & Associates , Inc.
1039 W. Hildebrand
San Antonio, Texas 78201

Re: Canyon Creek Bluffs PUD /POADP # 341

Dear Mr. Wright

The Development Review Committee has reviewed and accepted the captioned Preliminary Overall Area Development Plan. The plan as submitted is in general conformance with the Unified Development Code with the exception of the proposed street offset at Canyon Brook and Lariat Dr. Street jogs with center line offsets of less than 125 feet are not permitted. This will involve a request for variance, or redesign of the intersection will be necessary. Additionally, acceptance of cul-de-sac streets in excess of 500 will require written justification in conjunction with the plat review process. Also for traffic engineering review, please submit a detailed section reflecting the location of planned access control.

Please note that this action by the committee does not establish any commitment for the provision of utility service or zoning of any type now or in the future by the City of San Antonio. Additionally , this action does not confer any vested rights to plat under the existing Subdivision regulations . Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions , please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/EG

cc: Andy Ballard , Traffic Design Engineer