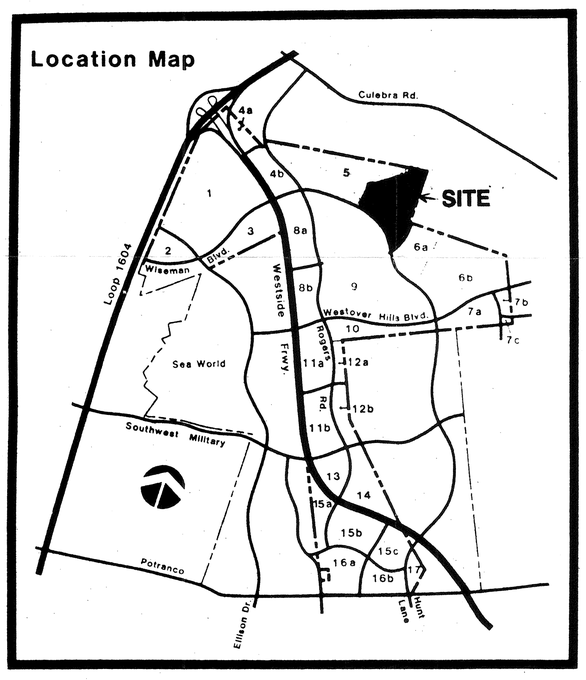
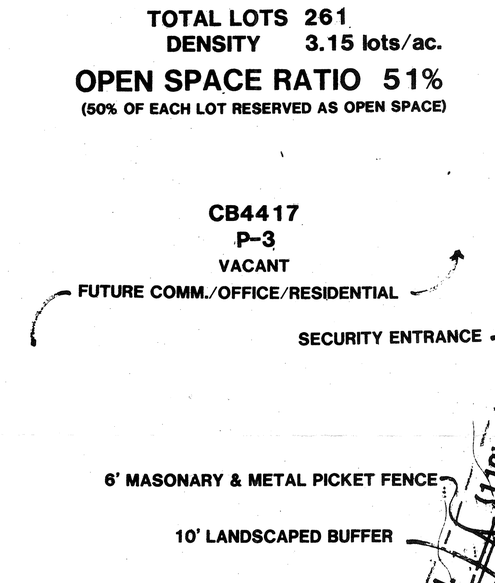
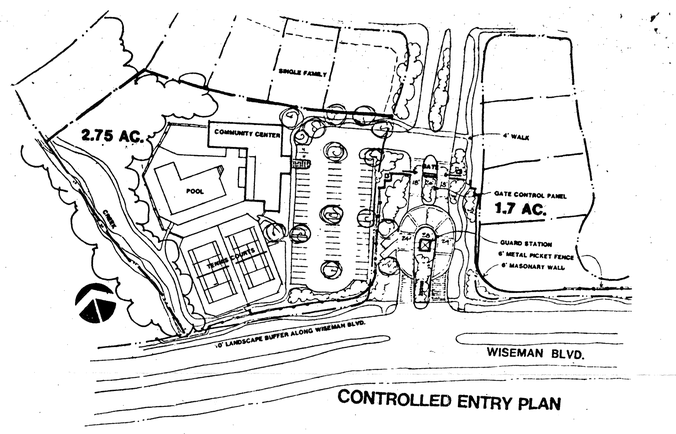


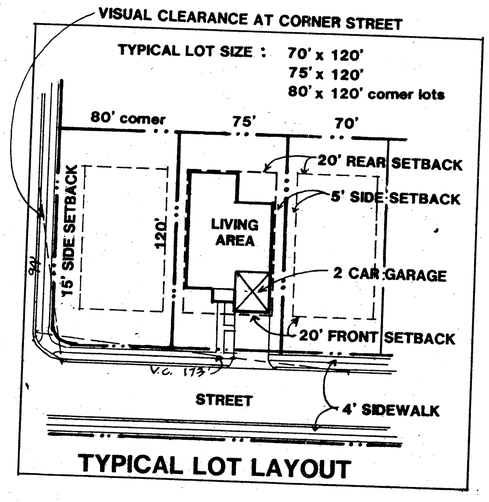
TYPICAL STREET SECTION



TEMPORARY MAIN ENTRANCE
TO BECOME SECONDARY ENTRY/EXIT



CONTROLLED ENTRY PLAN



TYPICAL LOT LAYOUT

LEGEND

TOTAL ACREAGE	83 ac.
COMMUNITY CENTER	2.7 ac.
LANDSCAPE BUFFER	.6 ac.
ENTRIES	1.8 ac.
NATURE TRAIL AREA	7 ac.

TOTAL LOTS 261
DENSITY 3.15 lots/ac.

OPEN SPACE RATIO 51%
(50% OF EACH LOT RESERVED AS OPEN SPACE)

CB4417
P-3
VACANT
FUTURE COMM./OFFICE/RESIDENTIAL

SECURITY ENTRANCE

6' MASONARY & METAL PICKET FENCE

10' LANDSCAPED BUFFER

TEMPORARY MAIN ENTRANCE

P-1A

P-3A
VACANT
FUTURE RESIDENTIAL

P-3A
VACANT
FUTURE COMMERCIAL & RESIDENTIAL

CB4400
P-5
C & K Land Moving Co., Inc.
6569 Tezel Rd. San Antonio, Texas 78250
VACANT

P-6
Acme Gravel Co.
P.O. Box 2020 San ANtonio, Texas 78297

NATURE TRAIL / OPEN SPACE AREA

VISUAL CLEARANCE AT ALL STREET INTERSECTIONS TYPICAL

WOOD FENCE

CREEK

COMMUNITY CENTER

PH 2B

PHASE 2

PH.6

PUD R-1

CB4400 P-3A

PH.5

PH.7

PHASE 3

PH.2A

PHASE 1B

PHASE 1A

LOCAL A STREETS

Wiseman Blvd (110' row)

Rogers Road

STONE HEIGHTS

STONE HEIGHTS 50' R.O.W.

STONEGATE HILL AT Westover Hills

PUD R-1 PLAN
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

0 100 200 400 800

OWNER: W.H. RESIDENTIAL DEVELOPMENT, LIMITED
BY: PERRY BUILDERS, INC., GENERAL PARTNER
P.O. BOX 34306, HOUSTON, TX 77234
BY: JOHN D. HUTCHINSON, PRESIDENT

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY 78217
SAN ANTONIO, TEXAS
512-824-9494
REVISED 1-16-95

BENDER ASSOCIATES
architecture • land planning • landscape architecture
11330 IH 10 West, Suite 5280 • San Antonio, Texas 78249-3340
JOB No. 3486.00

APPROVED 6-15-93
#365

RECEIVED
95 FEB -1 PM 3:20
PLANNING DEPARTMENT
CITY OF SAN ANTONIO

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

June 15, 1993

Mr. Larry Newell
Bender & Associates
11330 I.H. 10 West, Suite 5280
San Antonio, Texas, 78249-3340

RE: The Heights at Westover Hills PUD Subdivision POADP #365

Mr. Newell:

The City Staff Development Review Committee has reviewed your The Heights at Westover Hills PUD Subdivision Preliminary Overall Area Development Plan #365. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Please note that a non-access easement will be required along the northeast ROW line of Wiseman Blvd. abutting the residential lots at the time of plat submittal.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services 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 additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

January 20, 1995

Pape-Dawson Consulting Engineers, Inc.
9310 Broadway, Bldg. II
San Antonio, Texas 78217

RE: The Heights at Westover Hills PUD/POADP Plan

Gentlemen:

We hereby authorize your office to revise the name of the above referenced project to Stonegate Hill at Westover Hills. In addition, we have no objection to Pape-Dawson revising the previously submitted PUD/POADP Plan as directed by the current owner.

By: Bender Associates

Larry K. Newell

95 FEB -1 PM 3:20
CITY OF PLANNING
DEVELOPMENT
SERVICES DIVISION

3486.00
M0118-02.DR/L