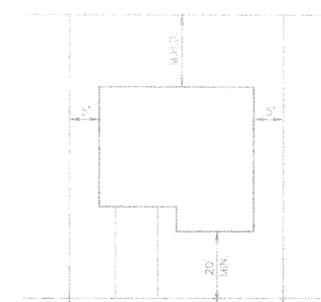


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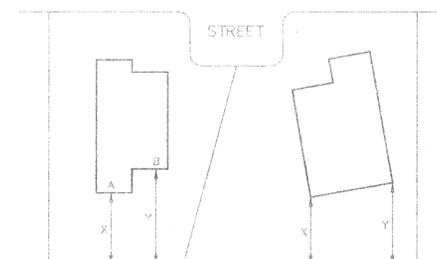


TYPICAL STREET SECTION
NOT TO SCALE

4775



TYPICAL LOT
NOT TO SCALE



MEAN HORIZONTAL DISTANCE
NOT TO SCALE

NOTES:

1. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
2. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, 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.
3. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
4. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV LAYMENTS.

OCT 18 1993

P. O. A. D. P.

#382

P.U.D. PLAN

for

PARKSIDE UNITS 2 & 3

OWNER/DEVELOPER:
M/W DEVELOPMENT, LTD.
C/O JOE MCCART
13423 BLANCO ROAD, BOX 188
SAN ANTONIO, TEXAS 78216



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

JOB NO.	45548
FILE	PARKSIDE
DATE	09/17/93
DESIGN	J.N.
DRAWN	A.R.
CHECKED	
SHEET	1 OF 1

enclosed

Gato Dr. fail



SCALE: 1" = 100'

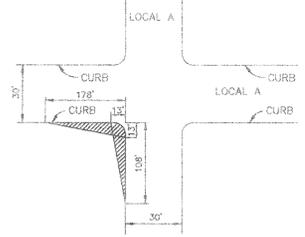
- 76 RESIDENTIAL UNITS
- TOTAL ACREAGE 13.386 ACRES, NOT INCLUDING 0.252 ACRE OF ABUTTING DRAINAGE EASEMENT.
- LOT 44 IS COMMON OPEN AREA.
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 5.7 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 58.85%
TOTAL SPACE	= 13.386 ACRES
OCCUPIED SPACE	5.508 ACRES
	1.461 ACRES INCLUDE STREET PAVEMENT
	0.558 ACRES DRIVEWAYS (TYPICAL 16 X 20)
	N/A OUTDOOR STORAGE AREAS
	N/A MECHANICAL EQUIPMENT
	N/A PARKING
	3.489 ACRES HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
NET OPEN SPACE	= 7.878 ACRES
	+ 13.386 ACRES
OPEN SPACE RATIO	= 0.588

CLEAR VISION AREA

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
 $L = 13 (ISD) / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 (ISD) - (W/2 + K_D) = 178 \text{ FT.}$
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



Indepent Leaders

MALTSBERGER

JONES

UNIT 3

(PROPOSED) UNIT 4

Indepent Leaders

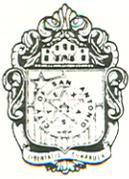
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PARKSIDE COMMERCIAL
SUBDIVISION UNIT 1
VOL. 9514, PG. 108
B L K . . . 1

BUDDING BLVD.

NORTH PARK

SUBDIVISION
VOL. 9507, PG. 18-19





CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

November 5, 1993

Mr. Joe Nix
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, Texas, 78201

RE: Parkside Unit 2 & 3 Subdivision POADP #382

Mr. Nix:

The City Staff Development Review Committee has reviewed your Parkside Unit 2 & 3 Subdivision Preliminary Overall Area Development Plan #382. However, your plan was not accepted for the following reasons:

1. Your plan is providing for a stub-out at the southeast corner of the property. It appears that this stub cannot be extended into the existing adjacent development. You need to show the connection into Northpark Subdivision or redesign this corner.
2. Your "elbow" along lots 21 through 23 has an inadequate radius.
3. If a gate is to be installed at the entrance, the Traffic Planning Engineer needs to review the gate detail to assess stacking at this intersection.
4. If Unit-4 is under the same ownership as Units 2 & 3, it must be incorporated within this POADP as well as any other adjacent property under the same ownership.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,



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

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
Mendi Litman, P.E., Assistant Drainage Engineer