AF 35967B

FINAL P.U.D. PLAN

GLENDALOUGH

3.0 ACRES

Total Lot Area - (99,922 sq.ft.)

Total Greenbelts - 3 (4,216 sq.ft.)

Total Private Streets - 1 (25,261 sq.ft.)

Total Street Dedication - (1,271 sq.ft.)

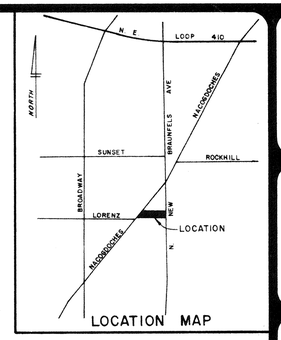
Total Area of Proposed Project = 130,670 sq.ft. (3.0 ac.)
Proposed 13 Single Family Residential Lots
Approximately 2,800 sq.ft. of Floor Space for Each Lot

Proposed Project: 13 x 2,800 = 36,400 sq.ft. of Proposed Floor Space
104,738 sq.ft. of Proposed Open Space
65,738 sq.ft. of Proposed Livability Space

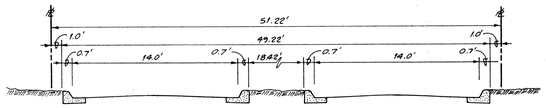
Required By P.U.D. Ordinance:
Allowable Floor Area (F.A.) = 40,678 sq.ft. Gross Area x Ratio
Required Open Space (O.S.) = 94,640 sq.ft. Proposed Area x Ratio
Required Livability Space (L.S.) = 61,880 sq.ft. Proposed Floor Area x Ratio

AREA SUMMARY

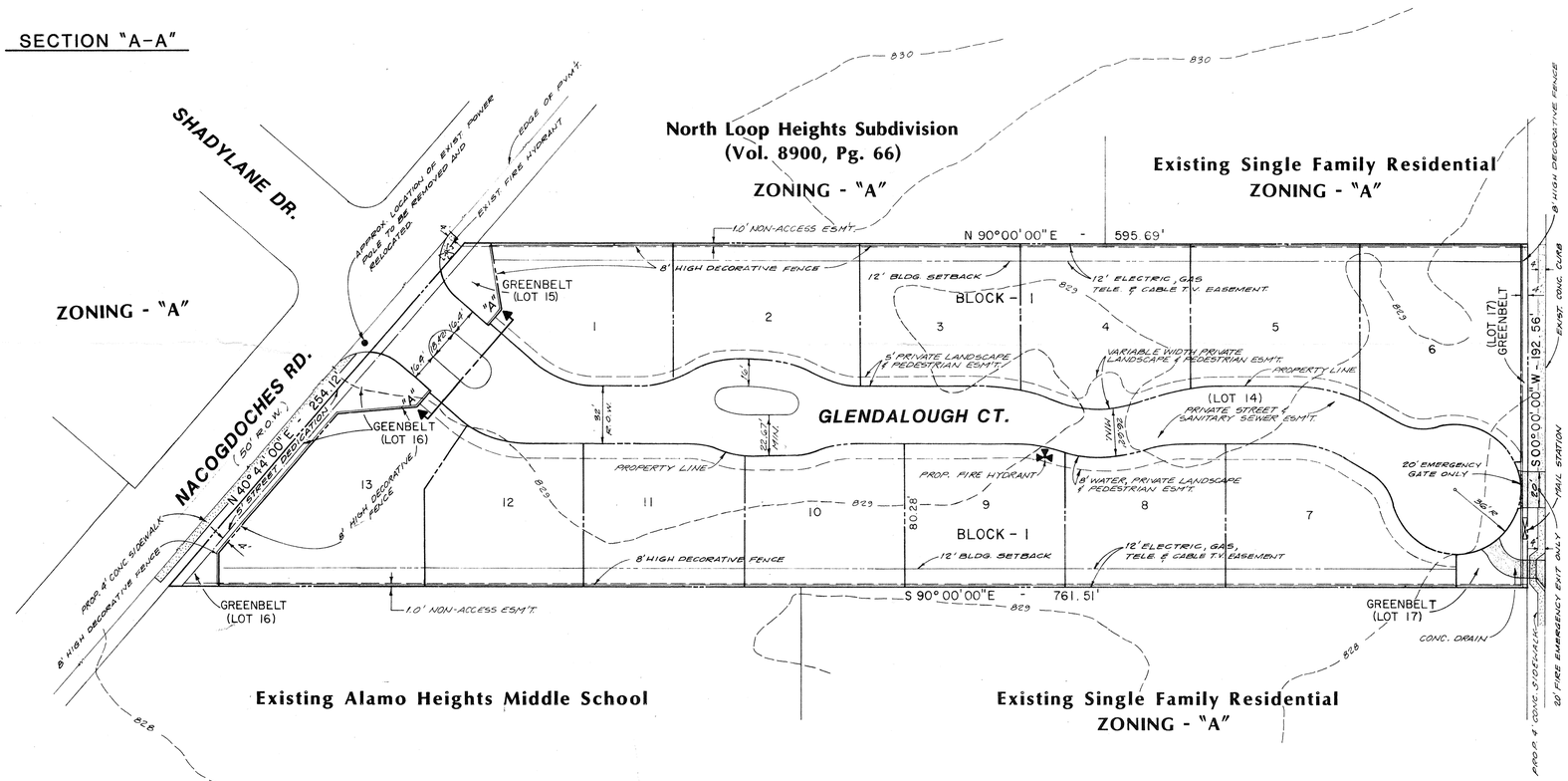
Lot#		Sq.Ft.
1		7,244
2		7,388
3		7,413
4		8,170
5		7,466
6		9,667
7		7,909
8		6,893
9		7,173
10		6,928
11		7,131
12		7,178
13		9,362
14	Private Street	25,261
15	Greenbelt	891
16	Greenbelt	1,584
17	Greenbelt	1,741
Dedication		1,271
		130,670 or 3.00 Ac.

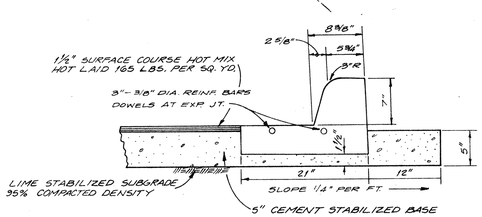


LOCATION MAP



SECTION "A-A"





CURB & GUTTER DETAIL

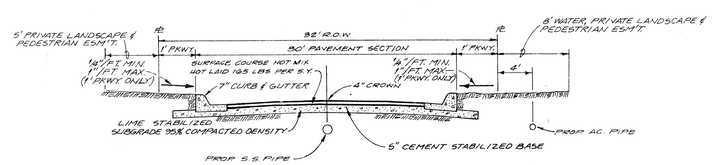
NOTES:

GREENBELTS

LOTS 15, 16 AND 17 (GREENBELTS) SHALL BE DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, SANITARY SEWER AND CABLE T.V. EASEMENTS. LOT 17 WILL ALSO BE DESIGNATED AS A COLLECTION BOX EASEMENT.

BUILDING SETBACKS

YARDS ABUTTING NACOGDOCHES ROAD AND N. NEW BRAUNFELS AVE. SHALL MAINTAIN A MINIMUM AVERAGE SETBACK OF TWENTY (20) FEET WITH NO STRUCTURE CLOSER THAN (10) FEET.



TYPICAL STREET SECTION

NOTE:
PROPERTY OWNER WILL MAINTAIN 20' SETBACK FROM FRONT PROPERTY LINE TO GARAGE ENTRANCE.

REVISIONS:
11/4/87 ADDED CONC. WALK & ZONING

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

RECEIVED
1988 AUG 17 PM 4:00
DEPT. OF PLANNING
CURRENT PLANNING DIVISION

GLENDALOUGH
PLANNED UNIT DEVELOPMENT
FINAL P.U.D. PLAN

PLAT NO. 880196

JOB NO. 2612.25
DATE JULY, 1988
DESIGNER S.D.
CHECKED S.D. DRAWN R.P.
SHEET 1 OF 1

#274