FLOOD PLAINS: NO 100 YEAR FLOOD PLAINS ARE INDICATED ON FLOOD INSURANCE MAPS WHICH COVER THE PROJECT AREA.

CONFORMANCE WITH CLEAR VISION:
ALL REQUIREMENTS TO MAINTAIN CLEAR VISION AS SPECIFIED IN SECTION 35-3339 OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE WILL BE CONFORMED WITH IN THE PROJECT

SIDEWALKS:
3' SIDEWALKS WITH WHEELCHAIR RAMPS ON EACH CORNER SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THE PROJECT.

50 FT. STREET
TYPICAL SECTION

60 FT. STREET
TYPICAL SECTION

NOTE: ALL CULDESACS TO HAVE A MIN. RADIUS OF 50 FT.

GRAPHIC SCALE

P.U.D. PLAN AMENDING

AMENDING TO CHANGE SINGLE PHASE

P.U.D. PLAN TO MULTIPLE PHASE P.U.D. PLAN

Rebecca Jurkowitz Carlo
DIRECTOR OF PLANNING
6/17/92

SIZE: =/- 18.59 ACRES
USE: UNDEVELOPED LAND
OWNER: INTERNATIONAL HARRIS GROUP

SIZE: =/- 136.42 ACRES
USE: UNDEVELOPED LAND
OWNER: AMERCITY SAVINGS ASSOC.

SIZE: +/- 103 ACRES
USE: UNDEVELOPED
OWNER: INTERNATIONAL BANK OF COMMERCE

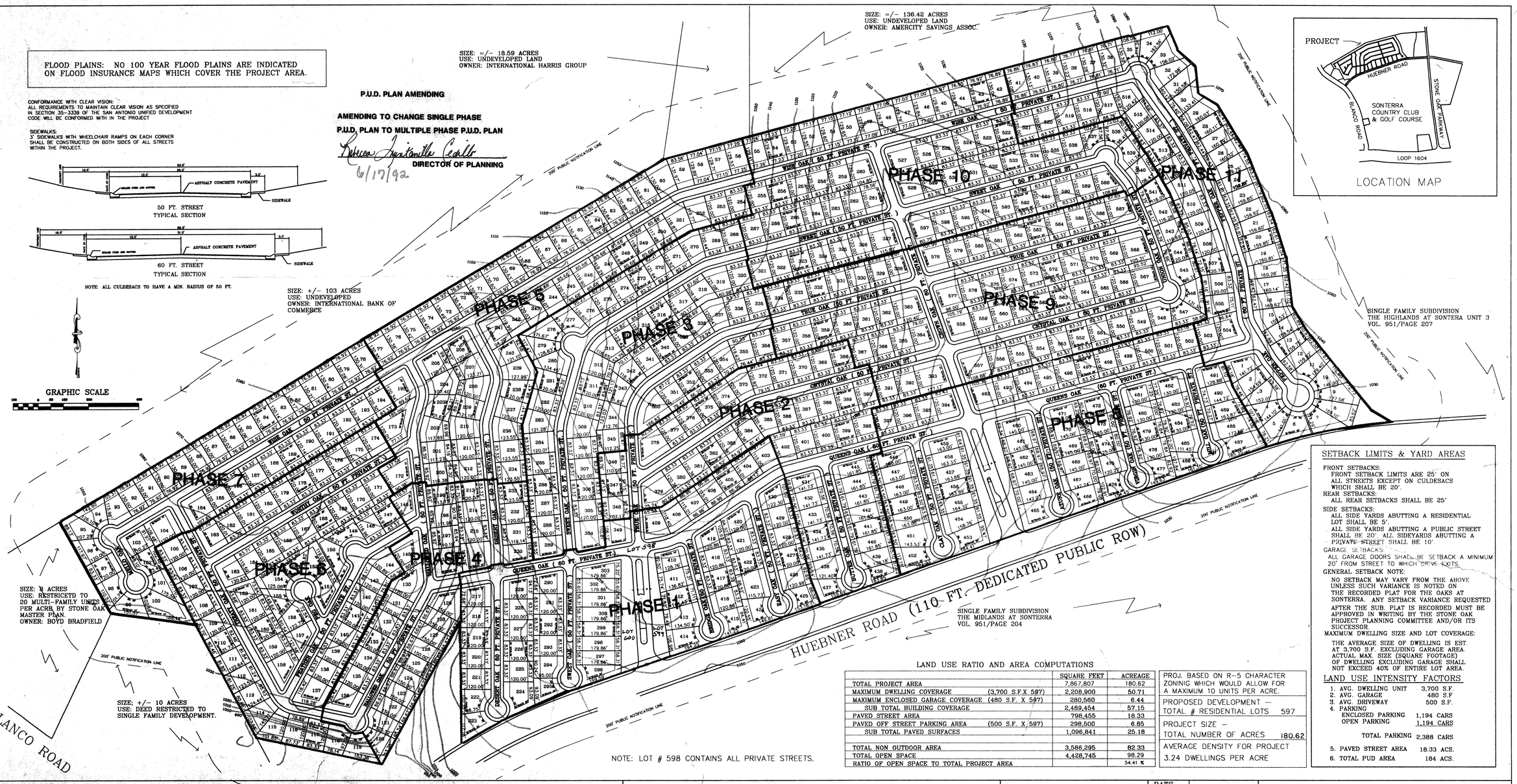
SIZE: 8 ACRES
USE: RESTRICETD TO 20 MULTI-FAMILY UNITS PER ACRE BY STONE OAK MASTER PLAN.
OWNER: BOYD BRADFIELD

SIZE; +/- 10 ACRES
USE: DEED RESTRICTED TO SINGLE FAMILY DEVELOPMENT.

SINGLE FAMILY SUBDIVISION
THE HIGHLANDS AT SONTERA UNIT 3
VOL. 951/PAGE 207

SINGLE FAMILY SUBDIVISION
THE MIDLANDS AT SONTERA
VOL. 951/PAGE 204

LOCATION MAP



NOTE: LOT # 598 CONTAINS ALL PRIVATE STREETS.

SETBACK LIMITS & YARD AREAS

FRONT SETBACKS:
FRONT SETBACK LIMITS ARE 25' ON ALL STREETS EXCEPT ON CULDESACS WHICH SHALL BE 20'.

REAR SETBACKS:
ALL REAR SETBACKS SHALL BE 25'

SIDE SETBACKS:
ALL SIDE YARDS ABUTTING A RESIDENTIAL LOT SHALL BE 5'.
ALL SIDE YARDS ABUTTING A PUBLIC STREET SHALL BE 20'. ALL SIDEYARDS ABUTTING A PRIVATE STREET SHALL BE 10'.

GARAGE SETBACKS:
ALL GARAGE DOORS SHALL BE SETBACK A MINIMUM 20' FROM STREET TO WHICH DRIVE EXITS.

GENERAL SETBACK NOTE:
NO SETBACK MAY VARY FROM THE ABOVE UNLESS SUCH VARIANCE IS NOTED ON THE RECORDED PLAT FOR THE OAKS AT SONTERRA. ANY SETBACK VARIANCE REQUESTED AFTER THE SUB PLAT IS RECORDED MUST BE APPROVED IN WRITING BY THE STONE OAK PROJECT PLANNING COMMITTEE AND/OR ITS SUCCESSOR.

MAXIMUM DWELLING SIZE AND LOT COVERAGE:
THE AVERAGE SIZE OF DWELLING IS EST. AT 3,700 S.F. EXCLUDING GARAGE AREA. ACTUAL MAX. SIZE (SQUARE FOOTAGE) OF DWELLING EXCLUDING GARAGE SHALL NOT EXCEED 40% OF ENTIRE LOT AREA.

LAND USE INTENSITY FACTORS

1. AVG. DWELLING UNIT 3,700 S.F.
2. AVG. GARAGE 480 S.F
3. AVG. DRIVEWAY 500 S.F.
4. PARKING
   ENCLOSED PARKING 1,194 CARS
   OPEN PARKING 1,194 CARS
   TOTAL PARKING 2,388 CARS
5. PAVED STREET AREA 18.33 ACS.
6. TOTAL PUD AREA 184 ACS.

LAND USE RATIO AND AREA COMPUTATIONS

		SQUARE FEET	ACREAGE
TOTAL PROJECT AREA		7,867,807	180.62
MAXIMUM DWELLING COVERAGE	(3,700 S.F.X 597)	2,208,900	50.71
MAXIMUM ENCLOSED GARAGE COVERAGE	(480 S.F. X 597)	280,560	6.44
SUB TOTAL BUILDING COVERAGE		2,489,454	57.15
PAVED STREET AREA		798,455	18.33
PAVED OFF STREET PARKING AREA	(500 S.F. X 597)	298,500	6.85
SUB TOTAL PAVED SURFACES		1,096,841	25.18
TOTAL NON OUTDOOR AREA		3,586,295	82.33
TOTAL OPEN SPACE		4,428,745	98.29
RATIO OF OPEN SPACE TO TOTAL PROJECT AREA			54.41 %

PROJ. BASED ON R-5 CHARACTER ZONINIG WHICH WOULD ALLOW FOR A MAXIMUM 10 UNITS PER ACRE.

PROPOSED DEVELOPMENT — TOTAL # RESIDENTIAL LOTS 597

PROJECT SIZE — TOTAL NUMBER OF ACRES 180.62

AVERAGE DENSITY FOR PROJECT
3.24 DWELLINGS PER ACRE

PLANNED UNIT DEVELOPMENT FOR THE OAKS AT SONTERRA

DEVELOPED BY
T.B. TEXAS, INC. (MR. KIYONORI HIGA)
19210 HUEBNER ROAD - SAN ANTONIO, TEXAS - 78258

DATE	
	PREPARED
	SUBMITTED
	REVISED
	REVISED
	REVISED

PREPARED BY
HALLENBERGER/TELFORD
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