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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	227,950	5.23
OTHER COVERAGE	190,690	4.38
OPEN-SPACE	599,302	13.76
TOTAL-GROSS AREA	1,017,942	23.37

PROPOSED OPEN SPACE = 59 %

DENSITY = 4.0 UNITS PER ACRE. (If Applicable)

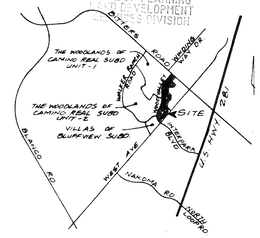
P-1, R-1
ZONING/CONCEPT.

The PUD plan is being revised for Unit 4B to vacate Lot 64 and resubdivide into Lot 79 and 80 and create a common area greenbelt (Lot 80) at the intersection of West Avenue and Wood Valley. This greenbelt is being created to allow for an existing entry monument and landscaping to remain in tact. This area would be an augmentation to the common area of the PUD. The greenbelt will allow for adequate sight lines and preserve a wide intersection and entry point to the Bluffview community. The identification of the monument and this area occurred after the initial platting.

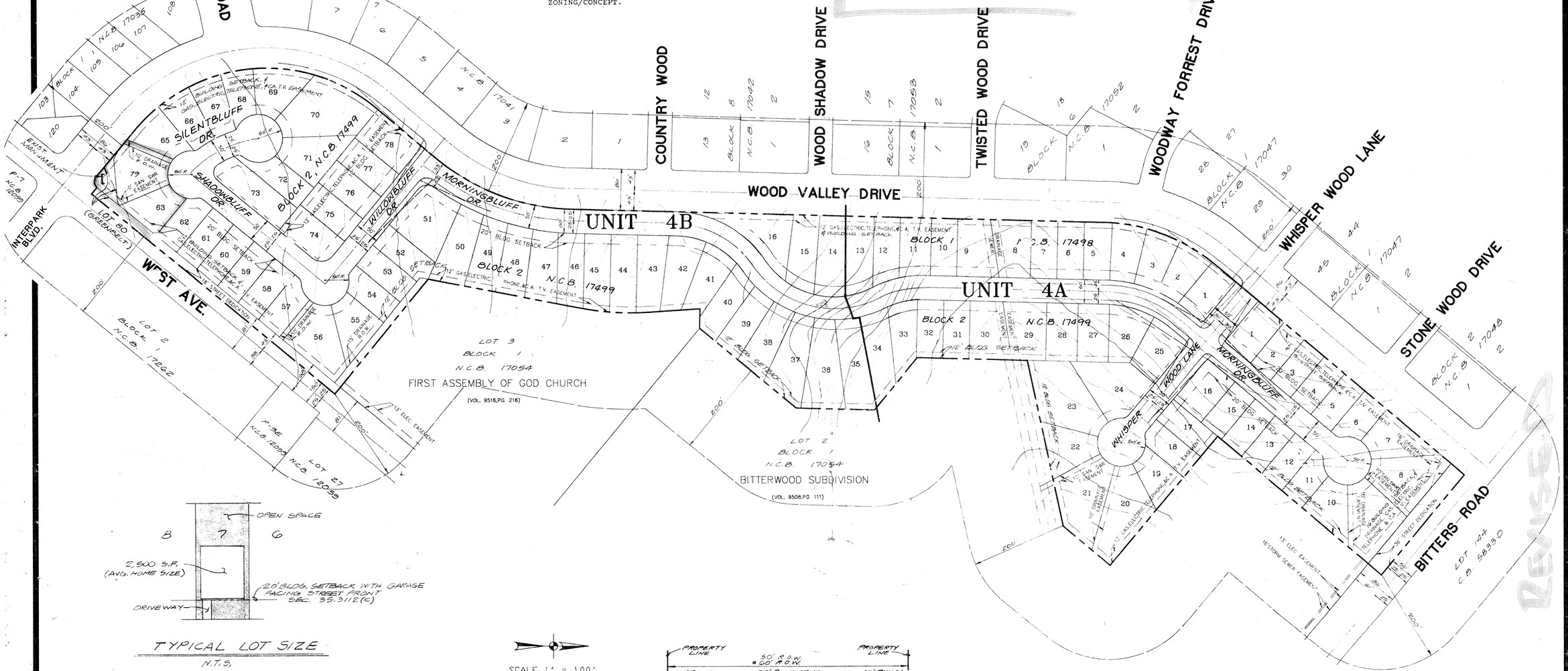
APPROVED

McONeal 11-23-92

Director of Planning



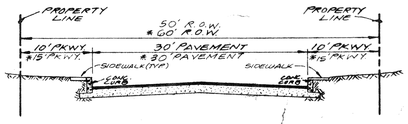
LOCATION MAP



TYPICAL LOT SIZE
N.T.S.

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED. SEC. 35-3339

SCALE 1" = 100'



TYPICAL STREET SECTION

TO BE DEDICATED FOR PUBLIC USE

SIGHT DISTANCE DATA LEGEND

RIGHT CLEAR VISION 178' LOCAL
RIGHT CLEAR VISION 193' SECONDARY
LEFT CLEAR VISION 108' LOCAL
CURB LINE
SIGHT LINE

REVISIONS:
OCT. 30, 1992
LOTS 79 & 80

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

BLUFFVIEW OF CAMINO REAL UNITS 4A & 4B
PLANNED UNIT DEVELOPMENT
P.U.D. NO. 91-009

JOB NO. 2823 - 02
DATE AUG. 1, 1991
DESIGNER
CHECKED JP DRAWN OGR
SHEET 1 OF 2

#91-009