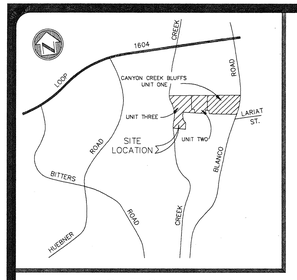


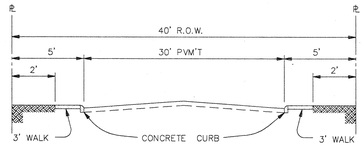
LOCATION MAP

RECEIVED
92 NOV 13 PM 3:51
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

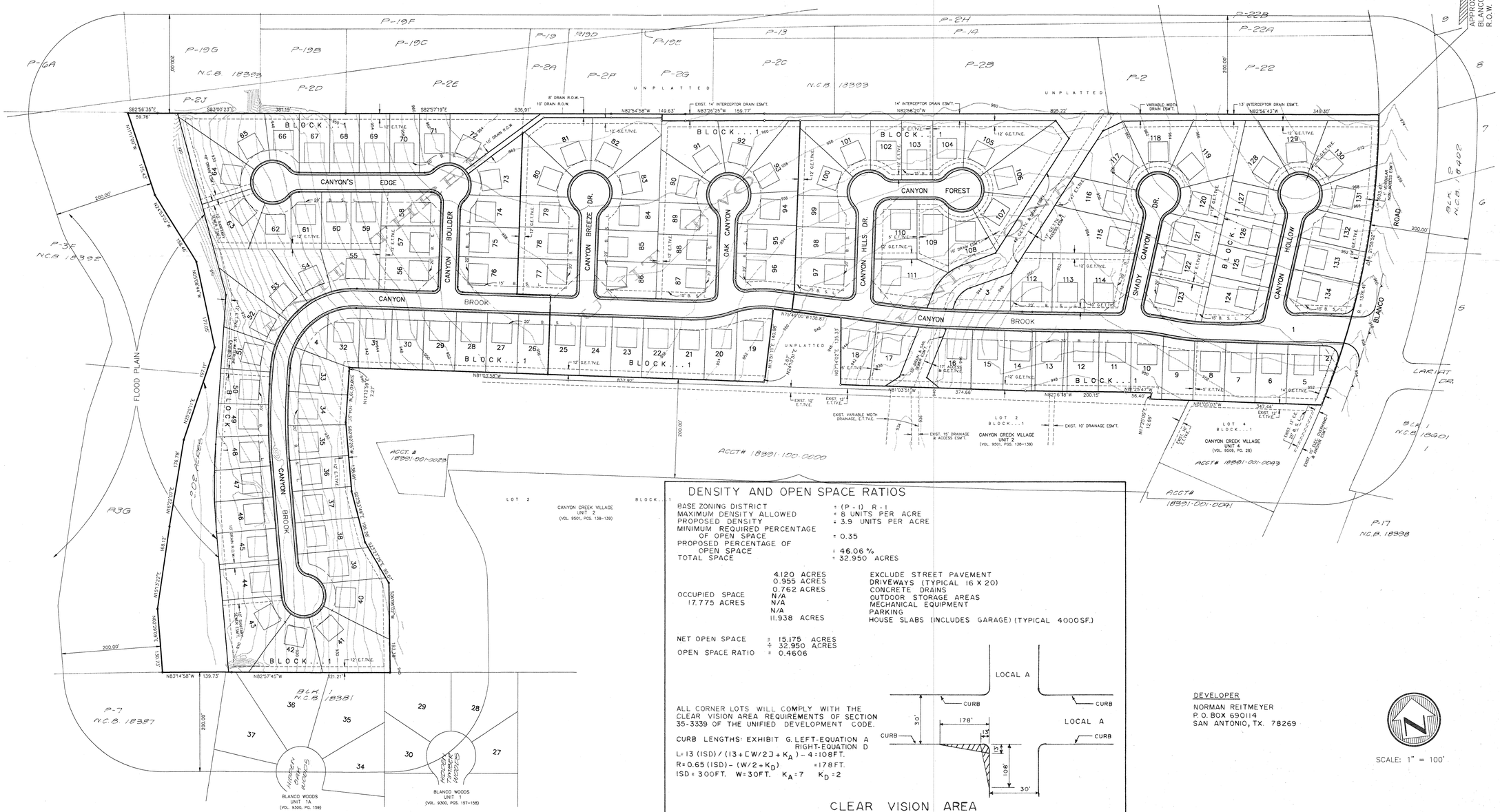
- 130 RESIDENTIAL UNITS
- 3 PRIVATE PARKS
- TOTAL ACREAGE 32.950 ACRES, INCLUDING 4.120 ACRES OF PAVED AREA 1.31 ACRES OF INTERIOR DRAINAGE EASEMENT
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED PER RESIDENTIAL UNIT

NOTES:

1. THERE SHALL BE A MINIMUM AVERAGE BUILDING SET-BACK OF 20 FEET FROM THE WEST RIGHT-OF-WAY LINE OF BLANCO ROAD, WITH NO STRUCTURE CLOSER THAN TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
3. **SIGHT LINES SHALL BE OBSERVED,** ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, 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.
4. PEDESTRIAN ACCESS (3' WIDE SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
5. THE FRONT BUILDING SET-BACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE MINIMUM 20 FEET FROM THE PROPERTY LINE.
6. LOTS 2, 3, AND 4 ARE PARKS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS.



TYPICAL STREET SECTION



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P-1) R-1	
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE	
PROPOSED DENSITY	= 3.9 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 0.35	
PROPOSED PERCENTAGE OF OPEN SPACE	= 46.06 %	
TOTAL SPACE	= 32.950 ACRES	

OCCUPIED SPACE 17.775 ACRES	4.120 ACRES	EXCLUDE STREET PAVEMENT
	0.955 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
	0.762 ACRES	CONCRETE DRAINS
	N/A	OUTDOOR STORAGE AREAS
	N/A	MECHANICAL EQUIPMENT
	N/A	PARKING
	11.938 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 4000SF.)

NET OPEN SPACE = 15.175 ACRES
÷ 32.950 ACRES
OPEN SPACE RATIO = 0.4606

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

$L = 13\,(ISD) / (13 + [W/2] + K_A) - 4 = 108\,FT.$

$R = 0.65\,(ISD) - (W/2 + K_D) = 178\,FT.$

$ISD = 300\,FT.$ $W = 30\,FT.$ $K_A = 7$ $K_D = 2$

CLEAR VISION AREA

DEVELOPER
NORMAN REITMEYER
P. O. BOX 690114
SAN ANTONIO, TX. 78269

SCALE: 1" = 100'

CANYON CREEK BLUFFS SUBDIVISION
A PLANNED UNIT DEVELOPMENT

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512) 734-5351

REVISIONS:

JOB NO.
FILE: CCB-PUD
DATE: 11/03/92
DESIGN:
DRAWN: FB
CHECKED:
SHEET 1 OF 1

93-006