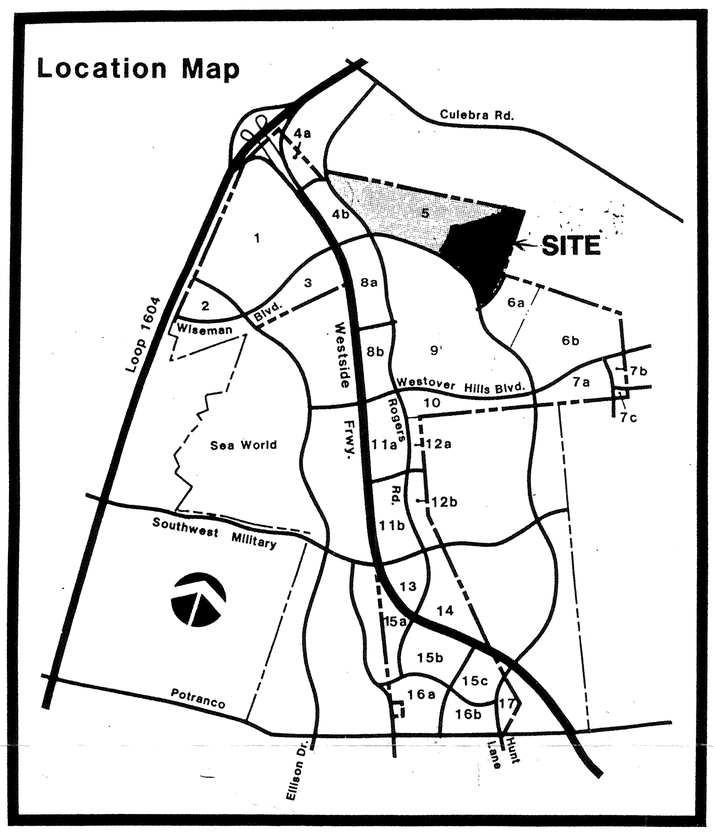
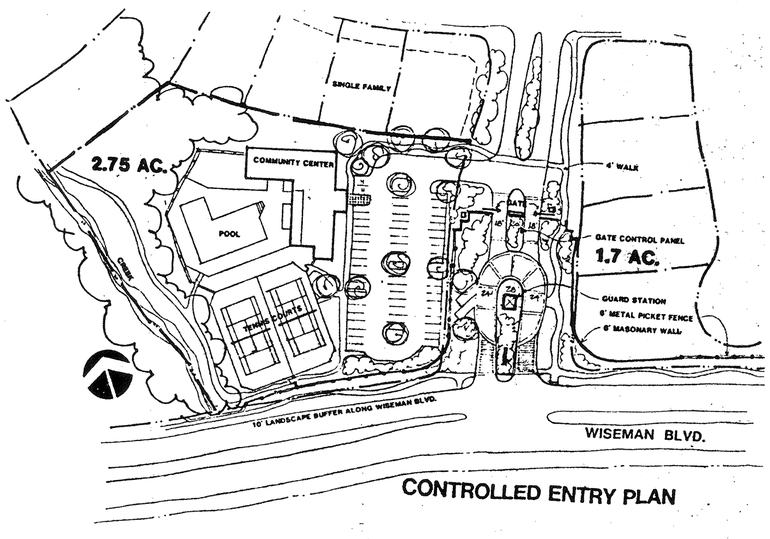
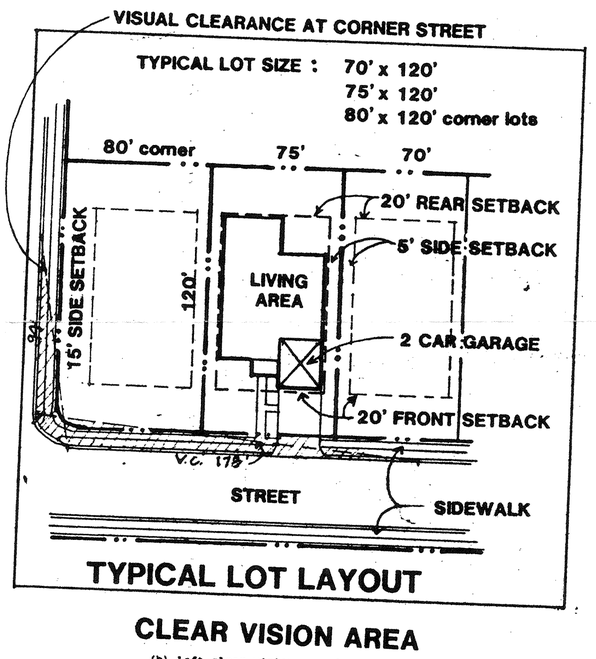
335

7243

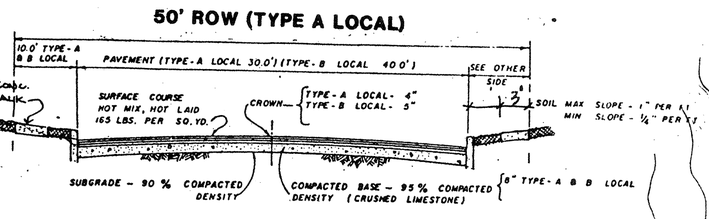




CONTROLLED ENTRY PLAN



TYPICAL LOT LAYOUT



TYPICAL STREET SECTION

CLEAR VISION AREA

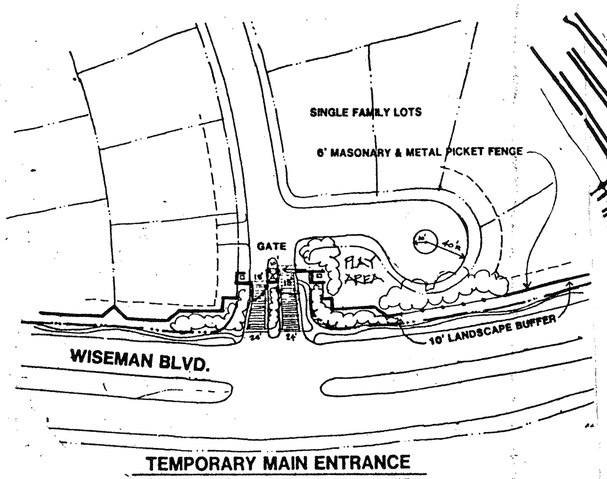
(b) Left clear vision area length.

Roadway Width	Street 1: Functional Class	Street 2: All	Street 2: All
22'	Private		122'
30'	Local A		108'
40'	Local B		94'
44'	Collector		108'
44'	Secondary B		145'
62'	Secondary A		144'
62'	Primary B		181'
86'	Primary A		159'

(c) Right clear vision area length.

Roadway Width	Street 1: Functional Class	Street 2: 0-40' All	44' Collector	44' B Secondary	62' A Secondary	62' B Primary	86' A Primary
22'	Private	182'	221'	299'	312'	394'	442'
30'	Local A	178'	217'	295'	308'	390'	438'
40'	Local B	173'	212'	290'	303'	385'	433'
44'	Collector	171'	210'	288'	301'	383'	431'
44'	Secondary B	171'	210'	288'	301'	383'	431'
62'	Secondary A	169'	208'	286'	299'	381'	429'
62'	Primary B	169'	208'	286'	299'	381'	429'
86'	Primary A	157'	196'	274'	287'	369'	417'

All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.



TEMPORARY MAIN ENTRANCE
TO BECOME SECONDARY ENTRY/EXIT

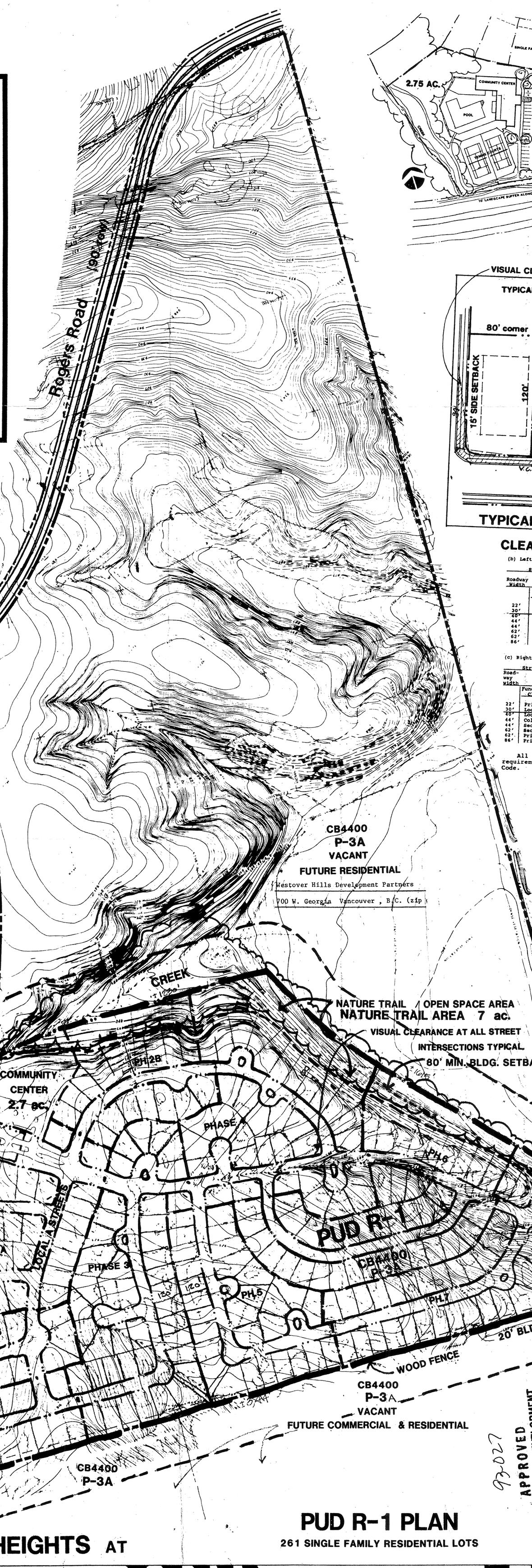
THE HEIGHTS

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Total Single Family Lots	=	261 units
Proposed Density	=	3.2 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57.6%
Total Space	=	3,615,480 S.F. (83 Ac.)

	660,000 S.F.	Exclude Street R.O.W.'s
	112,752 S.F.	Driveway (18 x 24) 2
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
Occupied Space	24,200 S.F.	Parking (Club Area)
1,531,252 S.F.	730,800 S.F.	House Slabs (includes garage) 2800 x 261
	3,500 S.F.	Club Building

Net Open Space	=	2,084,228 S.F.
	÷	3,615,480 S.F.
		57.6%
Open Space Ratio	=	57.6%



93-027

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: August 25, 1993
Secretary Date: August 25, 1993

RECEIVED
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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PUD R-1 PLAN

261 SINGLE FAMILY RESIDENTIAL LOTS

THE HEIGHTS AT Westover Hills

#93-027

0 100 200 400 800

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