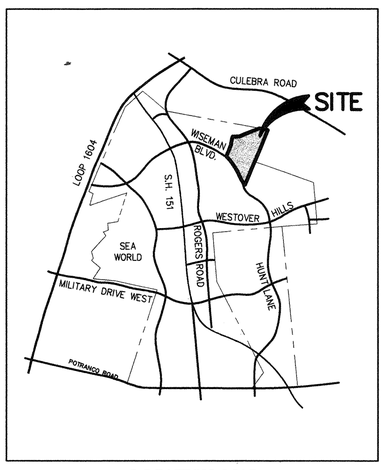
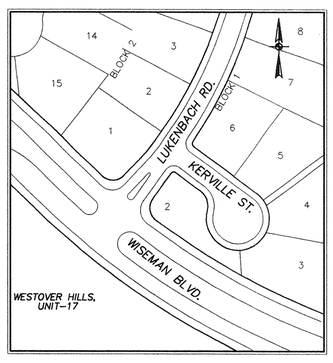
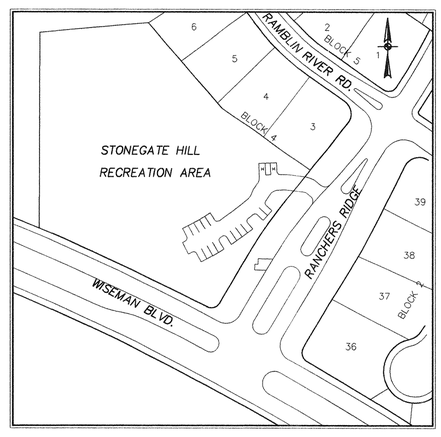


LOCATION MAP
(NOT TO SCALE)

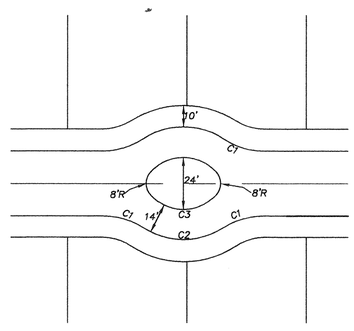


EXISTING SECONDARY ENTRANCE
N.T.S.

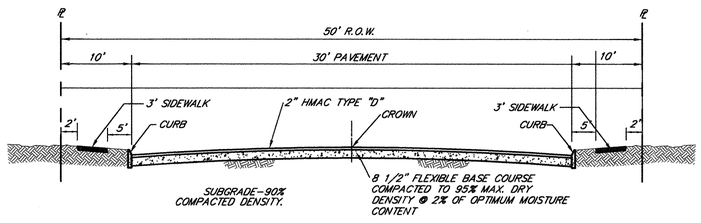


EXISTING MAIN ENTRANCE
N.T.S.

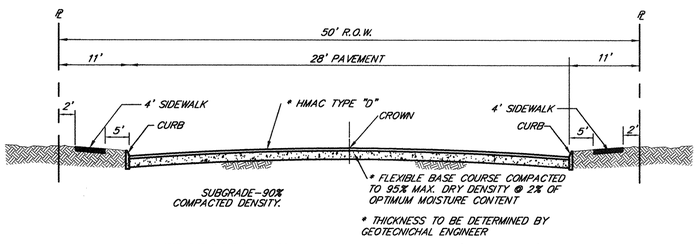
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	19.75'	34.51'	10.15'	32°47'37"
C2	39.50'	34.51'	22.23'	65°35'15"
C3	33.75'	20.51'	22.10'	94°16'22"



TRAFFIC CALMING DEVICE DETAIL
NOT-TO-SCALE



EXISTING STREET SECTION UNITS 1-4 (50' R.O.W.)
(NOT TO SCALE)



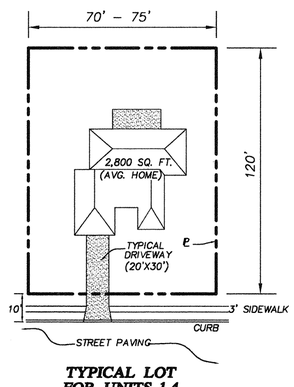
PROPOSED STREET PHASE I & II (50' R.O.W.)
(NOT TO SCALE)

CLEAR VISION NOTES

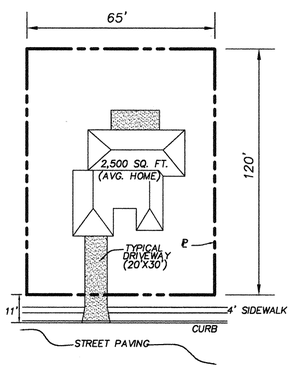
1. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
2. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35-506(T) OF THE UNIFIED DEVELOPMENT CODE.

PUD PLAN NOTES:

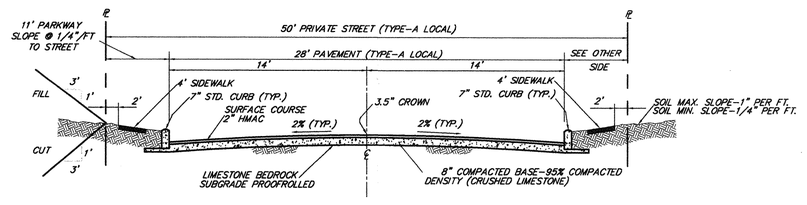
1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
6. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS INSIDE THE CITY LIMITS AND ZONED PUD R-6.
8. SIDEWALKS TO BE INSTALLED PER UDC ARTICLE 5, DIVISION 2: 35-506(Q).



TYPICAL LOT FOR UNITS 1-4
(70' X 120')
(75' X 120')
(NOT TO SCALE)

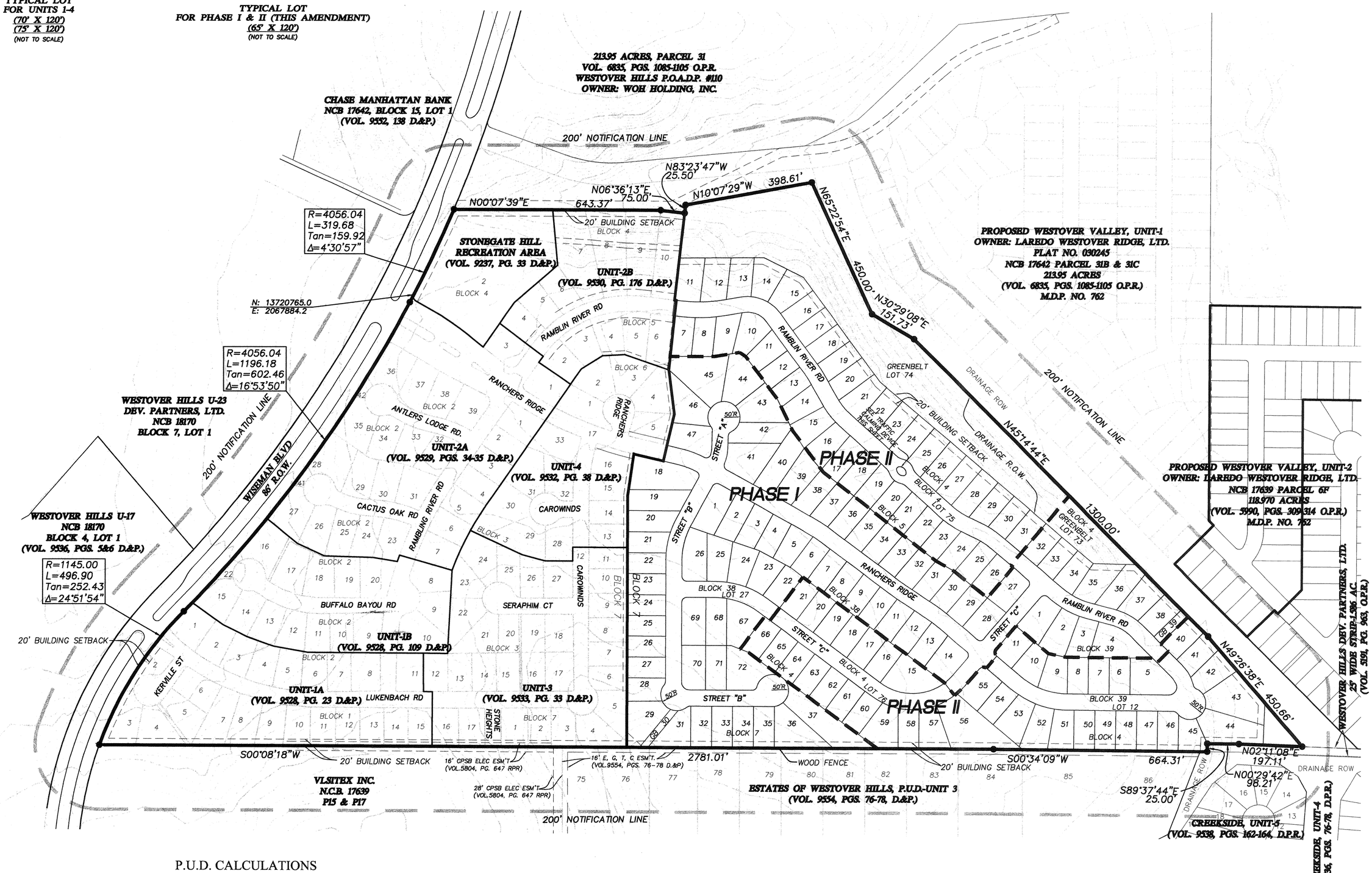


TYPICAL LOT FOR PHASE I & II (THIS AMENDMENT)
(65' X 120')
(NOT TO SCALE)



TYPICAL STREET SECTION
NOT-TO-SCALE

SCALE:1"=200'



P.U.D. CALCULATIONS

Area AC/SF	*Existing Units	**Proposed Units	Total for this Revision	Previous (Existing PUD Plan)	Net Increase (+) Decrease (-)
Gross Area	43.50 Ac 1,894,424 SF	48.95 Ac 2,132,262 SF	92.45 Ac 4,027,122 SF	83.00 Ac 3,615,480 SF	9.45 Ac (+) 411,642 SF (+)
Building Coverage	7.70 Ac 336,000 SF	12.69 Ac 552,776 SF	20.39 Ac 888,776 SF	16.86 Ac 734,300 SF	3.54 Ac (+) 154,476 SF (+)
Streets, Sidewalks & Driveway	9.40 Ac 409,197 SF	8.33 Ac 362,855 SF	17.73 Ac 772,052 SF	18.30 Ac 796,952 SF	0.57 Ac (-) 24,900 SF (-)
Open Space	26.40 Ac 1,149,227 SF	27.93 Ac 1,216,631 SF	54.33 Ac 2,366,615 SF	47.85 Ac 2,084,228 SF	6.48 Ac (+) 282,269 SF (+)
No. of Residental Lots	120	158 (PHASE I= 76 LOTS PHASE II= 82 LOTS)	278	261	17 (+)
Average Home Size	2,800 SF	3,500 SF	--	2,800 SF	700 SF (+)
Open Space Ratio			58.77%	57.60%	1.17% (+)
Density Units/AC.			3.00	3.14	0.14 (-)

*Existing units represent the subdivision as being build or currently laid in the ground including the recreation center area, Units 1A, 1B, 2A, 2B and 4 of the Heights at Westover Hills. Calculations are based on the parameters from the existing PUD Plan.

**Proposed units are the new Phase I & Phase II of Stonegate Hill that will replace Phases 4, 5, 6, & 7 of the previously approved PUD Plan of The Heights at Westover Hills.

PUD REVISION HISTORY		
PUD NAME	PUD #	ACCEPTED DATE
THE HEIGHTS AT WESTOVER HILLS	93-027	8/25/1993
THE HEIGHTS AT WESTOVER HILLS	93-027A	

OWNER: PULTE HOMES OF TEXAS, L.P.
823 E NAKOMA, #101
SAN ANTONIO, TX. 78216

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

PUD PLAN NO.: 93-027A
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRMAN: Susan Wright DATE: 07/14/04

SECRETARY: Rudy A. Garza DATE: 07/14/04

AMENDMENT OF
THE HEIGHTS AT WESTOVER HILLS
PUD PLAN # 93-027

THIS PUD PLAN AMENDS PUD PLAN NO. 93-027 APPROVED BY THE PLANNING COMMISSION ON AUGUST 25, 1993.

REASON FOR AMENDMENT:

1. Replaced north half sector of the previously approved PUD Plan that were identified as Phases 4, 5, 6, & 7 to Phase I and Phase II
2. General update to show new improvements within the neighborhood.
3. Indicate the Zoning of this PUD plan.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

JUNE 2004

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Date: Jun 23, 2004, 5:21pm User ID: SSandoval
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93-027A