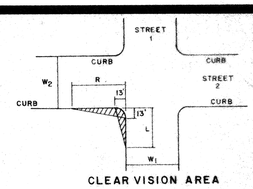
RECEIVED
93 OCT -7 PM 4:26
DEPT. OF PLANNING
INFORMATION SERVICES DIVISION



CLEAR VISION AREA

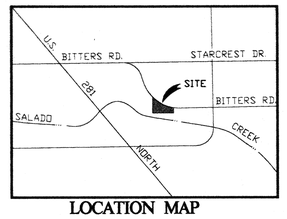
CLEAR VISION AREA CACULATIONS

$R = \frac{0.65(ISD_2) - (W_1/2+K_D)}{0.65(480) - (40/2+2)} = 290'$

$R = \frac{0.65(ISD_2) - (W_1/2+K_D)}{0.65(300) - (34/2+2)} = 176'$

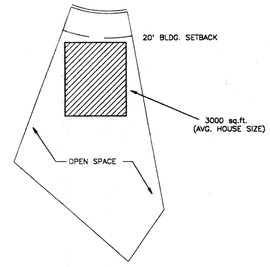
$L = \frac{13(ISD_1)}{13+W_1/2+K_A-4} = \frac{13(300)}{13+26/2+7-4} = 134'$

$L = \frac{13(ISD_1)}{13+W_1/2+K_A-4} = \frac{13(480)}{13+40/2+7-4} = 173'$



LOCATION MAP

SCALE: 1" = 50'



TYPICAL LOT SIZE
NTS

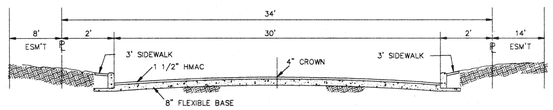
GROSS AREA = 10.16 ACRES
NO. OF LOTS = 29
AVERAGE HOME SIZE = 3000 SQ.FT. (APPROX)
LOTS VARY FROM 7,210 SQ.FT. MIN.
TO 16,657 SQ.FT. MAX.

OPEN SPACE TO RATIO & DENSITY TABLE

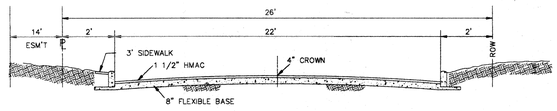
AREA	*SQ. FT*	*ACREAGE*	*PERCENTAGE*
TOTAL GROSS AREA	*442,777*	*10.165*	——
BUILDING COVERAGE AREA	*87,000*	*2.00*	*19.7%*
OTHER (STREETS)	*53,927*	*1.238*	*12.2%*
OPEN SPACE	*301,740*	*6.927*	*68.1%*

PROPOSED OPEN SPACE = 68.1%
DENSITY = 2.85 SINGLE FAMILY UNITS/ACRE
ZONING/ CONCEPT = R-1, P-1

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio
Planning Commission
Chairman [signature] Date 1-12-94
Secretary [signature] Date 1-12-94



TYPICAL STREET SECTION
NTS
(PRIVATE)



TYPICAL MARGINAL STREET SECTION
NTS
(PRIVATE)

PLAT NO. 930388

REVISIONS:

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

CHURCHILL BLUFFS SUBDIVISION UNIT 1

PLANNED UNIT DEVELOPMENT

JOB NO. 2952-01
DATE OCTOBER 1993
DESIGNER JA
CHECKED RW DRAWN CAD
SHEET 1 OF 1

L:\PDUSER\2952\01\PUDPLAN

93-028