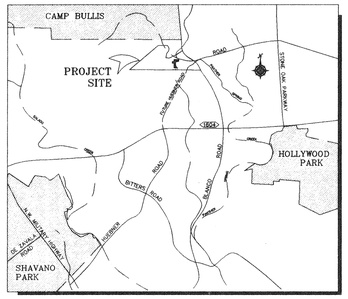
94-011

GREYSTONE COUNTRY ESTATES
UNIT 2 PUD PLAN

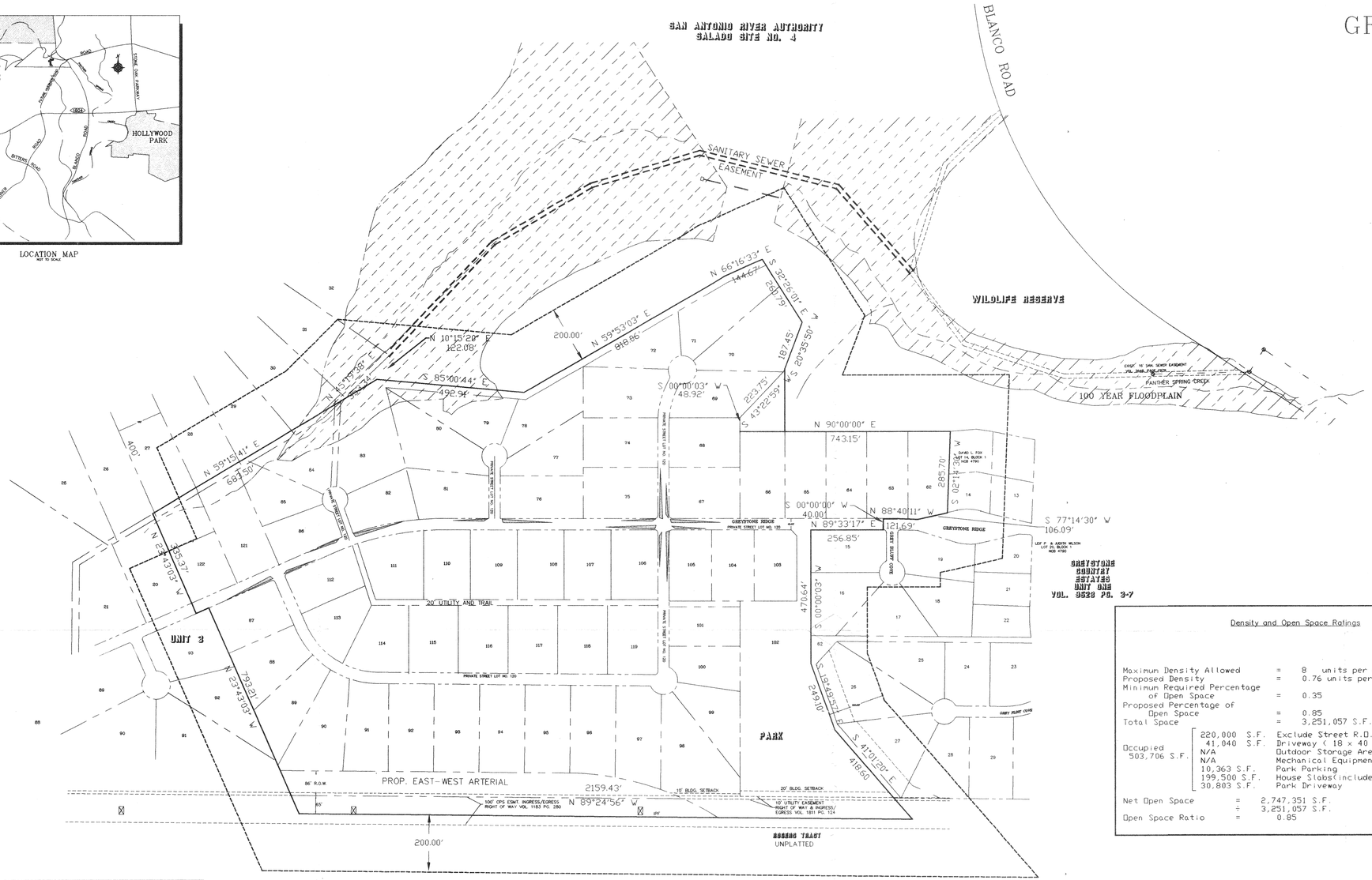
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 4-12-95
Secretary: Date: 4-12-95

RECEIVED
95 FEB 23 AM 7:49
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

FORD ENGINEERING, INC.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 200'

ENVIRONMENTAL RECOMMENDATIONS
The following are recommendations put forth to address the environmental concerns raised by the construction of a residential subdivision on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.

A. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.

B. A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan (WPAP) for the site.

C. A copy of the approved Water Pollution Abatement Plan.

2. A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits.

3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water needs (i.e. use of native plants).

4. There will be no storage of hazardous chemicals on this tract.

5. That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code. No pre-blasting for utility lines should be permitted prior to submission and approval of an organized sewer prior to submission and approval of an organized Sewer Collection System Plan.

6. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461 Ext. 1303.

Density and Open Space Ratings

Maximum Density Allowed	=	8 units per acre
Proposed Density	=	0.76 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.85
Total Space	=	3,251,057 S.F.

Occupied 503,706 S.F.	
220,000 S.F.	Exclude Street R.O.W.'s
41,040 S.F.	Driveway (18 x 40) 60
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
10,363 S.F.	Park Parking
199,500 S.F.	House Slabs(includes garage)3500x60
30,803 S.F.	Park Driveway

Net Open Space	=	2,747,351 S.F.
	÷	3,251,057 S.F.
Open Space Ratio	=	0.85

GREYSTONE COUNTRY ESTATES ~ UNIT 2
CLEAR VISION AREA

LENGTH OF CLEAR VISION

LOCAL "A" = STREET 1 TWO WAY TRAFFIC FLOW
LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW

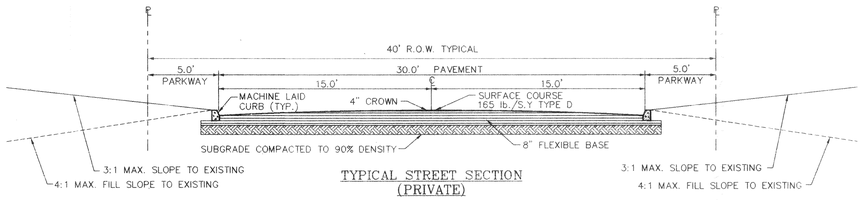
R = 0.65 (300) - (30 / 2 + 2)
= 195 - 17
R = 178'

L = 13 (300) / (13 + 30 / 2) + 7) - 4
= 3900 / (28 + 7) - 4
= 107.4' OR 108'

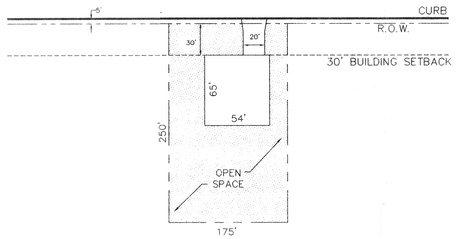
Notes:

1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.

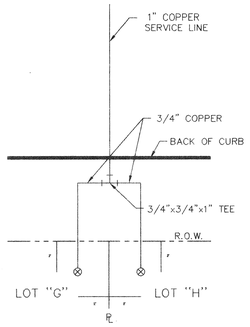
2. All corner lots shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.



TYPICAL STREET SECTION
(PRIVATE)
N.T.S.



TYPICAL LOT



SINGLE SERVICE LINE
DUAL METERS

TYPICAL SERVICE ARRANGEMENT

DATE: 6-15-94

(RESIDENTIAL PLANNED UNIT DEVELOPMENT)
UNIT 2

OWNER: NORMAN REITMEYER
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(210) 492-6932

1 COMMUNITY PARK LOT
57 SINGLE FAMILY RESIDENTIAL LOTS
175'x 250' TYPICAL LOT
74.63 ACRES

11-30-94
STATE OF TEXAS
PAUL W. DORHAM
58350
REGISTERED
PROFESSIONAL ENGINEER
Paul W. Dorham

PROJECT: 1890.14
REVISED: 6/15/94
11/30/94

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