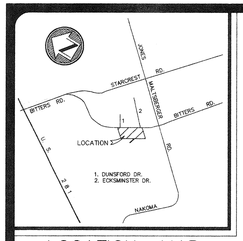


LOCATION MAP

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – 1) R – 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.4 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 63.7%
TOTAL SPACE	= 10.000 ACRES

OCCUPIED SPACE

1.036 ACRES	STREET PAVEMENT AND ISLANDS
0.250 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
2.342 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
3.628 ACRES	TOTAL

NET OPEN SPACE = 6.372 ACRES
+ 10.000 ACRES
OPEN SPACE RATIO = 0.637

CLEAR VISION AREA

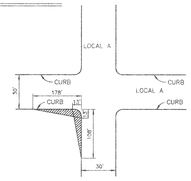
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

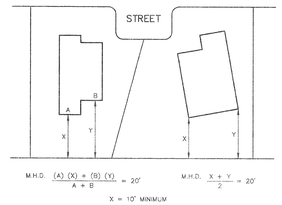
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

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

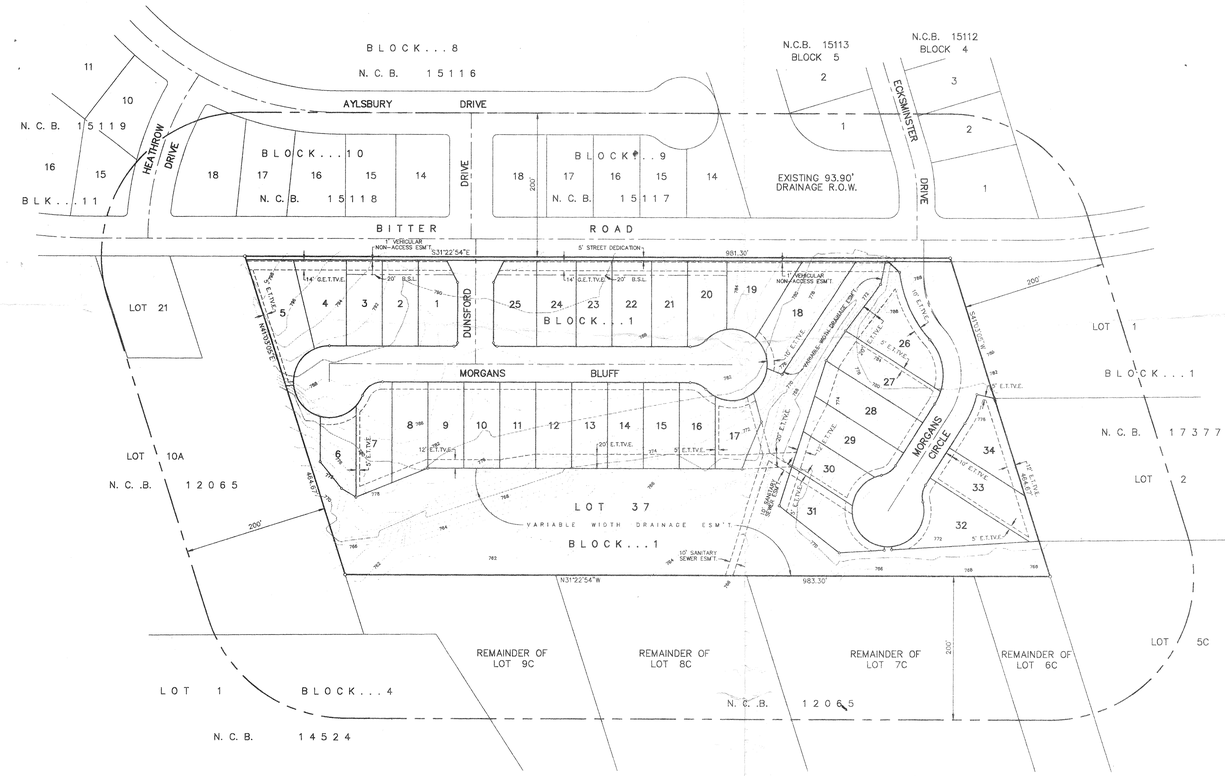
$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

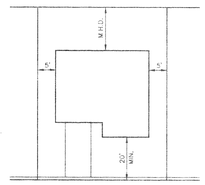
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



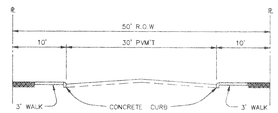


MEAN HORIZONTAL DISTANCE
NOT TO SCALE





TYPICAL LOT
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, 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.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOTS 35 & 36, BLOCK 1)

- 34 RESIDENTIAL UNITS
- TOTAL ACREAGE 10.000 ACRES
- LOT 37 IS COMMON OPEN AREA (2.572 AC.)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOTS 35 & 36 ARE PRIVATE STREETS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
8100 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-7804

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AND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT "A PLANNED UNIT DEVELOPMENT"
Planning Commission
City of San Antonio
Chairman [signature] Date: Aug. 24, 1994
Secretary D. Padley Date: 8/29/94

CITY OF SAN ANTONIO TEXAS

P.U.D. PLAN for BLUFF CREEK SUBDIVISION UNIT 1

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
103 W. Hildebrand – San Antonio, Texas 78201 – (210) 734-5351

REVISIONS:
06/13/94
08/01/94

JOB NO. 45728.00
FILE: ---
DATE: 05/13/94
DESIGN: J.N.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

94016

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