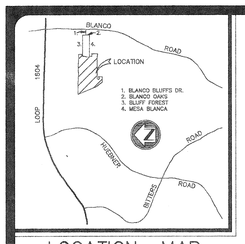
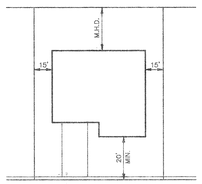
94-022

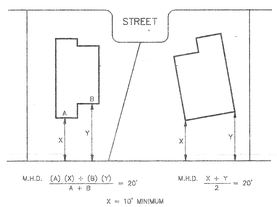


LOCATION MAP



TYPICAL LOT

NOT TO SCALE



MEAN HORIZONTAL DISTANCE

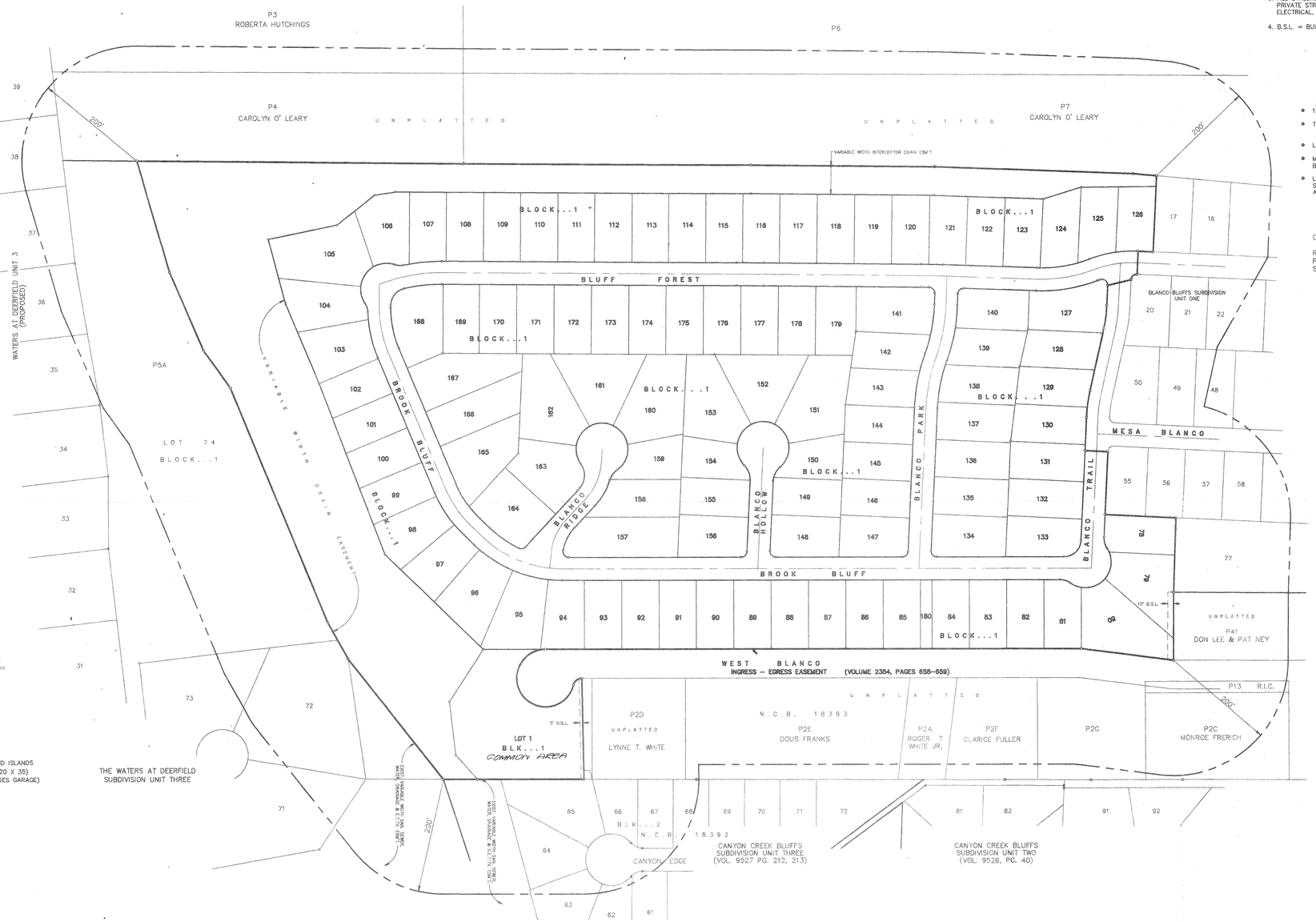
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.22 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 40.6%
TOTAL SPACE	= 31.715 ACRES
OCCUPIED SPACE	
3.049 ACRES	STREET PAVEMENT AND ISLANDS
1.639 ACRES	DRIVEWAYS (TYPICAL 20 X 35)
8.196 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3500 SF)
12.884 ACRES	TOTAL

NET OPEN SPACE = 12.884 ACRES
= 31.715 ACRES

OPEN SPACE RATIO = 0.406



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.
4. B.S.L. = BUILDING SETBACK LINE

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 5-24-95
Secretary: Date: 5-24-95

- 102 RESIDENTIAL UNITS
- TOTAL ACREAGE = 31.715 ACRES
- LOTS 1 & 180 ARE COMMON OPEN AREAS (0.941 AC.)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 180 IS A WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE TV., DRAINAGE AND ACCESS EASEMENT.

OWNER/DEVELOPER:

REITMEYER INVESTMENT CO.
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269

RECEIVED
95 MAY -3 AM 11:01
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CLEAR VISION AREA

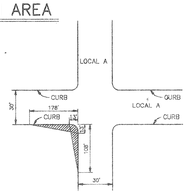
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35–3339 OF THE UNIFIED DEVELOPMENT CODE.

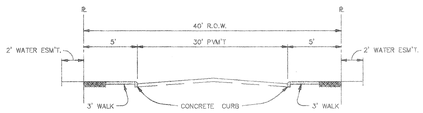
CURB LENGTHS: EXHIBIT G. LEFT–EQUATION A RIGHT–EQUATION D

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

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

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

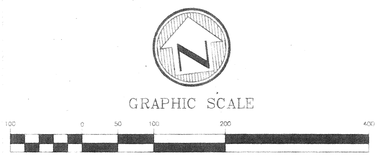




TYPICAL STREET SECTION

ENVIRONMENTAL NOTES:

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 the signature and seal of an Engineer, registered in 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 Plan 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 the tract.
5. That the City of San Antonio shall inspect [illegible] the construction of private service laterals for proper construction according to [illegible] Ordinance [illegible]. No pre-treating for utility lines should be permitted prior to submittal [illegible] Sewer [illegible] Water Plan.
6. If any sauton[illegible] wat[illegible] construction, or blasting, the [illegible] "NOW" at (210) 490–3096 and [illegible] System at (210) 225–7461 Ext 1303.



P.U.D. PLAN
for
BLANCO BLUFFS UNIT TWO

"A PLANNED UNIT DEVELOPMENT"

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1038 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:
10/13/94
11/29/94

JOB NO. 45578.00
FILE:
DATE: 05/09/94
DESIGN: J.A.
DRAWN: B.E.C.
CHECKED:
SHEET 1 OF 1

#94-022