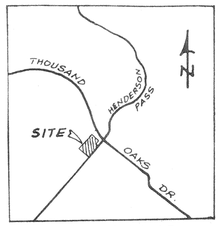
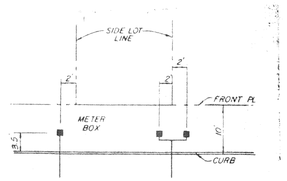


LOCATION MAP



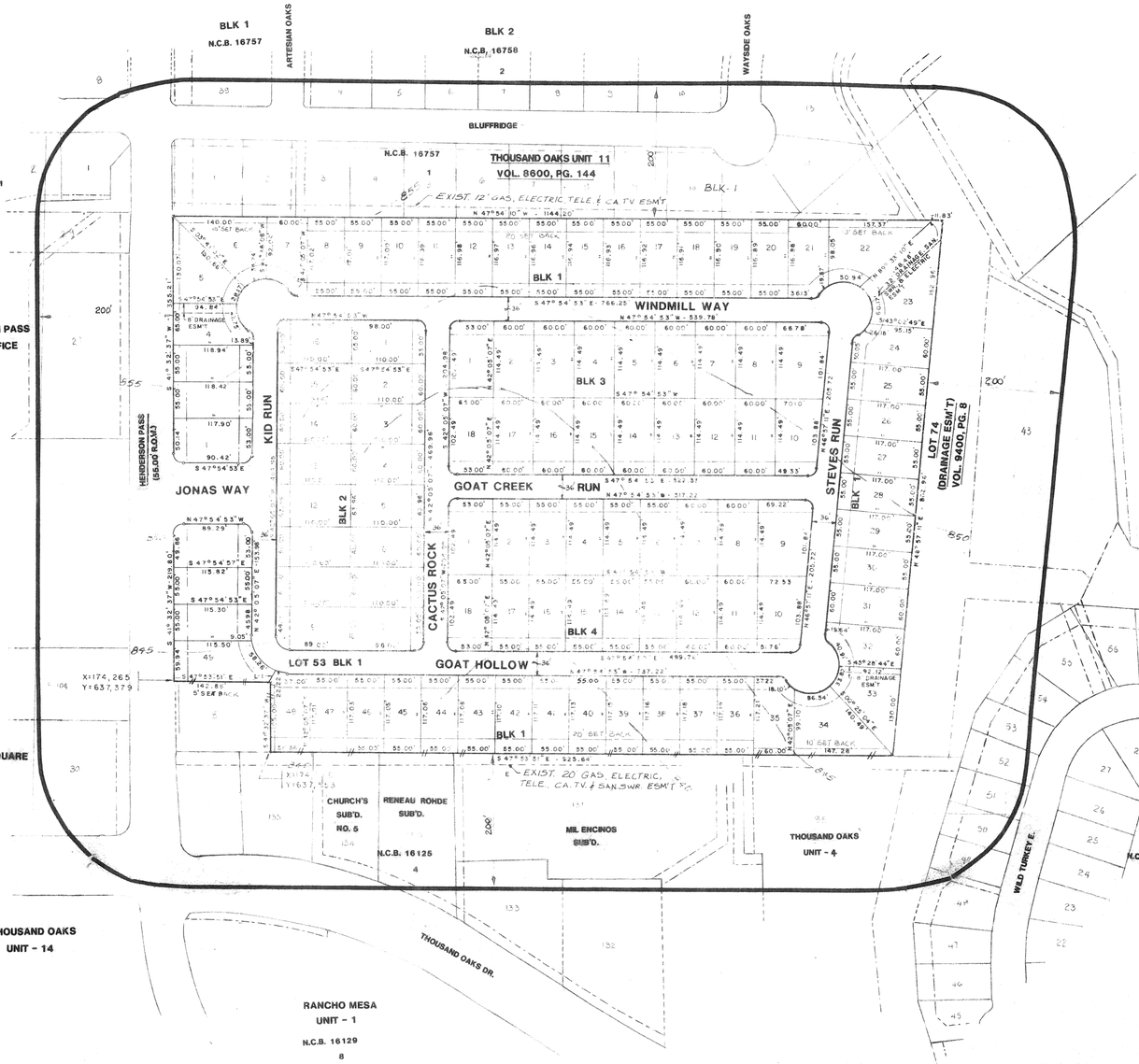
METER BOX LOCATION

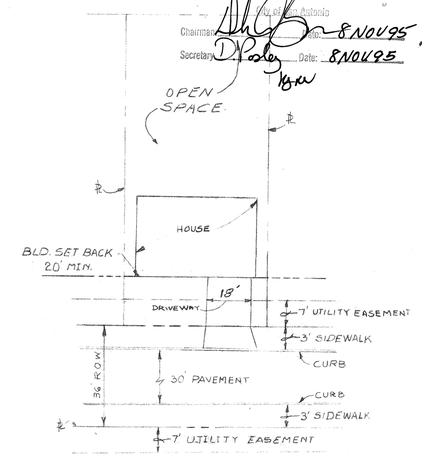
NOTES:

1. All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.
2. All interior private streets are 36, right-of-way with 30' pavement.

8' PRIVACY FENCE

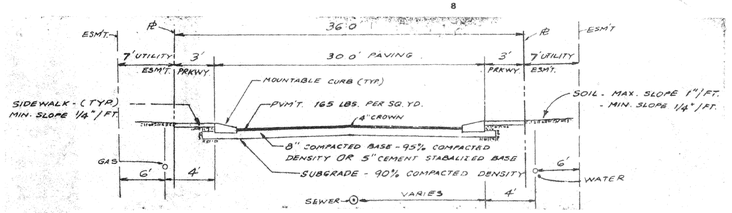
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 8 NOV 95
Secretary: D Pooley Date: 8 NOV 95





TYPICAL LOT

THOUSAND OAKS SUB'D. UNIT - 2
N.C.B. 16125
4



CLEAR VISION AREA
AT HENDERSON PASS

CURB LENGTH: LT = EQUATION A

L= 13 (ISD1)/(13 + (W1 /2) + KA) - 4
= 13 (300) / (13 + (30/2) + 7) - 4
= (3900 / 35) - 4

L = 108'

CURB LENGTH: RT = EQUATION D

R = 0.65 (ISD2) - (W1 /2 + KD)
= 0.65 (500) - 30 / 2 + 2)
= 325 - 17

R = 308'

INTERIOR STREETS
CLEAR VISION AREA

CURB LENGTH: LT = EQUATION A

L = 13 (ISD1) / (13 + (W1 /2) + KA) - 4
= 13 (300) / (13 + (W1 /2) + KA) - 4
= 13 (300) / (13 + (30/2) + 7) - 4

L = 108'

CURB LENGTH: RT = EQUATION D

R = 0.65 (ISD2) - (W1/2 + KD)
= 0.65 (300) - (30 /2 + 2)
= 195 - 17

R = 178'

DENSITY AND OPEN SPACE RATIO

BASE ZONING DISTRICT		= R - 1
MAXIMUM DENSITY ALLOWED		= 8 UNITS/ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE		= .35%
TOTAL SPACE		= 870,127 SQUARE FEET
OCCUPIED SPACE 378,330 S.F.	187,200 S.F.	- HOUSE SLABS (INCLUDE GARAGE) 1800 X 104
	37,440 S.F.	- DRIVEWAYS (18 x 20 x 104)
	153,360 S.F.	- STREET R.O.W.'s
	N/A	- DRAIN R.O.W.
	N/A	- OUTDOOR STORAGE AREAS
	N/A	- MECHANICAL EQUIPMENT
	N/A	- PARKING
	330 S.F.	- PRIVACY FENCE
NET OPEN SPACE =	441,797 ÷ 870,127 = 0.5652	
OPEN SPACE RATIO		= 56.52%

IMPERVIOUS COVER: 378,330 ÷ 870,127 = 43.48%

DEVELOPMENT
TOTAL AREA 19.975 ACRES
104 SINGLE FAMILY RESIDENTIAL LOTS OF
55' x 117' AND 60' x (110' TO 117') TYPICAL LOT SIZE
5.2 UNITS PER ACRE.

NOTE: PRIVACY FENCE CONSISTS OF 100' x 1' ROCK AND 3,716' ± 3/4" WOOD, WITH NO GUARD HOUSE.

REVISIONS
REVISED: 2-24-95
JULY 24, 1995

Seda Consulting Engineers, Inc.
11955 I.H. 10 West, Suite 503
San Antonio, Texas 78230
(210) 697-0222
CIVIL • ENVIRONMENTAL • SURVEYORS

THE BLUFFS OF HENDERSON PASS
PLANNED UNIT DEVELOPMENT

JOB NO. 497
DATE 1-23-1995
DRAWN BY C.F.P
CHECKED BY S.E.D
SHEET 1 OF 1
(2)

#95-032