APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 3-22-95
Secretary: [signature] Date: 3-22-95

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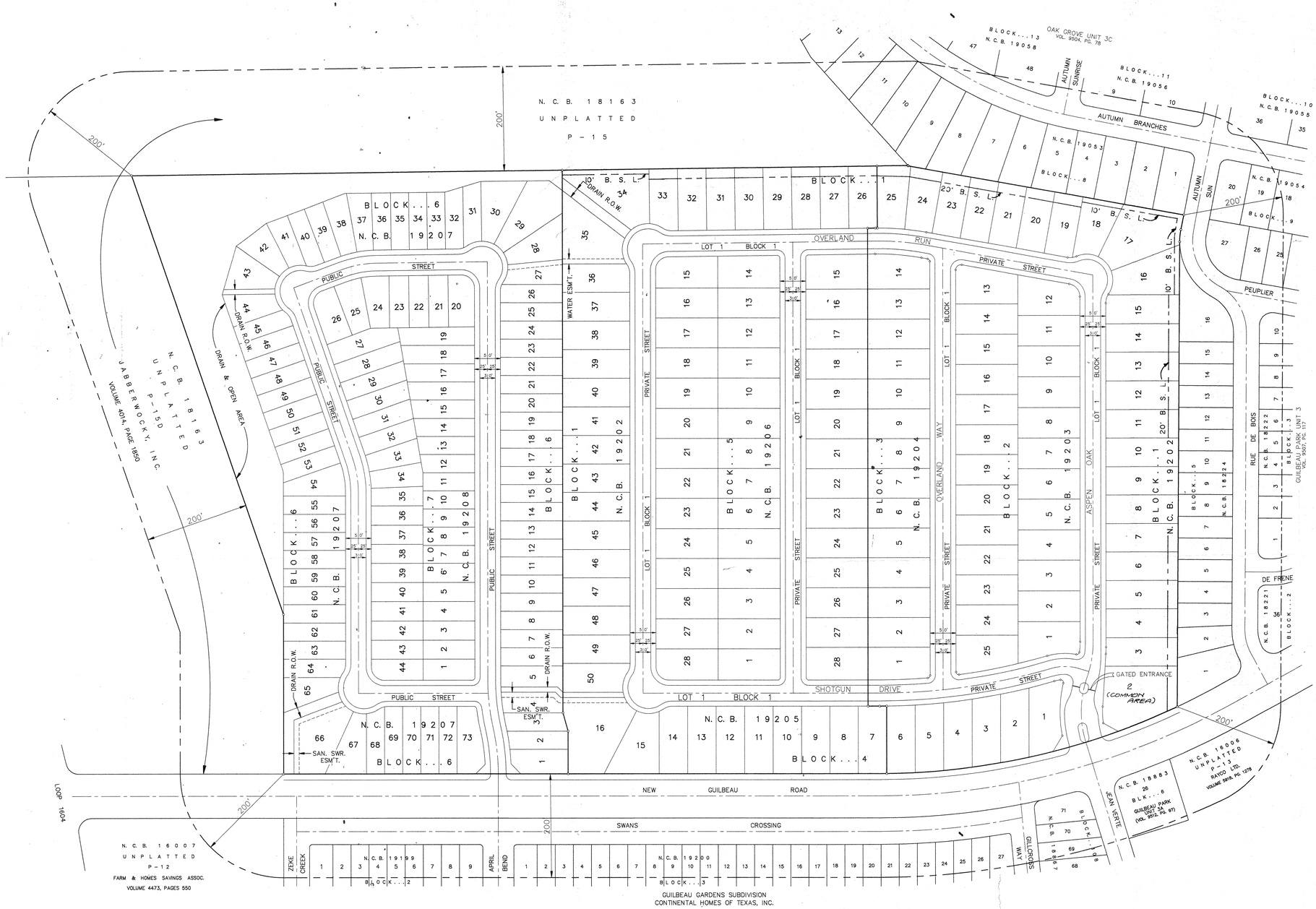
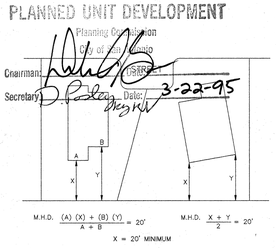
95-033





MEAN HORIZONTAL DISTANCE
NOT TO SCALE

- 117 RESIDENTIAL UNITS, BLOCKS 6 & 7
  145 RESIDENTIAL UNITS, BLOCKS 1–5
- TOTAL ACREAGE, BLOCKS 6 & 7 17.26 ACRES
  TOTAL ACREAGE, BLOCKS 1–5 30.79 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

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 PRIVATE STREETS WITHIN DEVELOPMENT ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 1, BLOCK 1)

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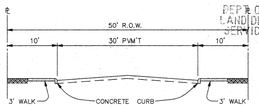
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION



TYPICAL STREET SECTION
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

DENSITY AND OPEN SPACE RATIOS, BLOCKS 6 & 7

BASE ZONING DISTRICT	= (P – I) R – 5
MAXIMUM DENSITY ALLOWED	= 10 UNITS PER ACRE
PROPOSED DENSITY	= 6.78 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 67%
TOTAL SPACE	= 17.26 ACRES
OCCUPIED SPACE	

1.76 ACRES	STREET PAVEMENT AND ISLANDS
0.43 ACRES	DRIVEWAYS (TYPICAL 8 X 20)
3.49 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1300 SF)
5.68 ACRES	TOTAL

NET OPEN SPACE = 11.58 ACRES
+ 17.26 ACRES
OPEN SPACE RATIO = 0.67

DENSITY AND OPEN SPACE RATIOS, BLOCKS 1–5

BASE ZONING DISTRICT	= (P – I) R – 5
MAXIMUM DENSITY ALLOWED	= 10 UNITS PER ACRE
PROPOSED DENSITY	= 4.74 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 65%
TOTAL SPACE	= 30.79 ACRES
OCCUPIED SPACE	

3.76 ACRES	STREET PAVEMENT AND ISLANDS
1.07 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
5.99 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1600 SF)
10.82 ACRES	TOTAL

NET OPEN SPACE = 19.97 ACRES
+ 30.79 ACRES
OPEN SPACE RATIO = 0.65

CLEAR VISION AREA

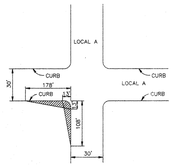
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35–3339 OF THE UNIFIED DEVELOPMENT CODE.

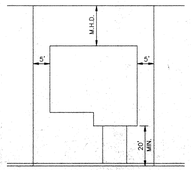
CURB LENGTHS: EXHIBIT G. LEFT–EQUATION A
RIGHT–EQUATION D

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

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

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





TYPICAL LOT
NOT TO SCALE

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
1848 LOCKHILL SELMA, SUITE 102
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349–1628

"A PLANNED UNIT DEVEOPMENT"

P.U.D. PLAN for STAGECOACH RUN SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734-5351

REVISIONS:

JOB NO.	45787.02
FILE:	—
DATE:	01/24/95
DESIGN:	K.J.K.
DRAWN:	M.T.III
CHECKED:	
SHEET	1 OF 1

#95-033