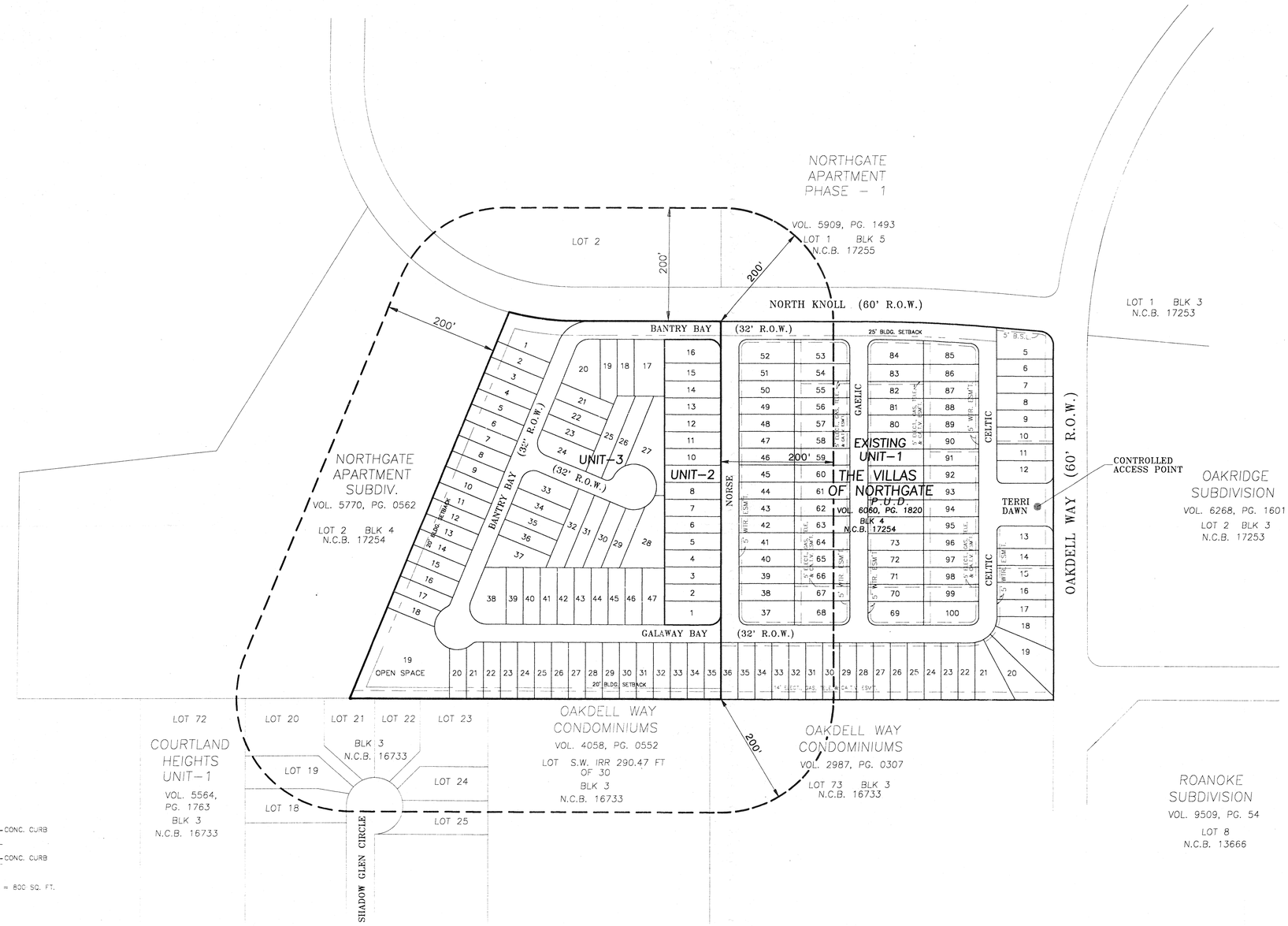
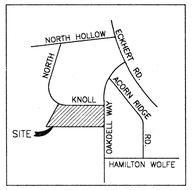


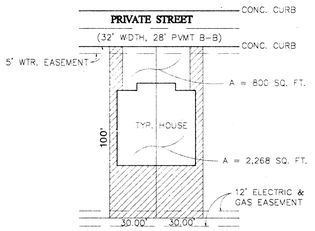

LOCATION MAP

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 10-11-95
Secretary: Date: 10-11-95

SCALE: 1" = 100'

0 100 200

RECEIVED
95 SEP 25 PM 3:57
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION




TYPICAL LOT OPEN SPACE
N.T.S

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED. SEC. 35-3339.

OPEN SPACE

UNITS 2, AND 3 ONLY
OPEN SPACE RATIO & DENSITY TABLE

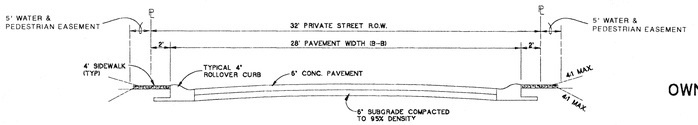
| AREA | SQUARE FEET | ACREAGE |
|---|---|---|
| BUILDING COVERAGE AREA | 91,854 | 2.10 |
| OTHER COVERAGE | 77,900 | 1.79 |
| OPEN – SPACE | 178,726 | 4.11 |
| TOTAL – GROSS AREA * | 348,480 | 8.00 |

PROPOSED OPEN SPACE = 51.3 %
DENSITY = 10.13 UNITS PER ACRE (IF APPLICABLE)

P-1, R-6
ZONING / CONCEPT

81 RESIDENTIAL LOTS
30' X 100' AVERAGE

NOTES:
1. WATER AND SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
2. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO .
3. NO PART OF THE PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS INDICATED BY FEMA.




TYPICAL STREET SECTION
N.T.S

OWNERS: STONEHILL ENTERPRISES, INC.
5807 BABCOCK ROAD #181
SAN ANTONIO, TX 78240-2135

**P.U.D. NO. 95062**
**P.O.A.D.P. NO.**

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

# THE VILLAS OF NORTHGATE
## PRELIMINARY OVERALL AREA DEVELOPMENT PLAN AND P.U.D. PLAN

PLAT NO.
UNIT-2 950357
UNIT-3 950356

JOB NO. 3648.00
DATE AUGUST, 1995
DESIGNER
CHECKED DRAWN T.D.H.
SHEET 1 OF 1

# 95-062