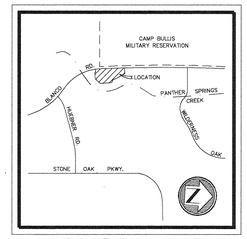
950392



LOCATION MAP

CLEAR VISION AREA

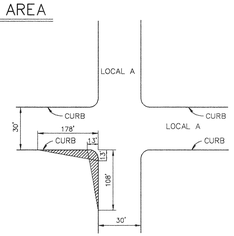
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

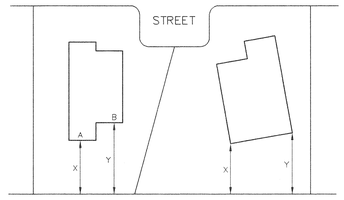
CURB LENGTHS: EXHIBIT G. LEFT–EQUATION A
RIGHT–EQUATION D

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

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

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



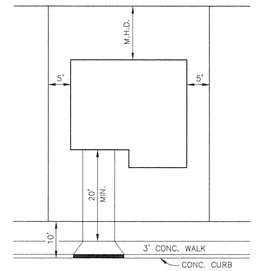


M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 20'$ M.H.D. $\frac{X+Y}{2} = 20'$

X = 20' MINIMUM

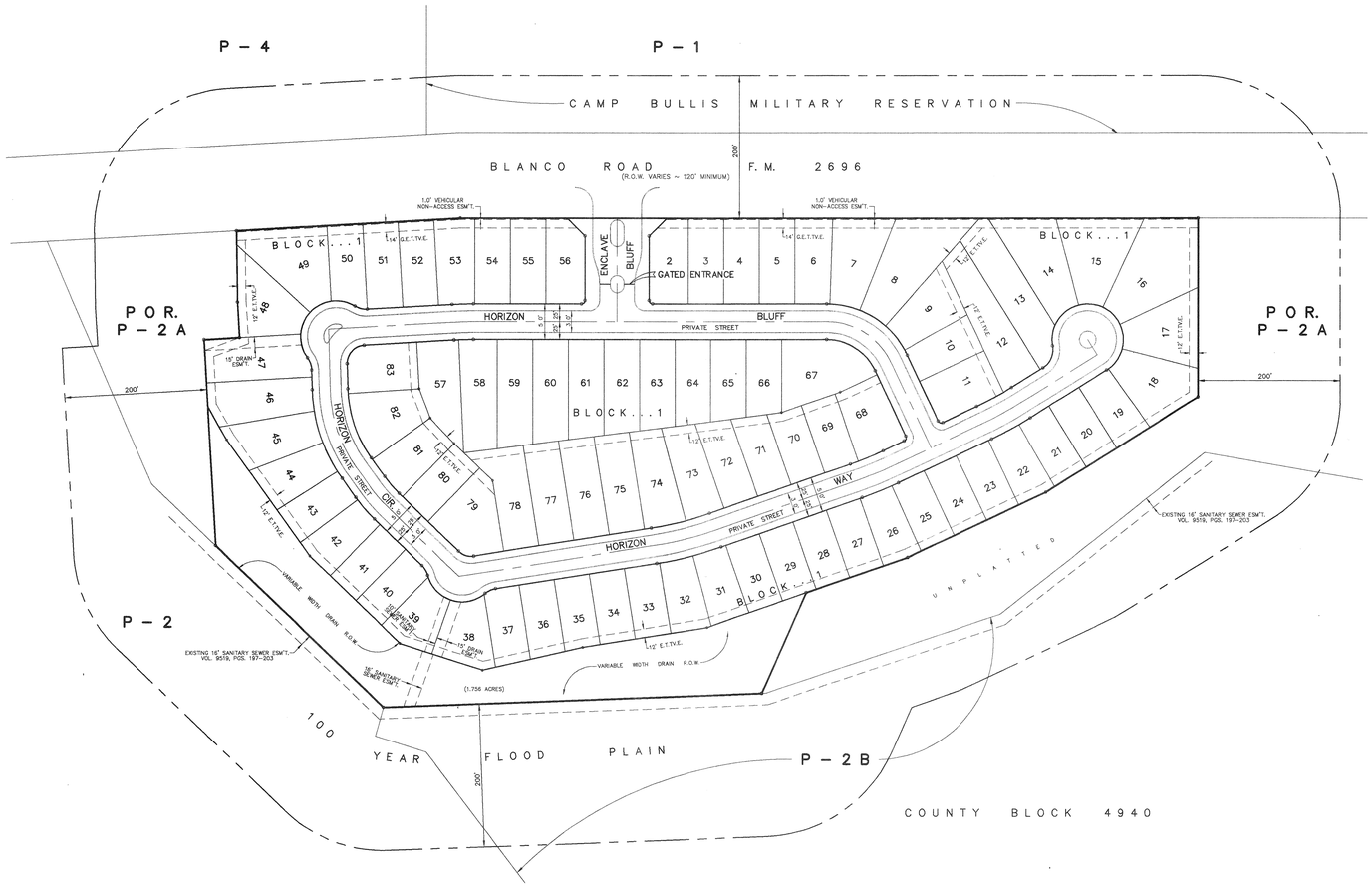
MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

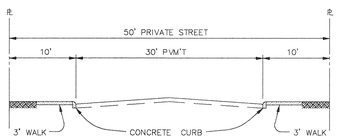
NOT TO SCALE



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – I	
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE	
PROPOSED DENSITY	= 4.8 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%	
PROPOSED PERCENTAGE OF OPEN SPACE	= 62%	
TOTAL SPACE	= 17.147 ACRES	
OCCUPIED SPACE		
1.906 ACRES	STREET PAVEMENT AND ISLANDS	
0.640 ACRES	DRIVEWAYS (MINIMUM 17' X 20')	
3.953 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2100 SF)	
6.499 ACRES	TOTAL	

NET OPEN SPACE = 10.648 ACRES
\+ 17.147 ACRES
OPEN SPACE RATIO = 0.62



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. (LOT 1, BLOCK 1).

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

- 82 RESIDENTIAL UNITS
- TOTAL ACREAGE 17.147 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman _____ Date: 1-24-96
Secretary _____ Date: 1-24-96

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

#96-004

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for
THE BLUFFS AT STONE OAK

RECEIVED
96 JAN 17 PM 3:13
CITY DEVELOPMENT SERVICES DIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46050.00
FILE: ~
DATE: 11/20/95
DESIGN: S.H.
DRAWN: A.R.
CHECKED: SH
SHEET 1 OF 1