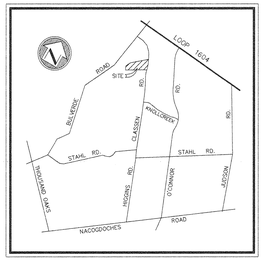
HIDDEN OAKS NORTH SUBDIVISION

P.U.D. PLAN

for

"A PLANNED UNIT DEVELOPMENT"



LOCATION MAP

CLEAR VISION AREA

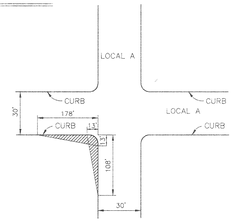
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

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

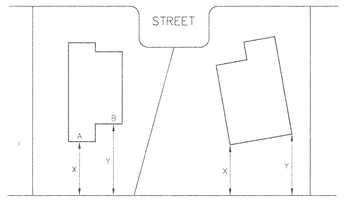
R=0.65 (ISD) - (W/2+K_D) = 178 FT.

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



MEAN HORIZONTAL DISTANCE

NOT TO SCALE

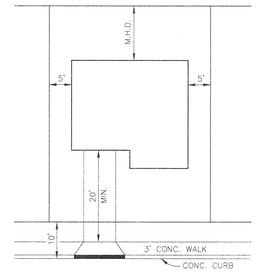


M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 20'$ M.H.D. $\frac{X+Y}{2} = 20'$

X = 20' MINIMUM

TYPICAL LOT

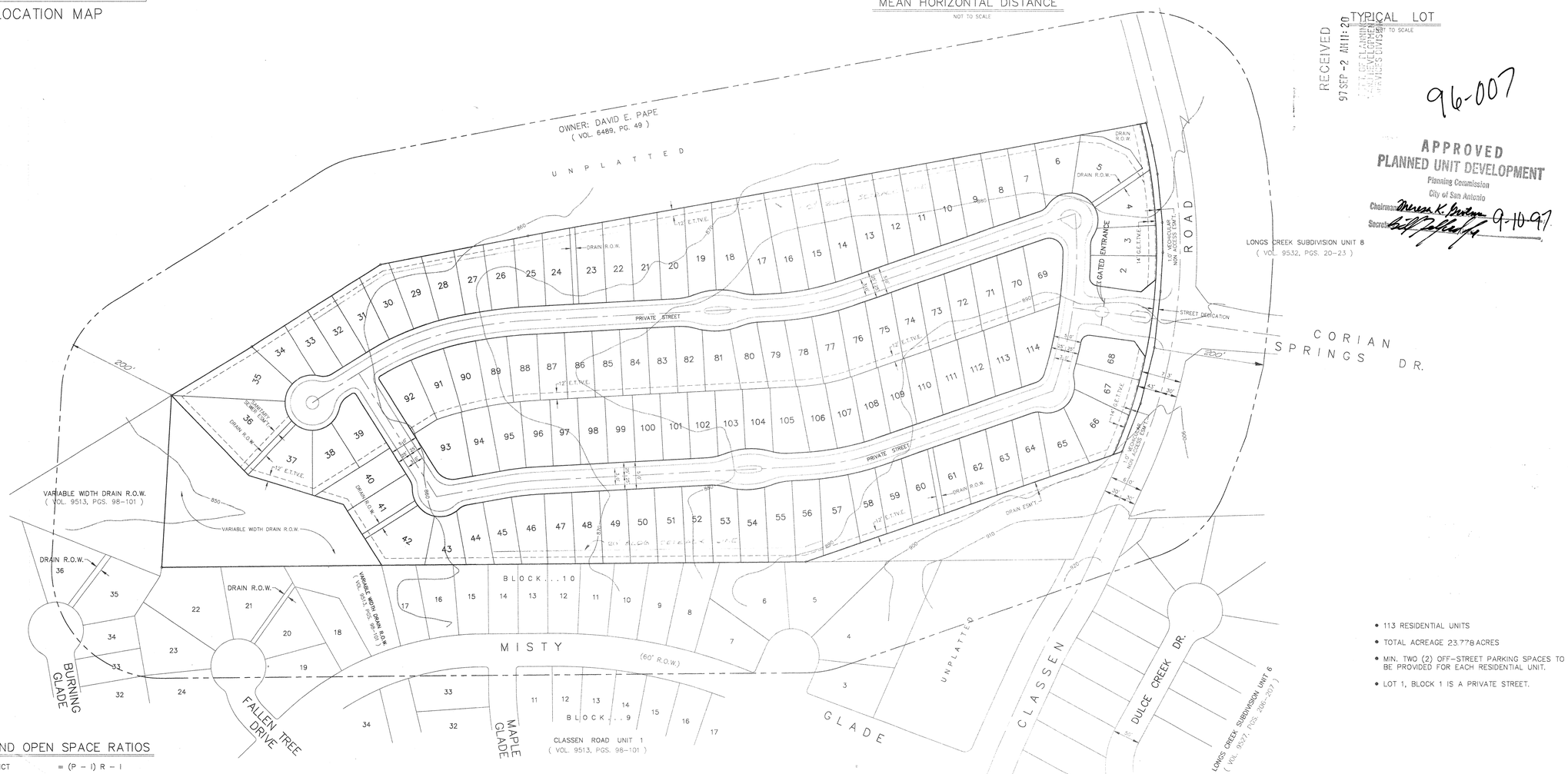
NOT TO SCALE



RECEIVED
97 SEP -2 AM 11:20
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
DEVELOPMENT SERVICES

96-007

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Marcia K. Gordon 9-10-97
Secretary



- 113 RESIDENTIAL UNITS
- TOTAL ACREAGE 23.778 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.

DENSITY AND OPEN SPACE RATIOS

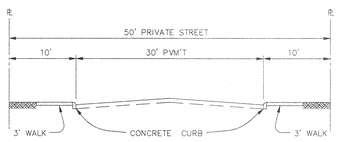
BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.8 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 56%
TOTAL SPACE	= 23.778 ACRES

OCCUPIED SPACE

2.671 ACRES	STREET PAVEMENT AND ISLANDS
1.323 ACRES	DRIVEWAYS (17' X 30')
6.356 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2450 SF)
10.350 ACRES	TOTAL

NET OPEN SPACE = 13.428 ACRES
+ 23.778 ACRES

OPEN SPACE RATIO = 0.56



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

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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

REVISIONS:
1/11/96 R.O.W.
7/28/97 AC. TOTAL

JOB NO. 46094.00
FILE: ~
DATE: 12/27/95
DESIGN:
DRAWN: L.R.
CHECKED: S.E.H.
SHEET 1 OF 1

#96-007