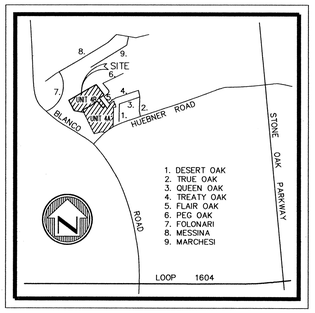
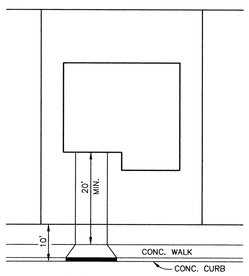
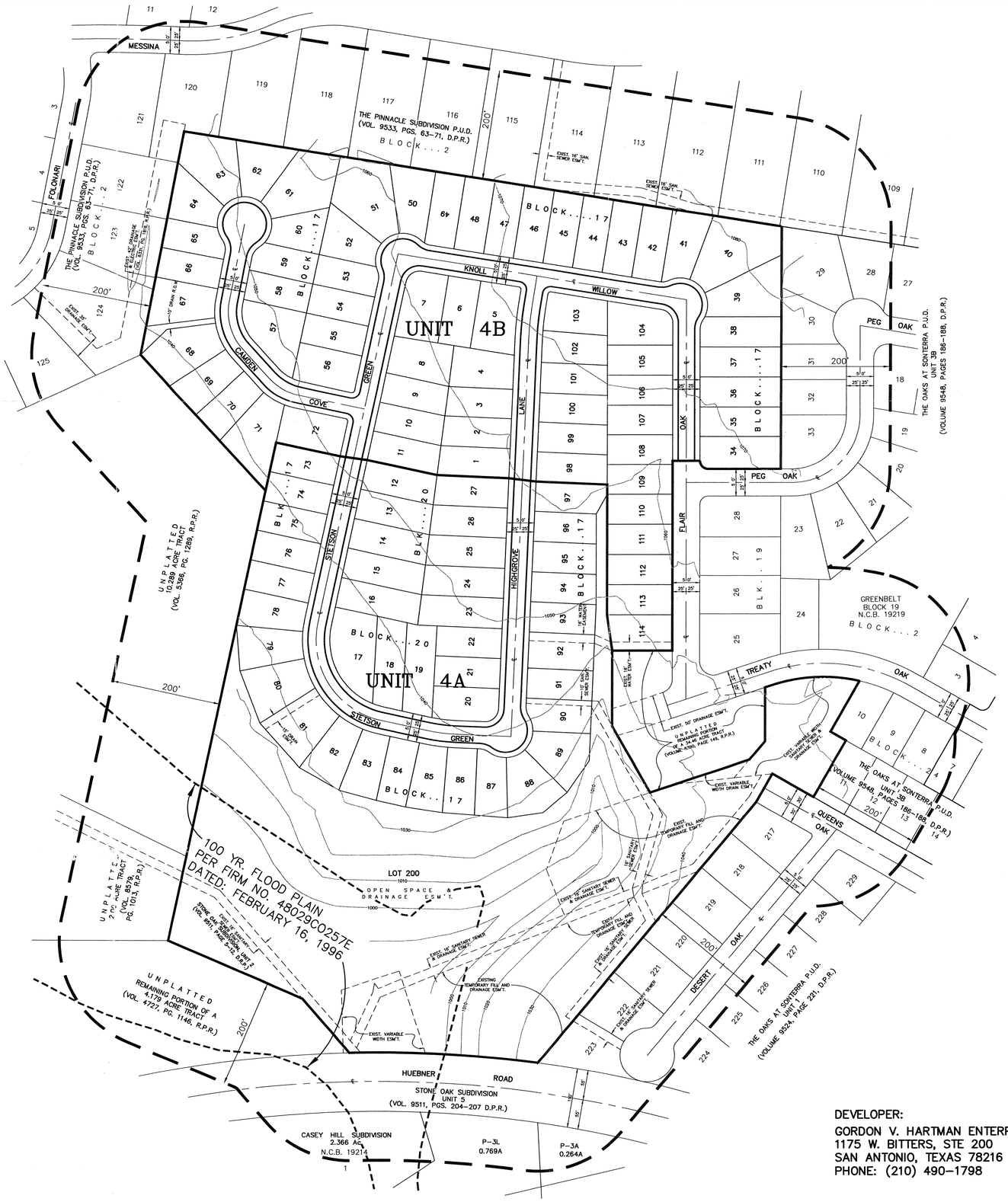


LOCATION MAP
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE



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. $K_A=7$ $K_D=2$

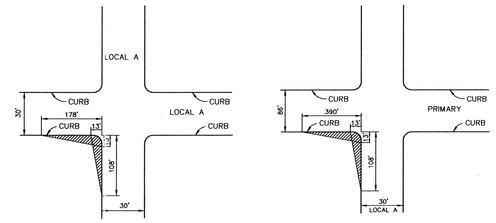
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

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

$R=0.65\ (ISD) - (W/2+K_D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.



APPROVED P.U.D. PLAN (1996)

THE OAKS AT SONTERRA P.U.D.
UNITS 3A, 3B & 4 (96-010)

- 123 RESIDENTIAL UNITS
- TOTAL ACREAGE 28.63

DENSITY 4.30 UNITS PER ACRE

P.U.D. PLAN FOR UNITS 4A & 4B

- 108 RESIDENTIAL UNITS (41 – UNIT 4A, 67 – UNIT 4B)
- TOTAL ACREAGE 35.11
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	(P-1) R-1
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	3.08 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	69%

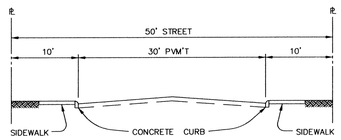
3.06	ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.07	ACRES	DRIVEWAYS (16' X 27')
+ 6.88	ACRES	HOUSE SLABS, TYPICAL 2,200 SF (INCLUDES GARAGE)
11.01	ACRES	OCCUPIED SPACE
35.11	ACRES	TOTAL AREA
– 11.01	ACRES	OCCUPIED SPACE
24.10	ACRES	OPEN SPACE

24.10 / 35.11 = 0.69 OPEN SPACE RATIO

0.69 x 100 = 69% PERCENTAGE OF OPEN SPACE

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' OR 4' SIDEWALK (AS APPLIES) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL LOCAL "A" AND COLLECTOR TYPE "B" STREETS WITHIN UNITS 4A & 4B ARE PUBLIC STREETS.
4. ALL PROPOSED LOTS IN UNITS 4A AND 4B ARE LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. A PORTION OF UNIT 4A (OPEN SPACE & DRAINAGE EASEMENT) IS IN ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. (NO BASE FLOOD ELEVATION DETERMINED) THE ABOVE IS REFERENCED TO FLOOD INSURANCE RATE MAP (FIRM) BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. MAP NUMBER 480029C0120E, EFFECTIVE DATE FEBRUARY 16, 1996. MAP NUMBER 480029C0257E, EFFECTIVE DATE FEBRUARY 16, 1996.



TYPICAL STREET SECTION
NOT TO SCALE

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

GRAPHIC SCALE
1 inch = 100 ft.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: 5/22/02
Secretary Date: 5/22/02

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 24 AM 9:47

P.U.D. PLAN for OAKS AT SONTERRA (96-010A) (UNITS 4A & 4B)

WFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:

JOB NO.	46884.00/46976.00
FILE:	
DATE:	12/18/01
DESIGN:	B.A.C.
DRAWN:	E.B.
CHECKED:	
SHEET	1 OF 1

J:\Land Development\GVH Oaks at Sonterra 4A\dwg\OAKS-4A-4BPUD.dwg, 01/22/02 11:42:43 AM, BLANCA DE LUNA

#96-010A