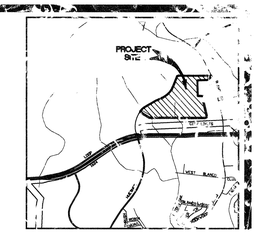
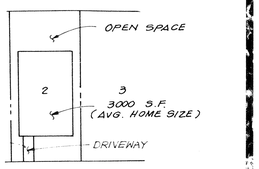
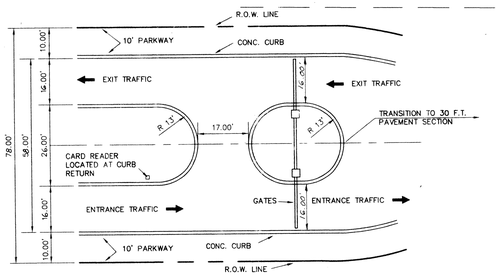
SCALE. 1" = 200'

PHASING			
UNIT	NO. OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	AVERAGE HOME SIZE (S.F.)
8	35	21 LOTS @ 55'x120' 14 LOTS @ 65'x120'	3,000
9	85	38 LOTS @ 55'x120' 47 LOTS @ 65'x120'	3,000
10A	24	24 LOTS @ 65'x120'	3,000
10B	43	43 LOTS @ 60'x120'	3,000
10C	68	23 LOTS @ 65'x120'	3,000
10D	56	56 LOTS @ 65'x120'	3,000
10E	13	13 LOTS @ 65'x130'	3,000
11A	4	4 LOTS @ 65'x130'	3,000
11B	3	3 LOTS @ 65'x130'	3,000
11	12	12 LOTS @ 65'x120'	3,000
11C	17	17 LOTS @ 65'x120'	3,000
11D	30	30 LOTS @ 70'x120'	3,000
TOTAL = 390 LOTS		AVERAGE LOTS : 65'x120'	





NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-339



PROPOSED MINIMUM PAVEMENT SECTION AT GATED ENTRANCES
(TYPICAL)
N.T.S.

P-4C P-3 P-2 P-1 P-1B

THE SONTERRA CLUB
LA CORTA
LA TIERRA
CB-4944
P-3E
P-15
RICHARD H. AUSTIN. ABS. 849
P-2A
ASC SAN ANTONIO VENTURE I
P-3F P-17 CB-4942
P-3J
SAN ANTONIO S.M.S.A. LTD. PARTNERSHIP (0.760 AC.)
P-2 CB-4944 RUSSELL HILL ROGERS FUND
THE WOODS AT SONTERRA CB-4942B BLK. 8
MADERA PKY
BLANCO ROAD (R.O.W. VARIES 120' MIN.)

GREYSTONE COUNTRY ESTATES CB-4790A BLK. 1
GREY FLINT COVE
NATURAL GAS
NATURAL GAS
HUEBNER ROAD
66' ELECTRIC & INGRESS AND EGRESS EASEMENT (VOL. 1183, PG. 280 REAL PROPERTY RECORDS)
135' ELECTRIC TRANSMISSION TOWER EASEMENT (VOL. 5655 PG. 284 REAL PROPERTY RECORDS)
BUFFER STRIP AND CPS EASEMENT
(BUFFER STRIP) GREENBELT
RUSSELL HILL ROGERS FUND FOR THE ARTS
P-3 CB-4899
P-9 CB-4790
PROP. HUEBNER ROAD (86' R.O.W.) (BY OTHERS)
GREENBELT (BUFFER STRIP)
RECREATION CENTER 6.1 Ac
UNIT-10A
UNIT-10E
UNIT-11B
UNIT-10D
UNIT-10B
UNIT-9
UNIT-11A
UNIT-11D
UNIT-11C
UNIT-11
UNIT-8
UNIT-10C
UNIT-9
VARIABLE WIDTH DRAINAGE R.O.W.
DRAIN R.O.W.
DRAIN
GATE
"A"
"B"
50'
200'
100'
GREENBELT
DRAIN

LOWER PINTO L.A. & M.C.
P-9
CB 4790
SURVEY NO. 4
ABSTRACT 454

F. DE LA GARZA SURVEY NO. 5 ABS. 849 CB-4944
STONE OAK INC. P-3 5.566 AC P-18 16.138 AC

CITY OF SAN ANTONIO CITY LIMITS ORDINANCE NO. 74790
P-2 NCB 16334
FLOOD PLAIN FEMA PANEL NO. 480035-0185C
SURVEY LINE
P-51 NCB-16334
P-51 NCB-16334
P-3 P-18 NCB-16331
LOOP 1604 (R.O.W. VARIES 445' MIN.)

390 RESIDENTIAL LOTS
60'-65' X 120' AVERAGE LOT SIZE
3000 S.F. AVERAGE HOME SIZE
SUBJECT AREA IS INCIFE THE CITY LIMITS
PROPERTY IS ZONED P-1, R-1

NOTE:
1. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO.
2. STREETS ARE TYPE "A", 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT

OPEN SPACE CALCULATION :

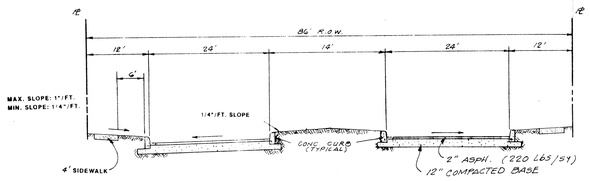
REQUIRED OPEN SPACE : (AVERAGE OF RESIDENTIAL AND NON-RESIDENTIAL AREAS)

$= \frac{0.35(138.18) + 0.20(5.85)}{144.58}$

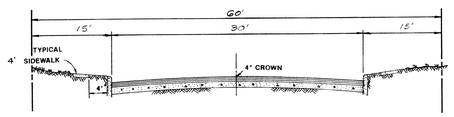
$= 34.3\%$

OVERALL DEVELOPMENT AREA = 144.58 Ac. = 6,297,305 SF
(1) DRAIN = ½ OF 9.381 Ac = 4.7 = 204,732 SF
(2) REC. CENTER (5.85 Ac.) = 254,826.600 = 246,826 SF
(3) GREENBELTS = 210,000 SF
(4) BUFFER AND O.H. EASEMENT = ½ OF 554,354 = 277,477 SF
RESIDENTIAL LOTS :
a. AVERAGE GROSS AREA OF 390 LOTS = 390 (60x120) = 2,808,000 SF
b. BUILDING COVERAGE = 390(3000) = 1,170,000 SF
c. DRIVEWAYS = 20 x 20 x 390 = 156,000 SF
(5) OPEN SPACE FROM RESIDENTIAL LOTS = a-(b+c) = 1,482,000 SF

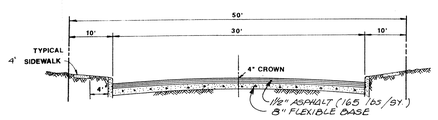
TOTAL OPEN SPACE = (1)+(2)+(3)+(4)+(5) = 2,419,008 SF
OPEN SPACE RATIO = $\frac{2,419,008}{6,297,305}$ = 38%
DENSITY = $\frac{390}{144.58}$ = 2.70 UNITS/ACRE



STREET SECTION "A-A"



STREET SECTION "B-B"



TYPICAL STREET SECTION

OWNERS: BLANCO DEVELOPMENT PARTNERS, LTD
1701 N. COLLINS BLVD. SUITE 300
RICHARDSON, TEXAS 75080

PUD NO. 96-016
AMENDMENT OF THE PLANNED UNIT DEVELOPMENT
APPROVED BY PLANNING COMMISSION AUG. 14, 1996

FUND SUBDIVISION – UNITS 8, 9, 10 & 11

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
(POADP/PUD)

PAPE-DAWSON ENGINEERS
JOB NO. 3686-04

AMENDMENT APPROVAL :
BY _____ DIRECTOR OF PLANNING
3-5-98 DATE

RECEIVED 98 MAR -3 PM 2:32 CITY OF SAN ANTONIO PLANNING DEPARTMENT WATER SYSTEM

96-016

APPROVED CITY OF SAN ANTONIO

REV. 6-05-96
REV. 8-01-96

96-016