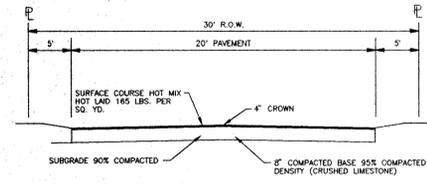
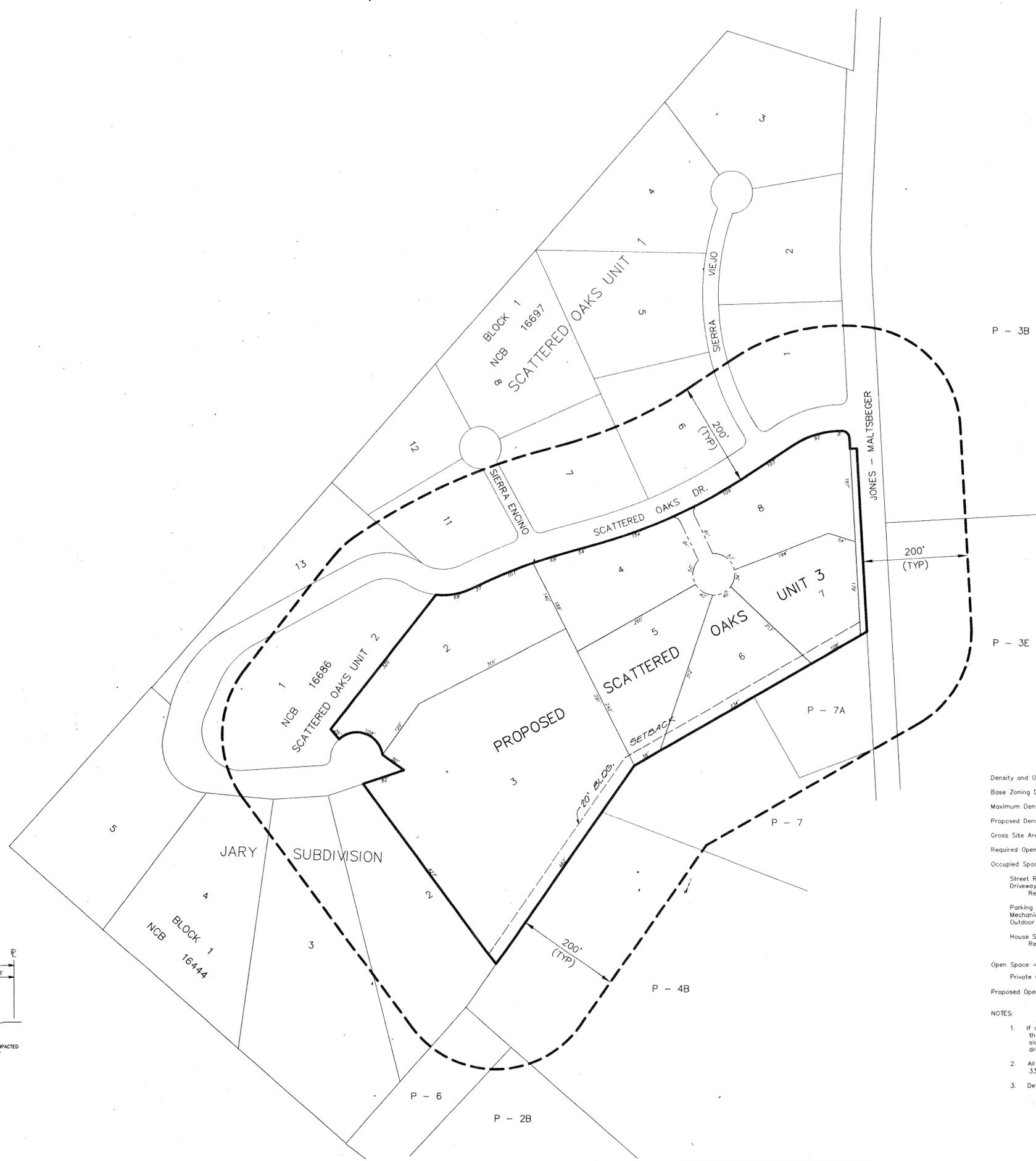
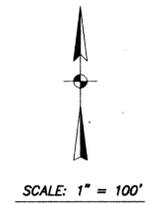


LOCATION MAP



TYPICAL STREET SECTION

P - 3B

P - 3E

P - 7A

P - 7

P - 4B

P - 6

P - 2B

**96-018**  
**APPROVED**  
**PLANNED UNIT DEVELOPMENT**

Planning Commission  
 City of San Antonio  
 Chairman: *J. H. ...* Date: *5-10-96*  
 Secretary: *D. P. ...* Date: *5-10-96*

Density and Open Space Ratios  
 Base Zoning District = P-1, R-1  
 Maximum Density Allowed = 8 units per acre  
 Proposed Density = 0.66 units per acre  
 Gross Site Area = 10.673 Ac = 464,916 SF  
 Required Open Space = 35% x 464,916 = 162,721 SF  
 Occupied Space = 35,531 SF  
 Street R.O.W. = 7,951 SF  
 Driveways:  
 Residential Lot = 7 x 20 x 22 = 3,080 SF  
 Parking = N/A  
 Mechanical Equipment = N/A  
 Outdoor Storage Areas = N/A  
 House Slabs:  
 Residential Lot = 7 x 3,500 = 24,500 SF  
 Open Space = 424,807 SF  
 Private Open Space = (Lots Area) - (House Slabs + Driveways) = 424,807 SF  
 Proposed Open Space Ratio =  $\frac{452,387}{464,916} = 0.9137 = 91\%$

- NOTES:
- If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
  - All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
  - Developer: Scattered Oaks Development, Inc.  
 12915 Jones Maltzberger, Suite 604  
 San Antonio, Texas 78247



REVISIONS

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 SUITE 130  
 SAN ANTONIO, TX 78218  
 TEL: (210) 828-3520  
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**OVERBY**  
**DESCAMPS**  
**ENGINEERS**



**SCATTERED OAKS UNIT 3**  
**PLANNED UNIT DEVELOPMENT**  
**P.U.D. PLAN**

PLAT NO. *960916*  
 PROJECT NO. *0150.00*  
 DATE *3/6/96*  
 DRAWN *OGR* CHECKED *ED*  
 DRAWING *1* OF *1*  
 SHEET *1* OF *1*

# 96-018