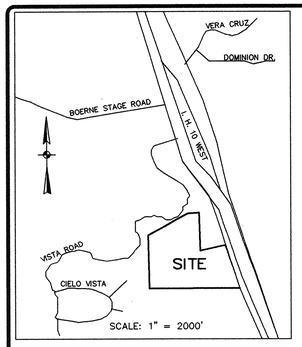
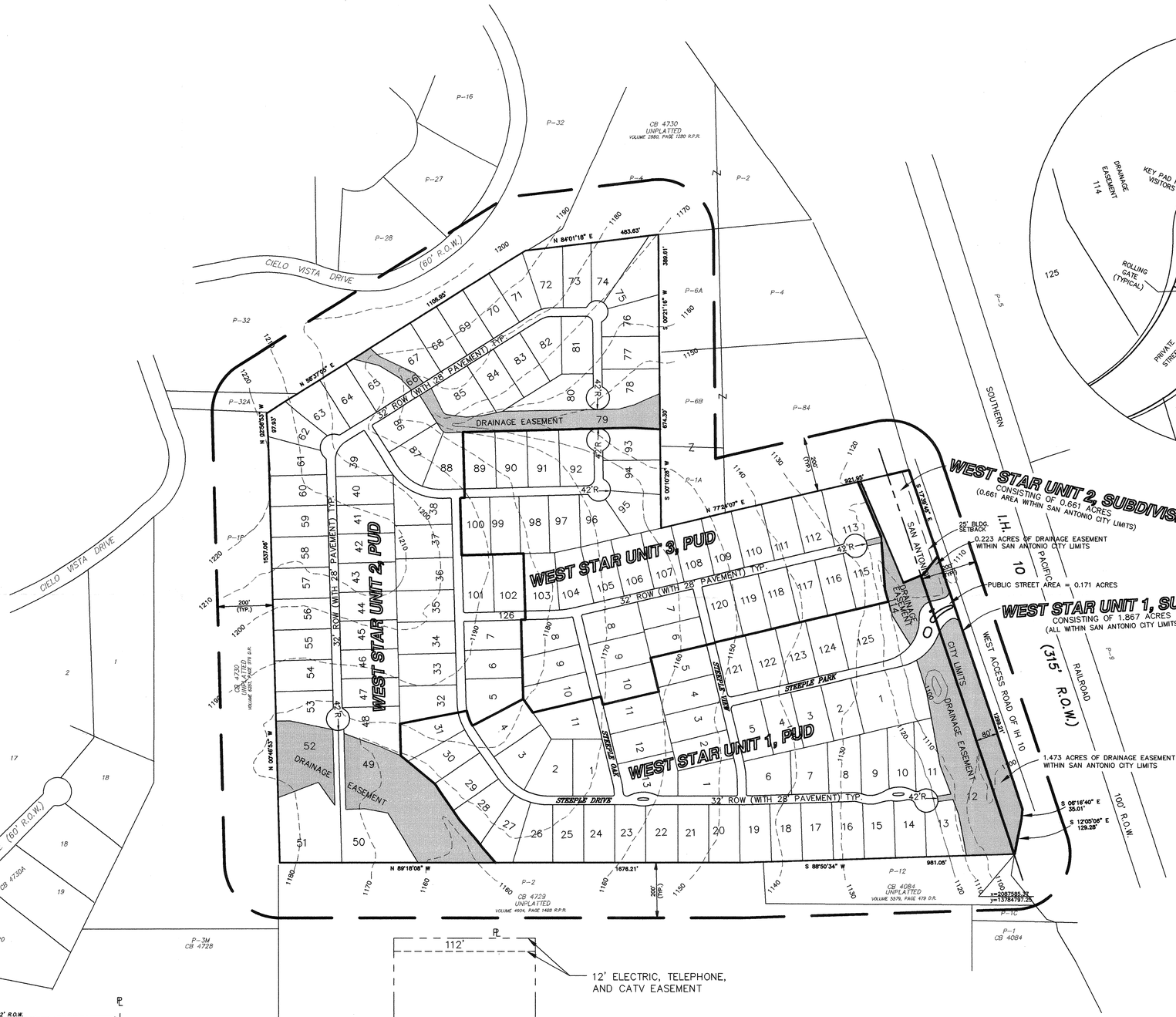
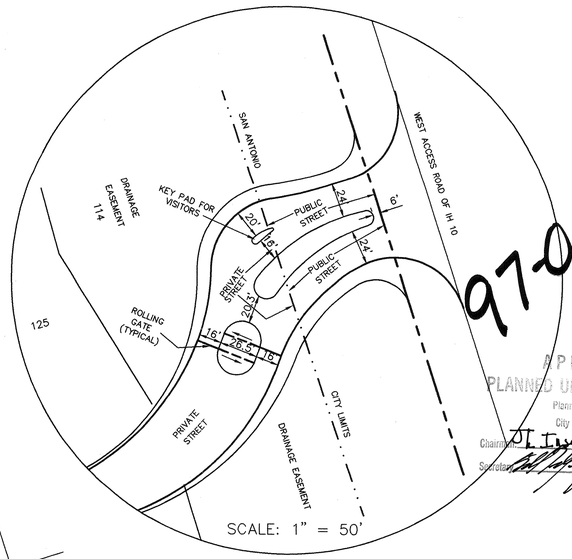


LOCATION MAP



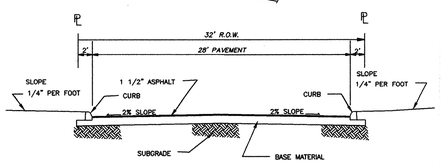


DETAIL FOR ENTRANCE

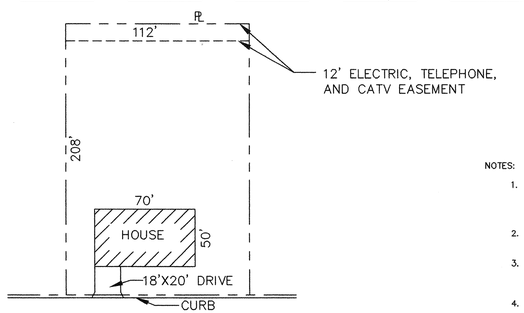
97-018

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 7/9/97
Secretary: [signature] Date: 7-9-97

RECEIVED
97 JUN 18 PM 3:44
CITY PLANNING & DEVELOPMENT SERVICES DIVISION



TYPICAL STREET SECTION



TYPICAL LOT LAYOUT

NOTES:

1. 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.
2. All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
3. Developer: West Star Development, Ltd.
   P.O. Box 17386
   San Antonio, Texas 78217
4. This development is 100.12 acres and is comprised of West Star Planned Unit Development (96.84 acres) and West Star Subdivision (3.281 acres).

P.U.D. DENSITY TABLE

UNIT	AREA (ACRES)	LOTS (NO.)	DENSITY (LOTS/AC.)
1	33.41	48	1.437
2	41.61	58	1.394
3	21.81	37	1.697

Density and Open Space Ratios

Base Zoning District = (P-1, R-1), but it is Outside San Antonio City Limits

Maximum Density Allowed = 8 units per acre

Proposed Density = 1.47 units per acre

Gross Site Area = 96.83 Ac = 4,217,914.80 SF

Required Open Space = 35% x 4,217,914.80 = 1,476,270.18

Occupied Space = 1,383,434.06 SF

Street R.O.W. = 350,674.20 SF
Driveways:
Residential Lot = 18 x 20 x 143 = 51,480 SF

Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A

House Slabs:
Residential Lot = 143 X 2800 = 400,400 SF

Open Space = 3,452,299.48 SF (West Star PUD Drainage esm't. 382,335.21)
+(1/2 West Star Subdivision Drainage esm't. 36,938.88)
Common Open Space (Drainage Easements) = 419,274.09 SF
Private Open Space = (Lots Area) – (House Slabs + Driveways)
3,484,905.39 – (400,400 + 51480) = 3,033,025.39

Proposed Open Space Ratio = 3,452,299.48 = 0.8185 = 81.85%
4,217,914.80

STATE OF TEXAS
E. J. DESCAMPS
40825
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS
4/9/97 CHANGE PROJECT NAME
5/6/97 REVISED INTERSECTION LOOP
5/13/97 REVISED ENTRANCE ISLAND & NORTHWEST INTERSECTION
5/21/97 25' BLD. SET BACK ADDED TO WEST STAR UNIT 2, SUB.

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX. 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

PLANNED UNIT DEVELOPMENT (PUD) PLAN and PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) for WEST STAR SUDIVISION and WEST STAR PLANNED UNIT DEVELOPMENT

PROJECT NO. 0196-01
DATE 3/11/97
DRAWN DR CHECKED ED
SHEET 1 OF 1

97-018