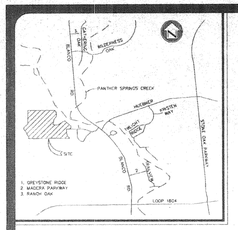



LOCATION MAP

## 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. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

- 66 RESIDENTIAL UNITS
- TOTAL ACREAGE 282.35 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 128, BLOCK 1 IS A PRIVATE STREET
- LOT 127 & 129, BLOCK 1 TO BE RESERVED FOR GREEN BELT & CPS ESM'T
- LOT 135, BLOCK 1 IS A PRIVATE STREET

DEVELOPER:
REITMEYER INVESTMENT CO.
P.O. BOX 690114
SAN ANTONIO, TX. 78269
(210) 492-6932

## CLEAR VISION AREA

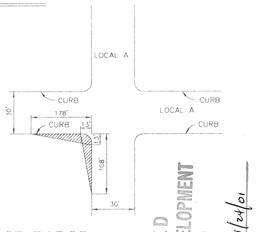
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT C. 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. $K_A=7$ $K_D=2$




## DENSITY AND OPEN SPACE RATIOS

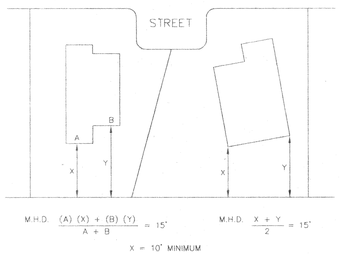
| | | |
|---|---|---|
| BASE ZONING DISTRICT | = | P-1, R-1, ERZD |
| MAXIMUM DENSITY ALLOWED | = | 8 UNITS PER ACRE |
| PROPOSED DENSITY | = | 0.23 UNITS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = | 95% |
| TOTAL SPACE | = | 282.35 ACRES |
| OCCUPIED SPACE | | |
| 9.07 ACRES | | STREET PAVEMENT/ISLANDS & CONC. DRAINS |
| 0.78 ACRES | | DRIVEWAYS (17' X 30') |
| 4.55 ACRES | | HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF) |
| 14.40 ACRES | | TOTAL |

NET OPEN SPACE = 267.95 ACRES
\+ 282.35 ACRES
OPEN SPACE RATIO = 0.95

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio
Planning Commission
Secretary Date: 1/21/01
Date: 2-22-01

"A PLANNED UNIT DEVELOPMENT"

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

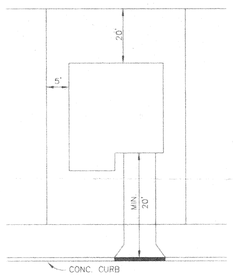



M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} \approx 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

X = 10' MINIMUM

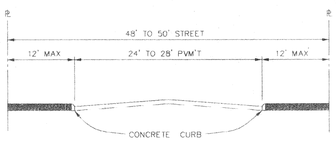
MEAN HORIZONTAL DISTANCE

NOT TO SCALE




TYPICAL LOT

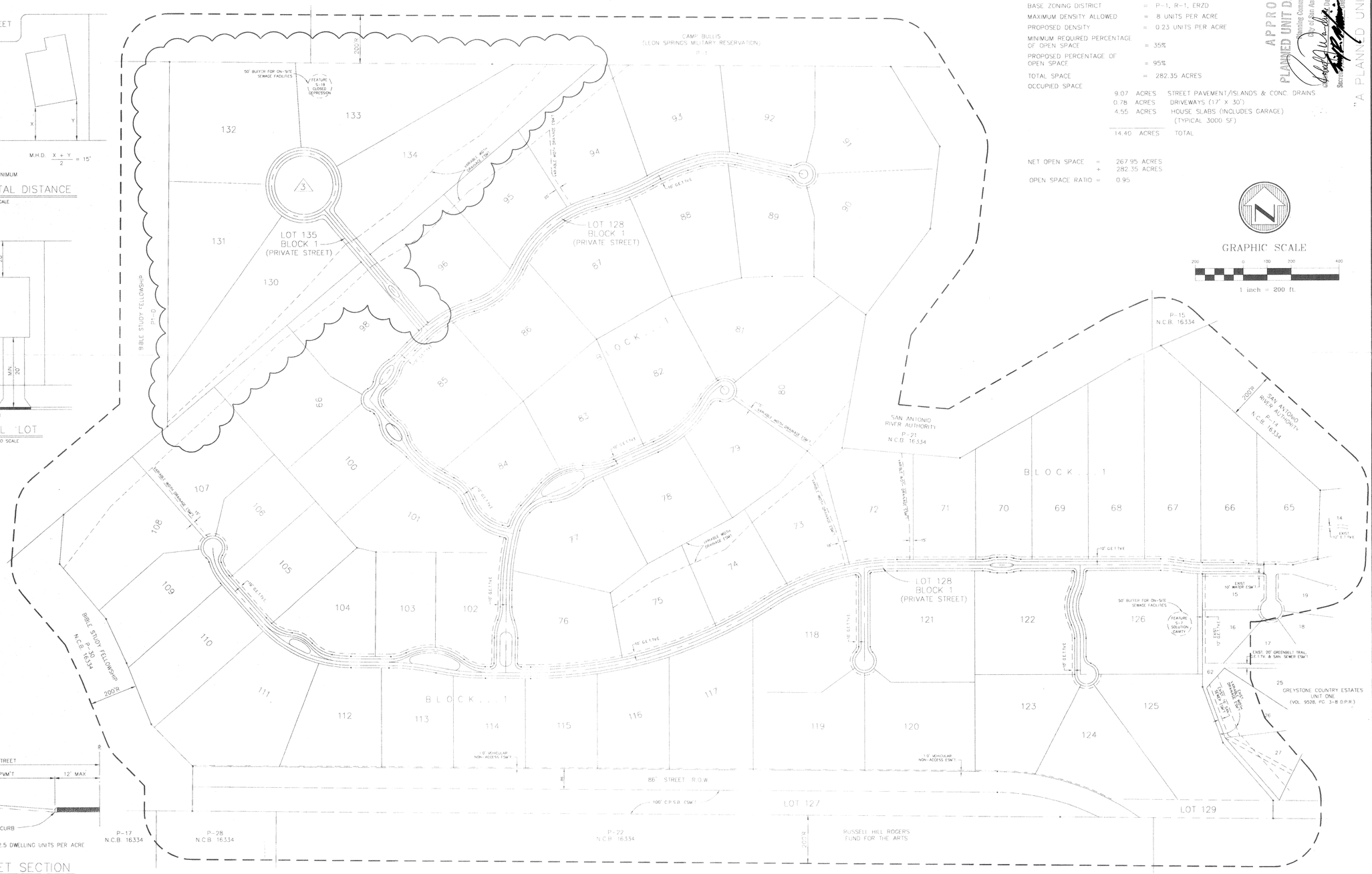
NOT TO SCALE




NO SIDEWALK REQUIRED. DENSITY < 2.5 DWELLING UNITS PER ACRE

TYPICAL STREET SECTION

NOT TO SCALE




GRAPHIC SCALE

1 inch = 200 ft.

# 97-036.4

P.U.D. PLAN
for
GREYSTONE COUNTRY ESTATES

L.C. DUBLIN
38924
12/4/00

FORD ENGINEERING INC.
ENGINEERING • SURVEYING • PLANNING
15927 IVE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777

REVISIONS:
1) 12/02/97 - 86' R.O.W.
2) 01/16/98 - LOT 97
3) 12/4/00 - REPLAT LOT 97 INTO 6 LOTS

JOB NO. 1890.15
FILE:
DATE: 12/4/00
DESIGN:
DRAWN: L.P.
CHECKED:
SHEET 1 OF 1

RECEIVED
00 DEC -8 PM 3:21
PLANNING SERVICES DIVISION

# 97-036A