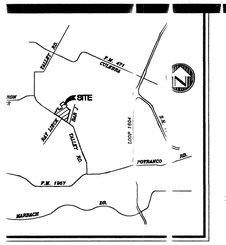
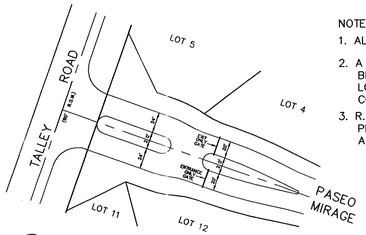


LOCATION MAP
NOT TO SCALE

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS
1	57.8	53
2	45.1	48
3	70.8	30
4	59.7	59
TOTAL	233.4	190

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°59'06"E	78.89'



GATE DETAIL "1"
NOT TO SCALE

NOTES:
1. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TXDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

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

CLEAR VISION AREA

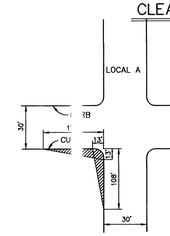
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

L=13 (ISD)/(3+[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.

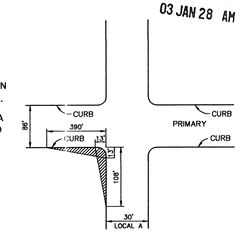
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

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.

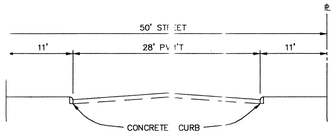


NOTES:

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.

NOTES

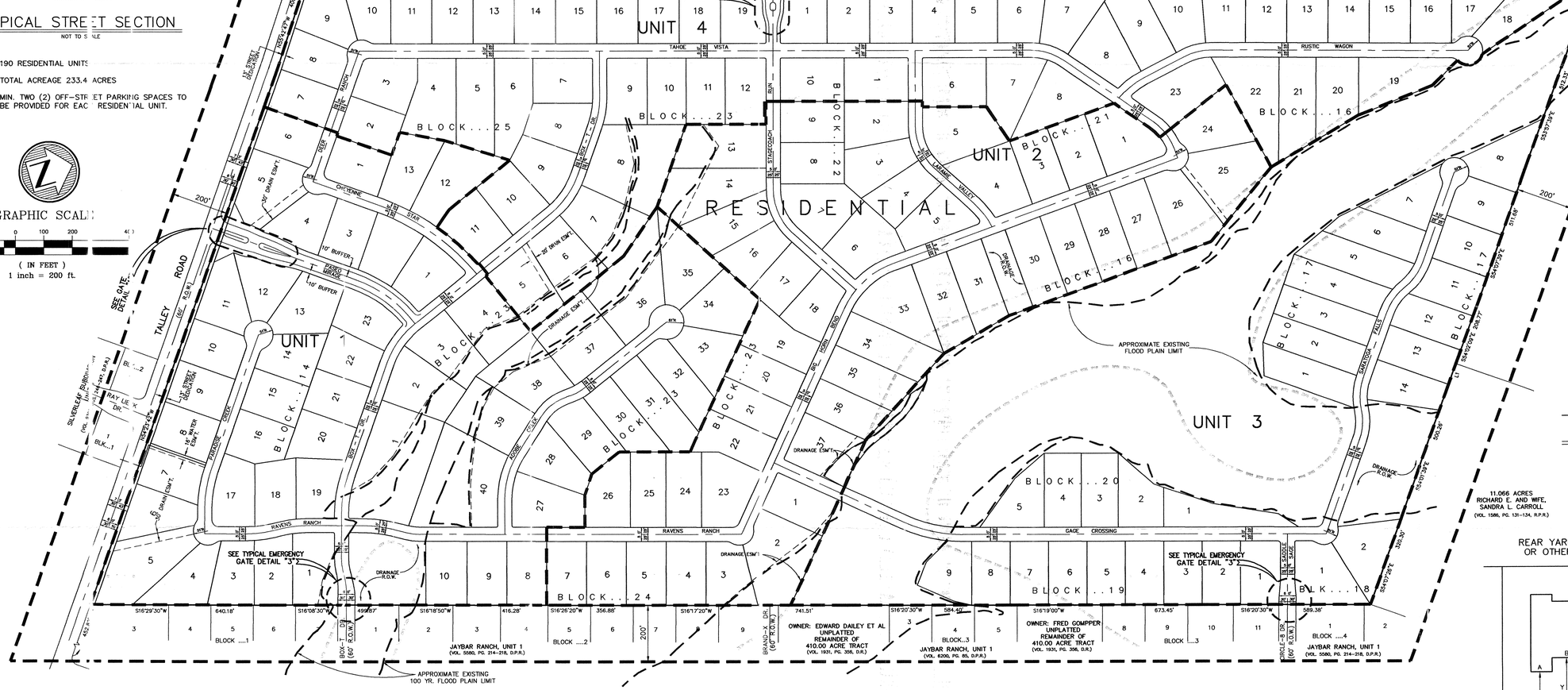
1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
2. ALL STREETS ARE PRIVATE WITH NO CONCRETE SIDEWALKS SINCE THE DENSITY IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE AS INDICATED IN THE UNIFIED DEVELOPMENT CODE.

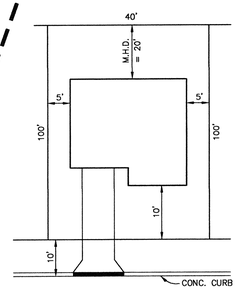


TYPICAL STREET SECTION
NOT TO SCALE

- 190 RESIDENTIAL UNITS
- TOTAL ACREAGE 233.4 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

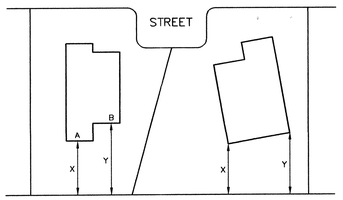
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.





TYPICAL LOT
NOT TO SCALE

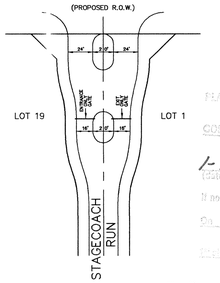
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



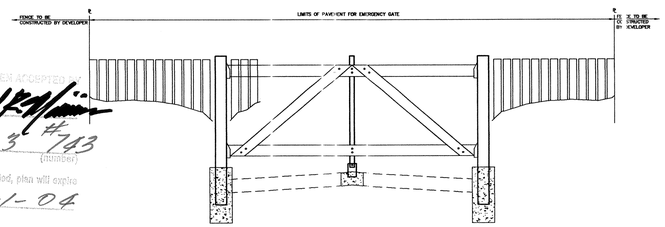
M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE
NOT TO SCALE



GATE DETAIL "2"
NOT TO SCALE



TYPICAL EMERGENCY GATE DETAIL
DETAIL "3"

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= N/A: IN COUNTY, EQUIVALENT (P1) R6
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 0.80 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 89%
TOTAL SPACE	= 233.4 ACRES
OCCUPIED SPACE	

13.655 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.224 ACRES	DRIVEWAYS (17' X 30')
8.723 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
24.602 ACRES	TOTAL

NET OPEN SPACE = 208.798 ACRES
÷ 233.4 ACRES
OPEN SPACE RATIO = 89%

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

APPROXIMATE AREA SUMMARY

FLOOD PLAIN	36.4 AC.
DRAIN R.O.W.	4.2 AC.
EXTERIOR STREET DEDICATION	6.4 AC.
SINGLE FAMILY	162.8 AC.
INTERIOR STREET DEDICATION	23.6 AC.
TOTAL	233.4 ACRES

THIS MASTER DEVELOPMENT PLAN OF TALLEY ROAD 233 HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2002.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAN HAS BEEN ACCEPTED
COS
1-31-03 #743
(Date) (Number)
If no plats are filed, plan will expire
On 8-1-04
Director, Planning

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 JAN 28 AM 9:46

P.U.D./MASTER DEVELOPMENT PLAN for TALLEY ROAD 233

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:
10/01/02 – REMOVED ISLAND ON RAVEN SUMMIT
1/23/03 – GATE DETAILS

JOB NO. 035247006
FILE: ~
DATE: 07/02/02
DESIGN: ~
DRAWN: O.T.
CHECKED:
SHEET 1 OF 1

#743

H:\DRAW\Land Development\GVH-Talley\dwg\Talley MDP.dwg, 01/23/2003 01:26:20 PM, 1:200, MARCO A. GARZA