LOCATION MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

- 124 RESIDENTIAL UNITS
- TOTAL AREA 25.28 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.90 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 63%

4.05 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.23 ACRES	DRIVEWAYS (16' X 27')
+ 4.21 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
9.49 ACRES	OCCUPIED SPACE
25.28 ACRES	TOTAL AREA
– 9.49 ACRES	OCCUPIED SPACE
15.79 ACRES	OPEN SPACE

15.79 / 25.28 = 0.63 OPEN SPACE RATIO

100 x 0.67 = 63% PERCENTAGE OF OPEN SPACE

CLEAR VISION AREA

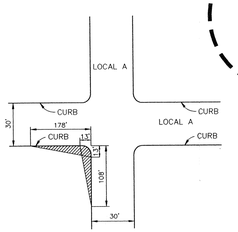
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



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

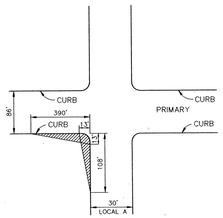
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K^A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K^D) = 390$ FT.

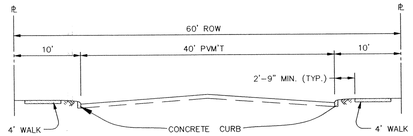
ISD(1)=300 FT. W=30 FT. $K^A=7$ $K^D=2$

ISD(2)=625 FT.



TYPICAL LOCAL "A" STREET

NOT TO SCALE

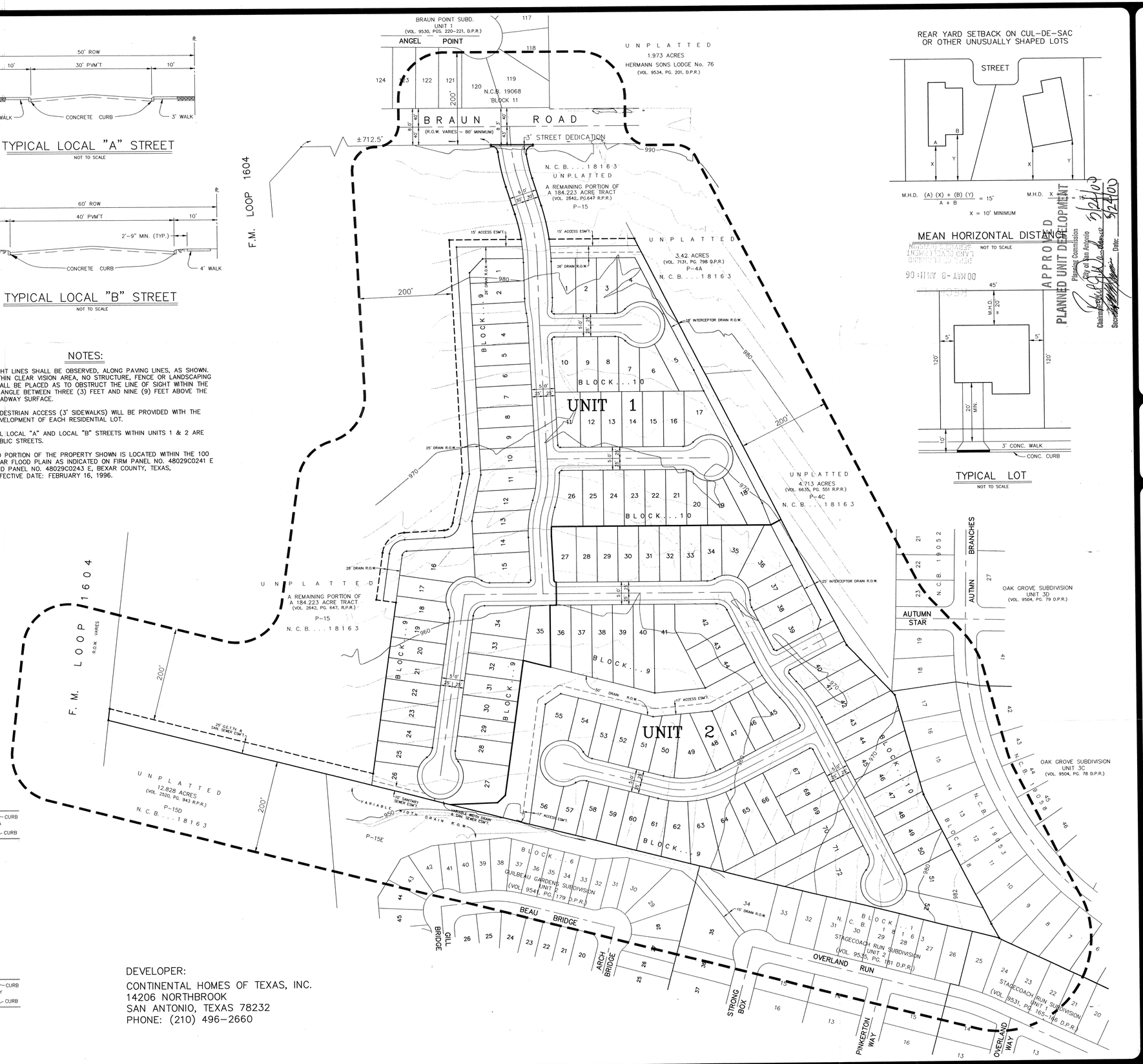


TYPICAL LOCAL "B" STREET

NOT TO SCALE

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. PEDESTRIAN ACCESS (3' SIDEWALKS) WILL BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL LOCAL "A" AND LOCAL "B" STREETS WITHIN UNITS 1 & 2 ARE PUBLIC STREETS.
4. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0241 E AND PANEL NO. 48029C0243 E, BEXAR COUNTY, TEXAS, EFFECTIVE DATE: FEBRUARY 16, 1996.



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

TYPICAL LOT

NOT TO SCALE

APPROVED PLANNED UNIT DEVELOPMENT

City of San Antonio Planning Commission

Chairman: 5/24/00

Secretary: Date: 5/24/00

00 MAY -8 AM 11:06

DEVELOPER:

CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

P.U.D. & P.O.A.D.P. PLAN for # 00-007

SADDLEBROOK FARMS

W.F. CASTELLA & ASSOCIATES, INC.
A TCB INC. Company
Engineers – Surveyors – Planners
10339 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:
11/12/99 – ROW WIDTHS
1/05/00 – ADDED FUTURE AUTUMN STAR STUB
4/27/00 – STREET DED. DIM. :BRAUN RD.

JOB NO.	46694.00
FILE:	~
DATE:	11/04/99
DESIGN:	~
DRAWN:	B.C.
CHECKED:	B.A.C.
SHEET	1 OF 1

00-007

G:\Land Development\Braun Road\dwg\SADDLE-PUD.dwg Mon May 08 09:24:43 2000 Jonathan Vargas