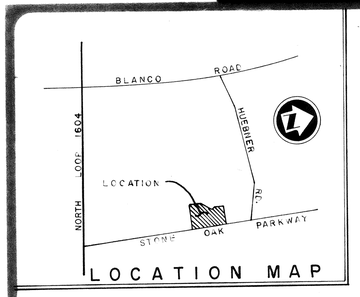
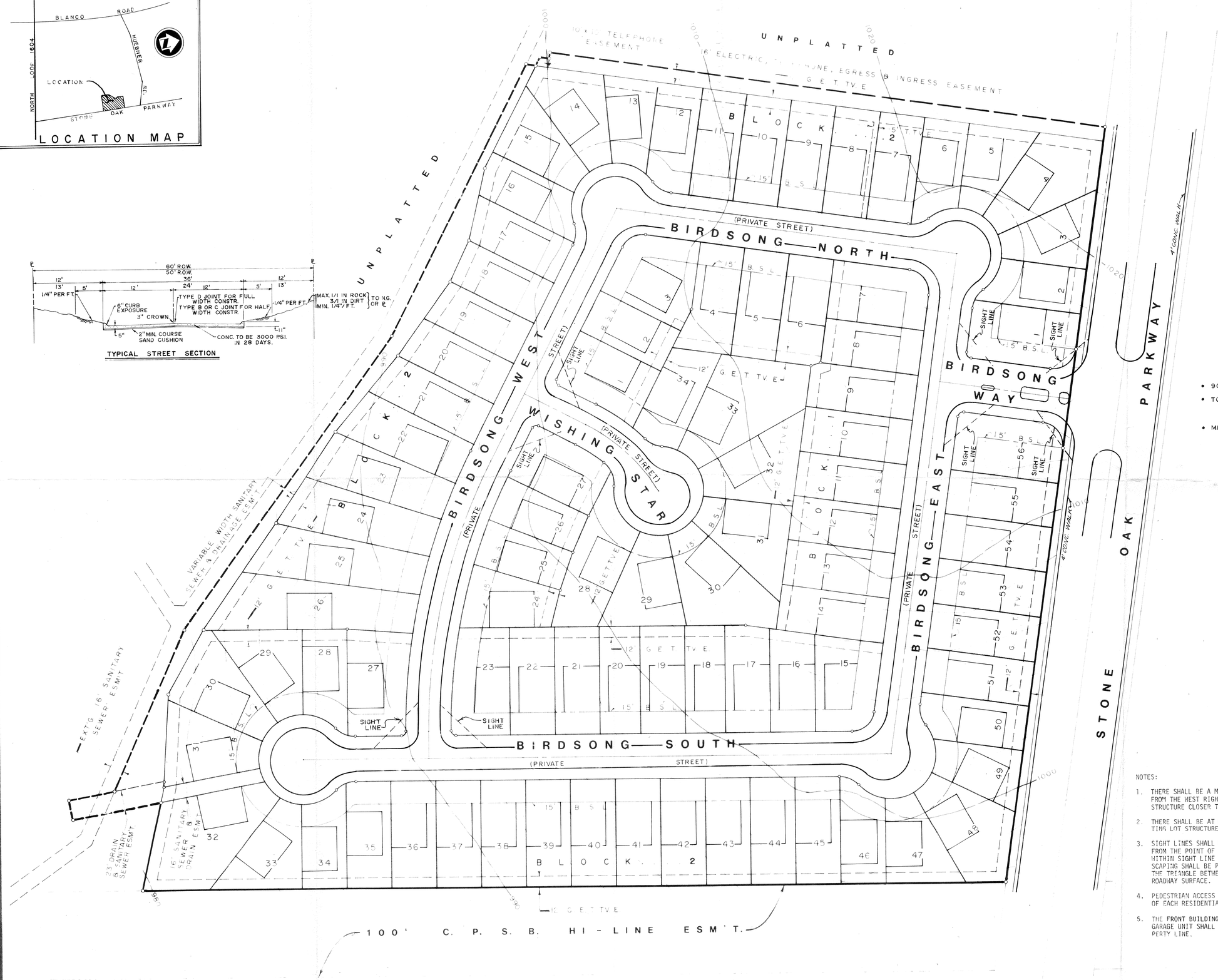


LOCATION MAP

TYPICAL STREET SECTION



- 90 RESIDENTIAL UNITS
- TOTAL 17.089 ACRES, INCLUDING 3.886 ACRES OF PAVED AREA (PRIVATE DRIVES & STREETS)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED PER RESIDENTIAL UNIT

SCALE: 1" = 50'

NOTES:

1. THERE SHALL BE A MINIMUM AVERAGE BUILDING SET-BACK OF 20 FEET FROM THE WEST RIGHT-OF-WAY LINE OF STONE OAK PARKWAY, WITH NO STRUCTURE CLOSER THAN TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
3. SIGHT LINES SHALL BE OBSERVED, MEASURING FIFTY (50) FEET BACK FROM THE POINT OF INTERSECTION ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ROADWAY SURFACE.
4. PEDESTRIAN ACCESS (SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
5. THE FRONT BUILDING SET-BACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE MINIMUM 20 FEET FROM THE PROPERTY LINE.

PLANNED UNIT DEVELOPMENT

FINAL PLAN
FOR
SONTERRA SUBDIVISION UNIT 2

WFC

JOB NO.	41922
DATE	3/19/84
DESIGN	J.N.
DRAWN	A.L.W.
REVIEW	J.N.
SHEET	1 OF 1

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