LOCATION MAP

NORTH

SCALE: 1"=50'

TYPICAL WATER SERVICE LOCATION

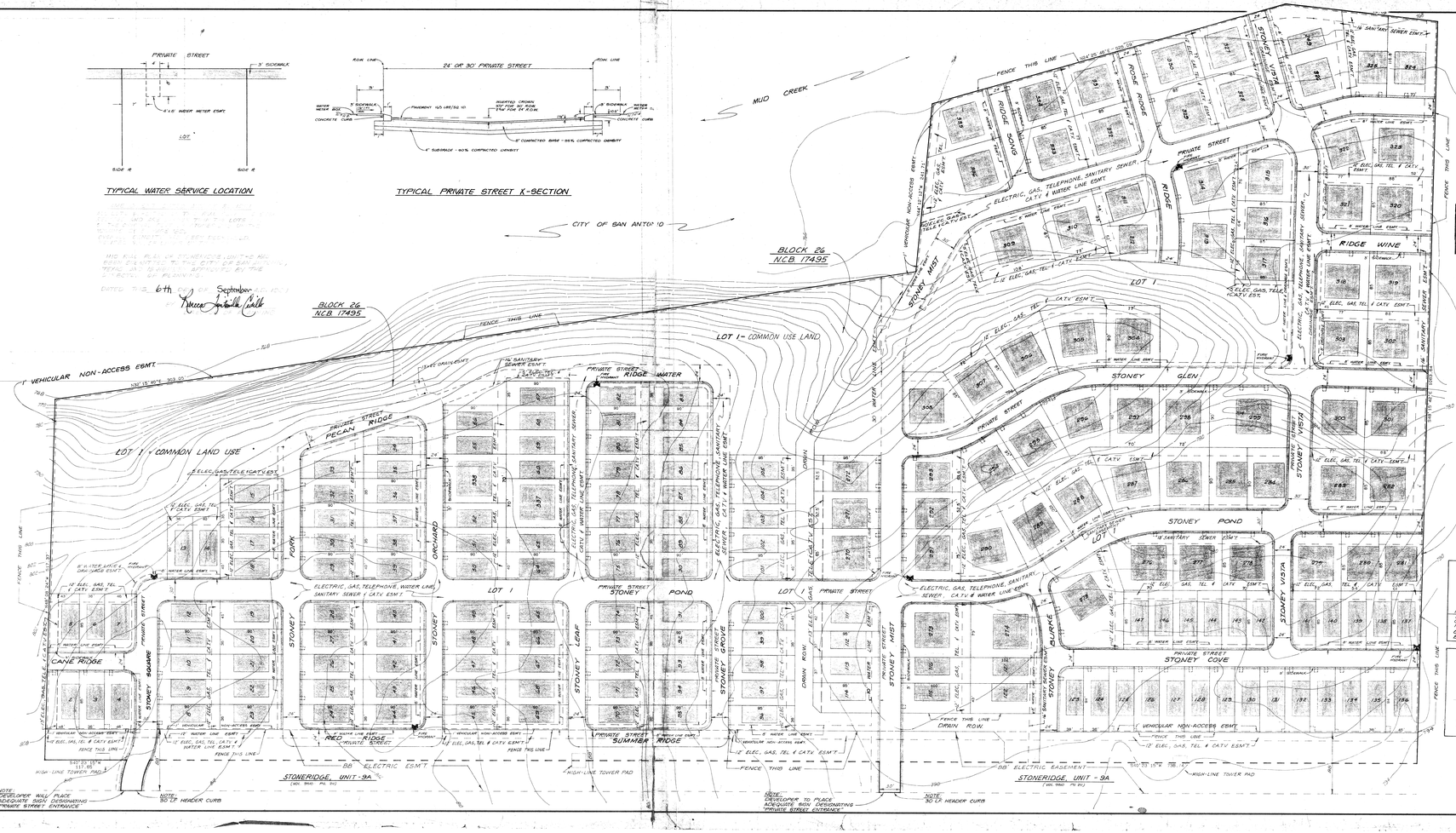
TYPICAL PRIVATE STREET X-SECTION

THIS PLAT IS HEREBY ADOPTED BY ORDER OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, THIS THE 6th DAY OF September, 19 93 AND THE CITY SECRETARY IS AUTHORIZED TO ATTEST TO SUCH APPROVAL BY THE ELECTRONIC SEAL OF THE CITY.

THIS PLAT SHALL BE CONSTRUED AND HAVE THE SAME FORCE AND EFFECT AS A PLAT FILED AND RECORDED PRIOR TO ANNEXATION TO THE CITY OF SAN ANTONIO, TEXAS, WITH THE EXCEPTION THAT IT SHALL EXPIRE TWENTY (20) YEARS FROM THE DATE OF ITS APPROVAL BY THE CITY COUNCIL.

ENTERED THIS 6th DAY OF September, 19 93

Lucia Garza
CITY SECRETARY



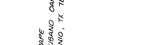
NOTES:
1. P.U.D. SHALL COMPLY WITH CITY OF SAN ANTONIO SIGHT LINE REQUIREMENTS.
2. FRONT BUILDING SETBACK OF ALL FRONT LOADED GARAGES SHALL BE TWENTY FEET (20') MIN.

LAND USE INTENSITY:	ZONING P-1, R-6
A. FLOOR AREA RATIO	FAR - 0.492
B. OPEN SPACE RATIO	OSR - 1.5
C. LIVABILITY SPACE RATIO	LSR - 0.84
AVERAGE FLOOR AREA EXCLUDING GARAGE	1,036 SQ. FT.
AVERAGE BUILDING AREA INCLUDING GARAGE	1,350 SQ. FT.
FLOOR AREA (SQ. FT.)	227,648 SQ. FT.
LAND AREA	1,406,992 SQ. FT.
FLOOR AREA ALLOWED	692,240 SQ. FT.
BUILDING AREA (INCLUDE GAR.)	361,800 SQ. FT.
USABLE ROOF AREAS	N/A
UNCOVERED OPEN SPACE	1,045,192 SQ. FT.
COVERED OPEN SPACE	N/A
OPEN SPACE	1,045,192 SQ. FT.
OPEN SPACE REQUIRED	541,472 SQ. FT.
UNCOVERED CAR AREA	331,192 SQ. FT.
LIVABILITY SPACE	714,000 SQ. FT.
LIVABILITY SPACE REQUIRED	151,224 SQ. FT.
RECREATION SPACE	N/A
RECREATION SPACE RATIO	N/A
OCCUPANT CAR SPACES	536
NUMBER OF LIVING UNITS	268

TYPICAL 1x1 TRANSFORMER EASEMENT

NOTE:
LOT OWNER TO PROVIDE TWO 3½ FOOT GATES IF FENCE IS INSTALLED ON REAR PROPERTY LINE.
OCCURS IN THE FOLLOWING LOTS AS SHOWN BLOCK 26: LOTS 8, 15, 17, 18 & 19.

TYPICAL 3x3 ELECTRICAL EASEMENT



NOTE:
LOT OWNER TO PROVIDE 1 3 FOOT GATE IF FENCE IS INSTALLED ON REAR PROPERTY LINE.
OCCURS IN THE FOLLOWING LOTS AS SHOWN BLOCK 26: LOTS 2, 13, 16, 127, 130, 131 & 134

NOTE:
DEVELOPER WILL PLACE ADEQUATE SIGN DESIGNATING "PRIVATE STREET" ENTRANCE

NOTE:
30 LF HEADER CURB

NOTE:
DEVELOPER TO PLACE ADEQUATE SIGN DESIGNATING "PRIVATE STREET CUTDAKE"

NOTE:
30 LF HEADER CURB

NOTE:
MAINTENANCE OF THE GRADE, SLOPE AND/OR DRAINAGE FACILITIES WITHIN THE PRIVATE STREET CONTIGUOUS TO STONEY RIDGE LANE IS SUBJECT TO THE RECONSTRUCTING WATER SURLE ON THE PROPERTY OF THE PRIVATE STREET LOT OWNER, WHEREVER SUCH EASEMENT FALLS WITHIN VEHICULAR NON-ACCESS EASEMENT. FAILS WITHIN VEHICULAR NON-ACCESS EASEMENT, SHALL BE THE RESPONSIBILITY OF THE RIDGE ASSOCIATION SUBLOT (ON 1ST TRACT) 1ST, 2ND, 3RD, 4TH, 5TH AND 6TH

RECEIVED
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DEPT OF PLANNING AND DEVELOPMENT SERVICES DIVISION

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 344-9131

STONERIDGE, UNIT-9
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISION NO.	DESCRIPTION	BY
1	1-17-94 PER CITY COMMENTS	
2	2-22-94 PER CITY COMMENTS	
3	3-1-94 PER CITY COMMENTS	
4	3-8-94 PER CITY COMMENTS	

DESIGN
DRAWN
CHECKED
DATE
JOB NO. C-5335
SHT. 1 OF 1

DEVELOPER: NASH PHILLIPS / COPUS INC
19441 BLANCO RD.
SAN ANTONIO, TEXAS 78216

#237