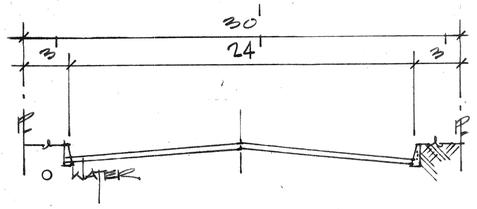
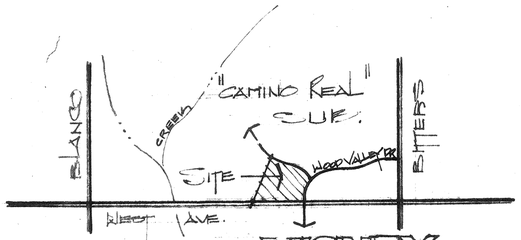
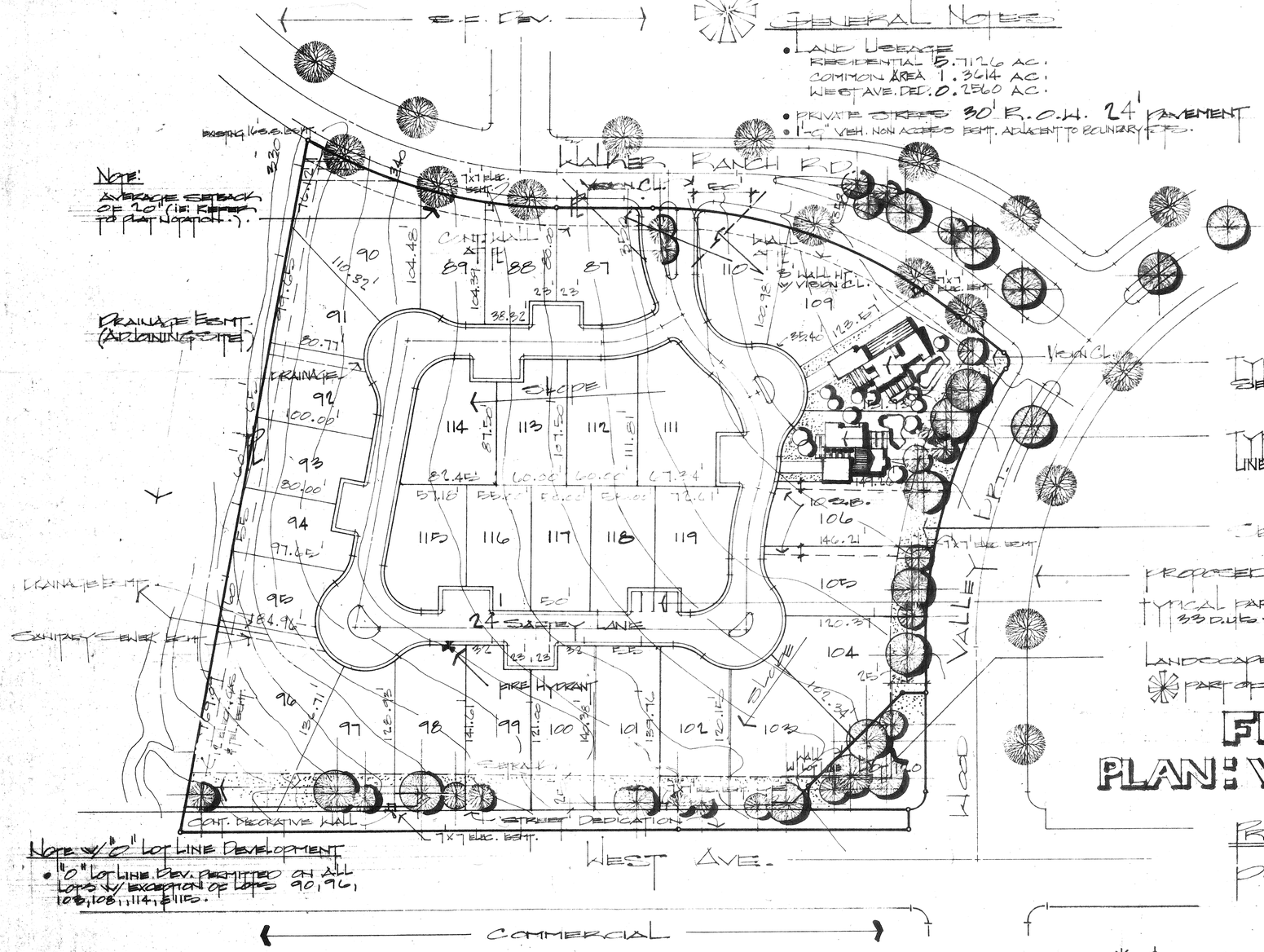


STREET CROSS SECTION



VICINITY

"BLUFF VIEW OF CAMINO REAL" SUB.



GENERAL NOTES

- LAND USEAGE
  - RESIDENTIAL 5.7126 AC.
  - COMMON AREA 1.3614 AC.
  - WEST AVE. DED. 0.2560 AC.
- PRIVATE STREETS 30' R.O.W. 24' PAVEMENT
- 1'-0" VEH. NON ACCESS ESMT. ADJACENT TO BOUNDARY STS.

LAND USE INTENSITY

• ALLOWABLE FLOOR AREA	90,170#
• ACTUAL " "	70,800#
• OPEN SPACE REQUIRED	184,080#
• ACTUAL OPEN SPACE	236,111#
• REQUIRED LIVABILITY SPACE	120,360#
• ACTUAL LIVABILITY SPACE	167,339#
• DENSITY	4.5 D.U./AC.

NOTE:
ALL OF THE ABOVE CALCULATIONS DO NOT INCLUDE ALLOWABLE BONUSES.

DIMENSIONS OF LOTS & ST. CURVE DATA ON SHEET 2.

TYPICAL ONE STORY S.F. DETACHED-CONVENTIONAL SETBACKS. 2000# MAX. F.A. LOT 108

TYPICAL TWO STORY S.F. DETACHED-"0" LOT LINE DEV. 2300# MAX. F.A. LOT 107

SETBACK AREA W/ DECORATIVE WALL @ PL

PROPOSED P-1 (R-1) DEV.

TYPICAL PARKING PULL-OFF (IE: REFER TO "OFF STREET PARKING" NOTE) 33 D.U.'S W/ 2 CAR GARAGES & 28 PULL-OFF SPACES.

LANDSCAPED ENTRY FEATURE — INCL. W/ PLAT ... (.1503 AC.);
* PART OF SITE — HOME OWNERS ASSOC. W/ "BLUFFVIEW SUB."

FINAL DEVELOPMENT PLAN: VILLAS OF BLUFFVIEW

PREPARED FOR: FOLSOM INVESTMENTS

PUD P-1 (R-1)

7.33 ACRES

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 8/27/80 Chairman: Ruth E. Jones Vice Chairman for Robert Ashcroft

* PLATTED W/ PROVISION FOR CONVEYANCE TO HOMEOWNERS ASSOCIATION FOR MAINTENCE RESPONSIBILITY W/ "BLUFFVIEW SUBDIVISION".

OFF STREET PARKING: 94 SPACES W/ 33 D.U.'S. (28 OFF SITE W/ 66 ON-SITE W/ 2 CAR GARAGES)

REV. 1/80
REV. 5/80

DATE 8/27/80 SECRETARY [signature]

NOTE W/ "0" LOT LINE DEVELOPMENT
- "0" LOT LINE DEV. PERMITTED ON ALL LOTS W/ EXCEPTION OF LOTS 90, 96, 103, 108, 114, & 115.

SUBDIVISION IMPROVEMENT NOTES:
- REFER TO CONSTRUCTION DRAWINGS FOR CROSS SECTION OF PRIVATE STREETS W/ PLAN & PROFILE & FIRE HYDRANT LOCATIONS.
- NO SIDEWALKS W/ PRIVATE ST'S (SIDEWALKS W/ ADJACENT COLLECTOR ST'S).
- CONTROL DIMENSIONS INDICATED W/ PLATTING.

STATE OF TEXAS
HARRY B. JEWETT, III
33107
REGISTERED PROFESSIONAL ENGINEER

VILLAS OF BLUFFVIEW CONCEPT

Harry Jewett Associates
Engineers/Planners/Consultants
1800 NE Loop 410, Suite 303/828-6291/San Antonio, Texas 78217

Job No. 7950
Date 8/79
Drawn by GW

Sheet 1
Of 1

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