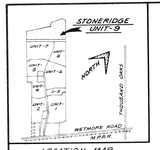
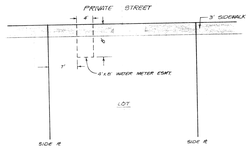


LOCATION MAP

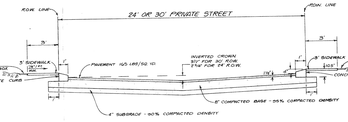
NORTH

SCALE: 1"=50'

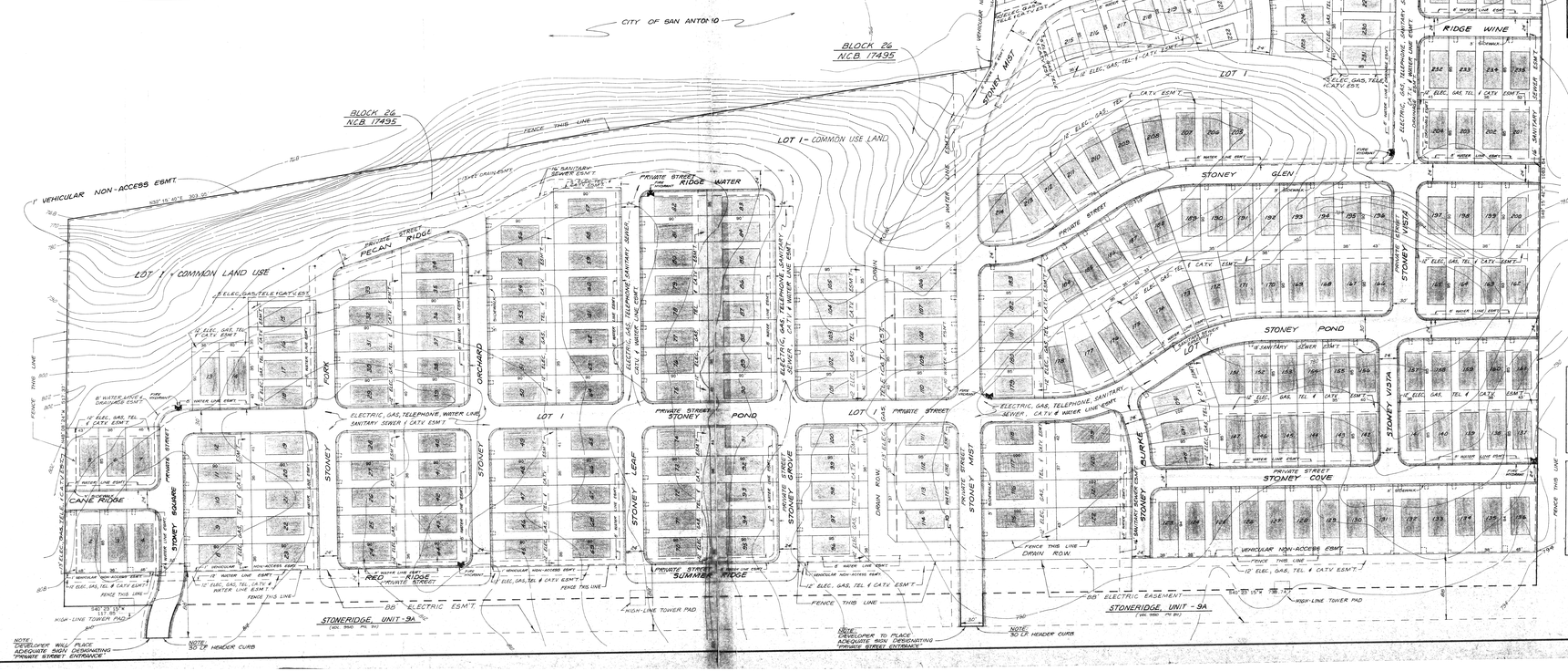
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date 3/15/96 Chairman



TYPICAL WATER SERVICE LOCATION

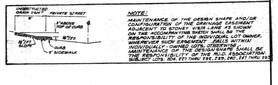


TYPICAL PRIVATE STREET X-SECTION



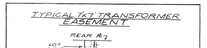
NOTES:
1. P.U.D. SHALL COMPLY WITH CITY OF SAN ANTONIO SIGHT LINE REQUIREMENTS.
2. FRONT BUILDING SETBACK OF ALL FRONT LOADED GARAGES SHALL BE TWENTY FEET (20') MIN.

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	504
NUMBER OF LIVING UNITS	268



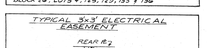
NOTE:
MAINTENANCE OF THE DRAIN SWALE AND/OR CONFIGURATION OF THE DRAINAGE EASEMENT FLOWS ON THIS LOT MUST BE KEPT AS PLANNED. NO ALTERATIONS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. ALTERATIONS AFFECTING THE DRAINAGE WITHIN THE EASEMENT MAY CONSTITUTE A VIOLATION OF THE DRAINAGE EASEMENT. SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY. SEE SECTION 35-171 (MC 116, 725, 067, 97-140, 98-32)

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 4, 125, 129, 133 & 136

TYPICAL 3x3 ELECTRICAL EASEMENT



NOTES:
LOT OWNER TO PROVIDE 3 FOOT GATE IF FENCE IS INSTALLED ON REAR PROPERTY LINE.
OCCURS IN THE FOLLOWING LOTS AS SHOWN
BLOCK 26, LOTS 2, 123, 126, 127, 130, 131 & 134

DEVELOPER: NASH PHILLIPS / COPUS INC.
13441 BLANCO RD.
SAN ANTONIO, TEXAS 78216

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bonaparte Drive, San Antonio, Texas 78216
(512) 340-0151

STONERIDGE, UNIT-9
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN
DRAWN
CHECKED
DATE
JOB NO. C-4204
SHT. 1 OF 1

#237