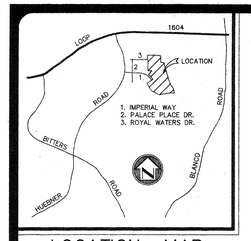
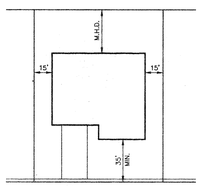
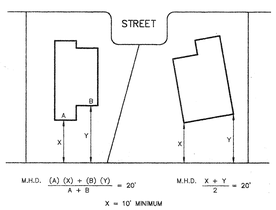


LOCATION MAP



TYPICAL LOT

NOT TO SCALE



MEAN HORIZONTAL DISTANCE

NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – 1) R – 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 1.46 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 52.6%
TOTAL SPACE	= 48.575 ACRES
OCCUPIED SPACE	

5.868 ACRES	STREET PAVEMENT AND ISLANDS
1.141 ACRES	DRIVEWAYS (TYPICAL 20 X 35)
0.333 ACRES	POOL & CLUBHOUSE
0.389 ACRES	BASKETBALL & TENNIS COURTS
0.282 ACRES	PARKING
14.995 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 9200 SF)
23.008 ACRES	TOTAL

NET OPEN SPACE = 25.567 ACRES
+ 48.575 ACRES
OPEN SPACE RATIO = 0.526

CLEAR VISION AREA

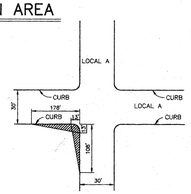
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

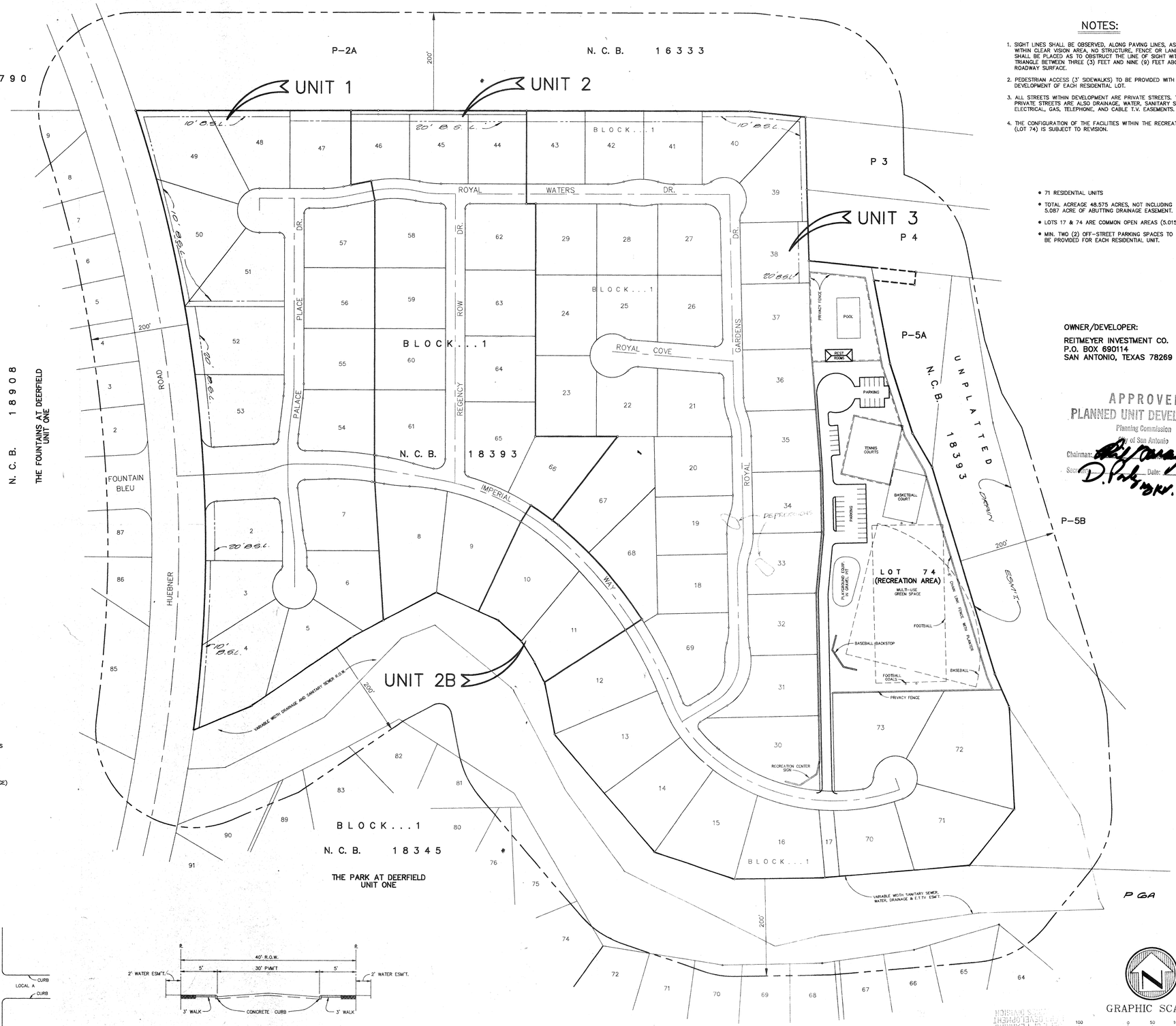
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

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

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

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





TYPICAL STREET SECTION

THE PARK AT DEERFIELD UNIT THREE

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) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
4. THE CONFIGURATION OF THE FACILITIES WITHIN THE RECREATION AREA (LOT 74) IS SUBJECT TO REVISION.

- 71 RESIDENTIAL UNITS
- TOTAL ACREAGE 48.575 ACRES, NOT INCLUDING 5.087 ACRE OF ABUTTING DRAINAGE EASEMENT.
- LOTS 17 & 74 ARE COMMON OPEN AREAS (5.015 AC.)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

OWNER/DEVELOPER:
REITMEYER INVESTMENT CO.
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [illegible]
Secretary: D. Parks Date: 3/29/94

RECEIVED
CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT
SERVICES DIVISION
94 MAR 17 AM 10:20

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for THE WATERS AT DEERFIELD

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 45461.00
FILE: —
DATE: 03/01/94
DESIGN: J.N.
DRAWN: M.T.III
CHECKED:
SHEET 1 OF 1

91-0004