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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

# OAKWOOD SUBDIVISION

"PLANNED UNIT DEVELOPMENT"

48.6 ACRES

LOCATION MAP
N.T.S.

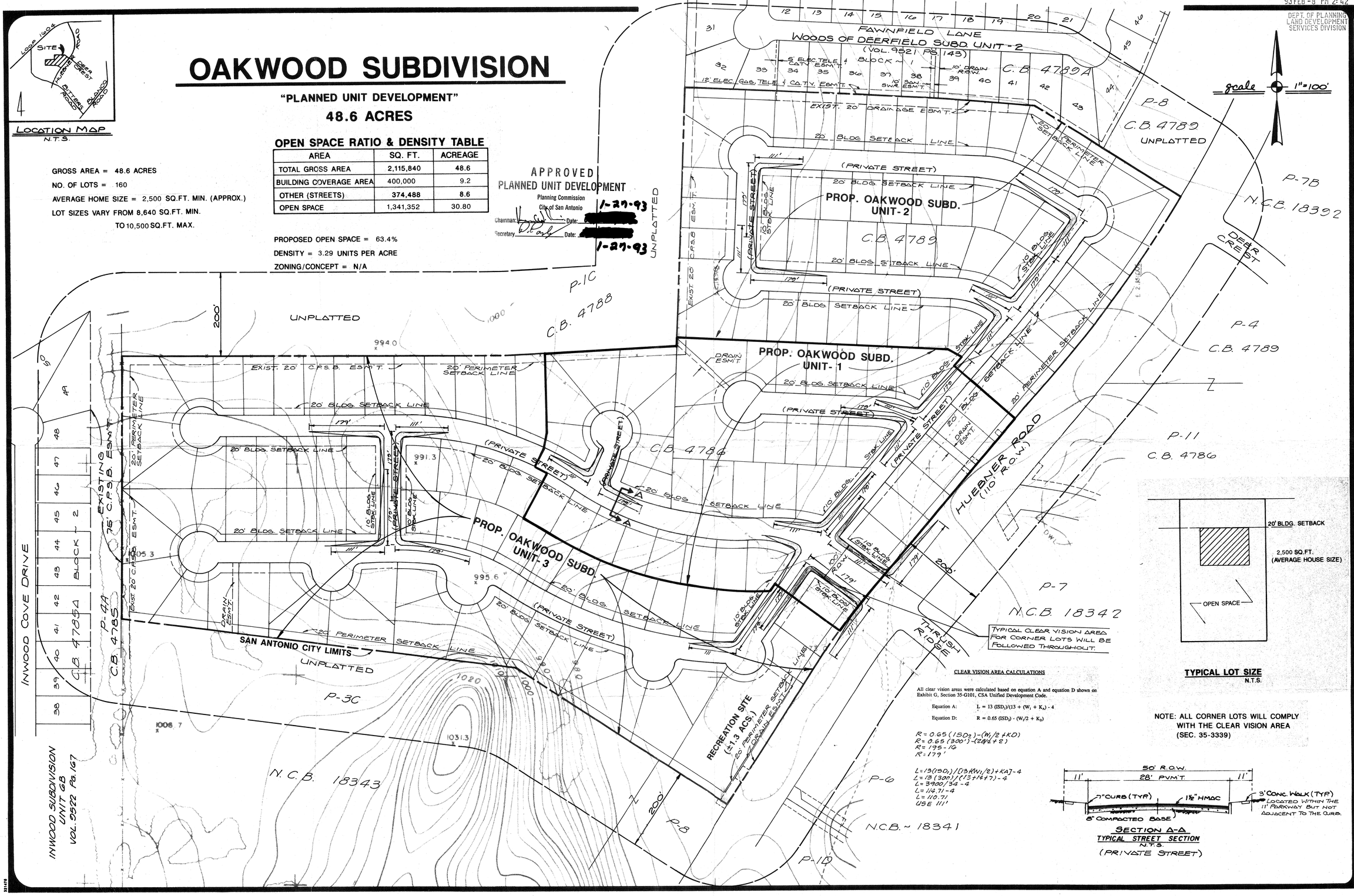
GROSS AREA = 48.6 ACRES
NO. OF LOTS = 160
AVERAGE HOME SIZE = 2,500 SQ.FT. MIN. (APPROX.)
LOT SIZES VARY FROM 8,640 SQ.FT. MIN.
TO 10,500 SQ.FT. MAX.

## OPEN SPACE RATIO & DENSITY TABLE

| AREA | SQ. FT. | ACREAGE |
|---|---|---|
| TOTAL GROSS AREA | 2,115,840 | 48.6 |
| BUILDING COVERAGE AREA | 400,000 | 9.2 |
| OTHER (STREETS) | 374,488 | 8.6 |
| OPEN SPACE | 1,341,352 | 30.80 |

PROPOSED OPEN SPACE = 63.4%
DENSITY = 3.29 UNITS PER ACRE
ZONING/CONCEPT = N/A

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: [redacted] 1-27-93
Secretary Date: [redacted] 1-27-93




CLEAR VISION AREA CALCULATIONS

All clear vision areas were calculated based on equation A and equation D shown on Exhibit G, Section 35-G101, CSA Unified Development Code.

Equation A: $L = 13\,(ISD_1)/(13 + (W_1 + K_a) - 4$

Equation D: $R = 0.65\,(ISD_2) - (W_1/2 + K_D)$

$R = 0.65\,(150_{D2}) - (W_1/2 + KD)$
$R = 0.65\,(300') - (28'/2 + 2)$
$R = 195 - 16$
$R = 179'$

$L = 13(150_{D1})/[13 + (W_1/2) + KA] - 4$
$L = 13\,(300')/(13 + 14 + 7) - 4$
$L = 3900/34 - 4$
$L = 114.71 - 4$
$L = 110.71$
USE 111'

SECTION A-A
TYPICAL STREET SECTION
N.T.S.
(PRIVATE STREET)

TYPICAL LOT SIZE
N.T.S.

NOTE: ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (SEC. 35-3339)

REVISIONS
2-8-93

PAPE-DAWSON ENGINEERS
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SAN ANTONIO, TEXAS 78217
8310 BROADWAY
512-824-9494

OAKWOOD SUBDIVISION
P.U.D. PLAN
( PLANNED UNIT DEVELOPMENT )

JOB NO. 3114.02
DATE JAN., 1993
DESIGNER D. RION
CHECKED SD DRAWN M.F.
SHEET 1 OF 1

#93-004