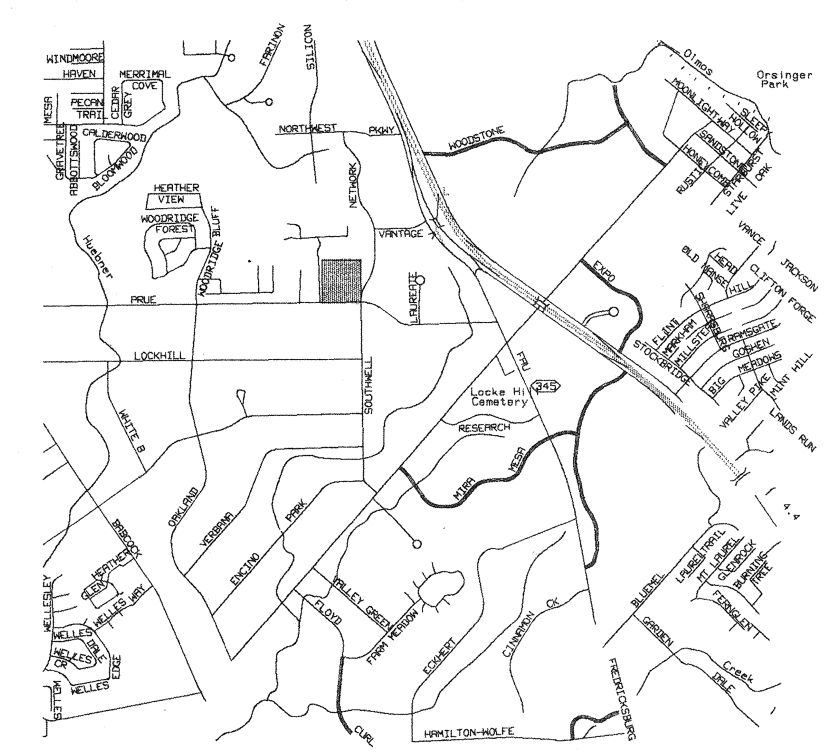
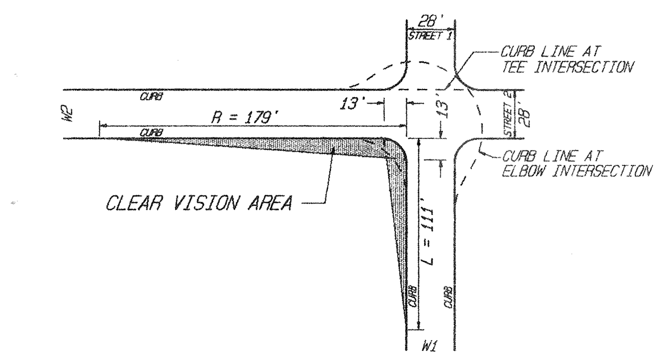


LOCATION MAP

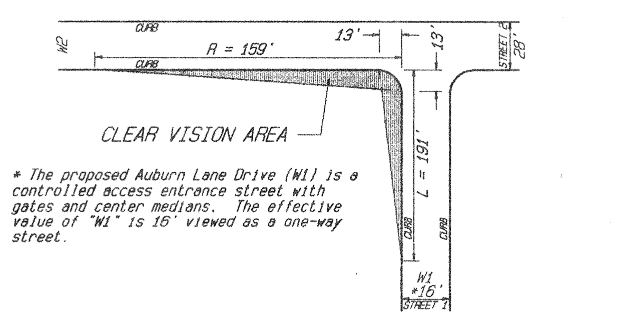


CLEAR VISION AREA

NOT TO SCALE

NOTES:

1. R = 179' and L = 111' will be utilized at all "A" intersections.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.

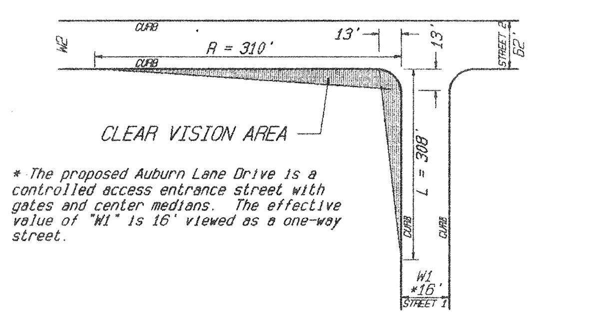


CLEAR VISION AREA

NOT TO SCALE

NOTES:

1. R = 159' and L = 191' will be utilized at all "B" intersections. Please note that the calculated "L" is greater than the block length.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.

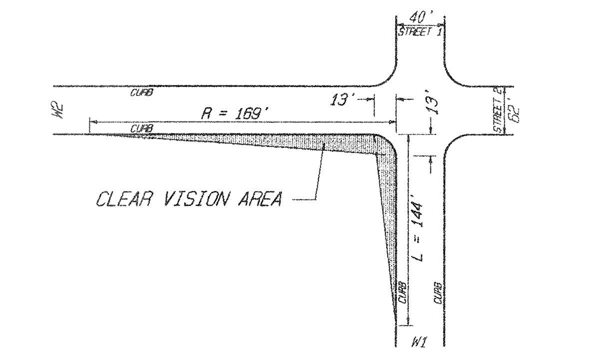


CLEAR VISION AREA

NOT TO SCALE

NOTES:

1. R = 310' and L = 308' will be utilized at all "C" intersections. Please note that the calculated "L" is greater than the block length.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.



CLEAR VISION AREA

NOT TO SCALE

NOTES:

1. R = 179' and L = 111' will be utilized at all "D" intersections.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.

SCALE: 1" = 100'

LEGEND

B.S.L.	--------	BUILDING SETBACK LINE
ESM'T.	--------	EASEMENT
R.O.W.	--------	RIGHT OF WAY
SAN.	--------	SANITARY
5' ESM'T.	-------	5' ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT.
12' ESM'T. **	--	12' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT.
☒	----------	NEIGHBORHOOD MAIL COLLECTION BOX EASEMENT

OPEN SPACE RATIO ANALYSIS

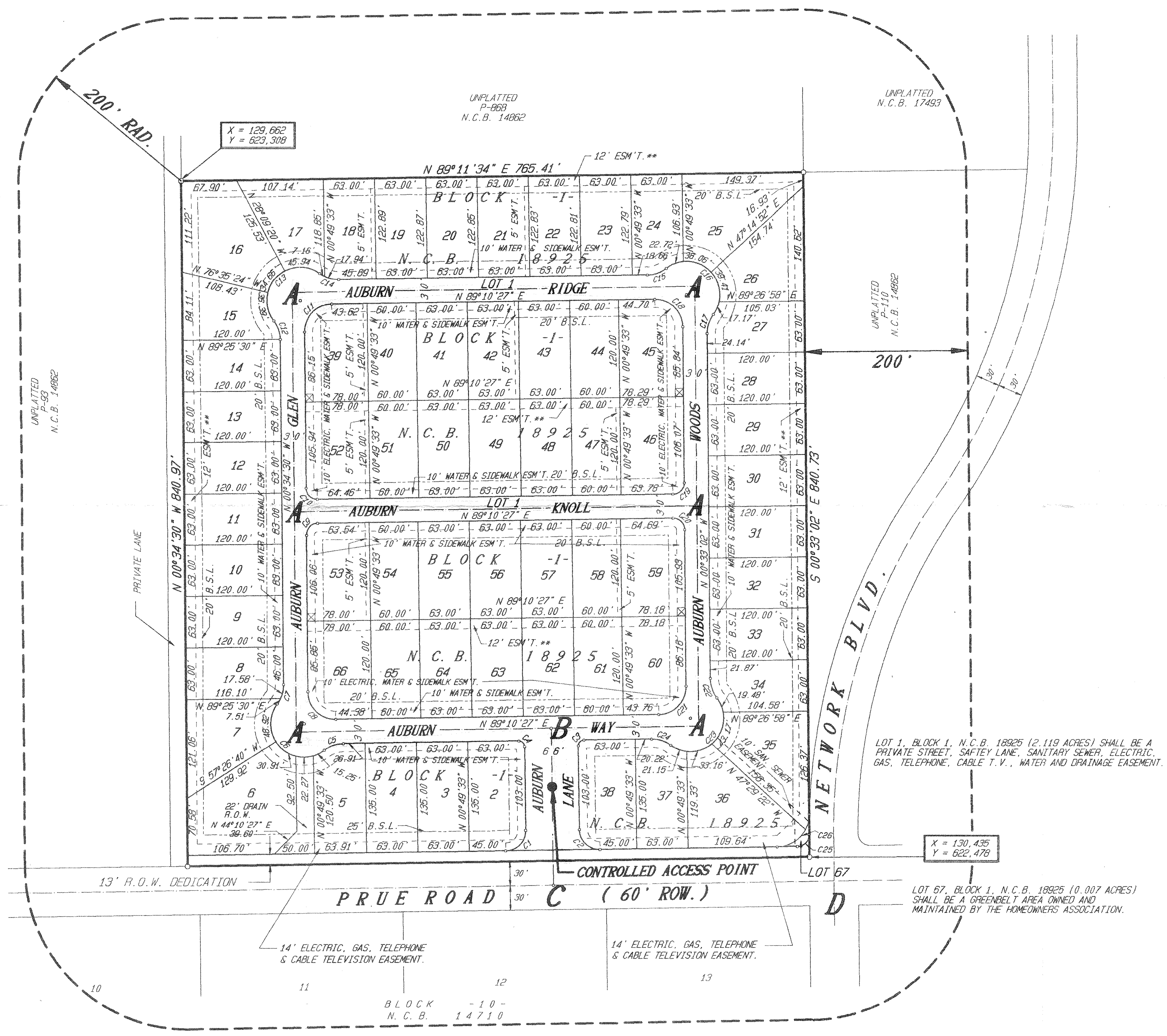
GROSS AREA		14.771 Ac.
LESS DEDICATIONS		
PUBLIC STREET R.O.W. (PRUE ROAD)	0.228 Ac.	
PRIVATE STREET (LOT 1)	2.119 Ac.	
SUB - TOTAL DEDICATIONS		<2.347 Ac.>
LESS TYPICAL LOT IMPROVEMENTS		
HOUSE AREA (2,750 Sq. Ft. x 65 LOTS)	4.104 Ac.	
SIDEWALK & DRIVEWAY AREA (534 Sq. Ft. x 65 LOTS)	0.797 Ac.	
SUB - TOTAL TYPICAL LOT IMPROVEMENTS		<4.901 Ac.>
TOTAL OPEN SPACE AREA		7.523 Ac.
OPEN SPACE RATIO (7.523 Ac. / 14.771 Ac.)		50.9 %

LAND USE ANALYSIS

LAND USES	AREA	NO. LOTS	DENSITY	TYPICAL LOT SIZE
SINGLE FAMILY RESIDENTIAL	14.771 Ac.	65	4.4	63' x 120'
PUBLIC R.O.W.	0.228 Ac.	N/A	N/A	N/A
PRIVATE R.O.W.	2.119 Ac.	1	N/A	N/A

SETBACK SUMMARY

SETBACKS	DISTANCE (FT.)
FRONT LOT	20'
REAR LOT	15'
SIDE LOT, INTERIOR	5'
SIDE LOT, CORNER	20'

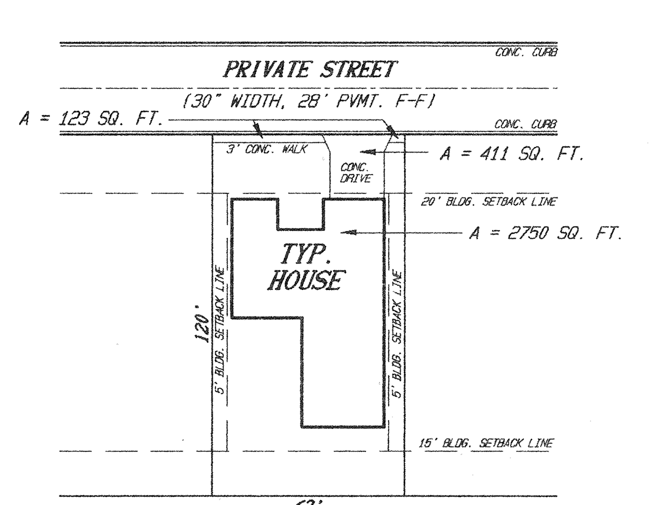


LOT 1, BLOCK 1, N.C.B. 18925 (2.119 ACRES) SHALL BE A PRIVATE STREET, SAFTEY LANE, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND DRAINAGE EASEMENT.

LOT 67, BLOCK 1, N.C.B. 18925 (0.007 ACRES) SHALL BE A GREENBELT AREA OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

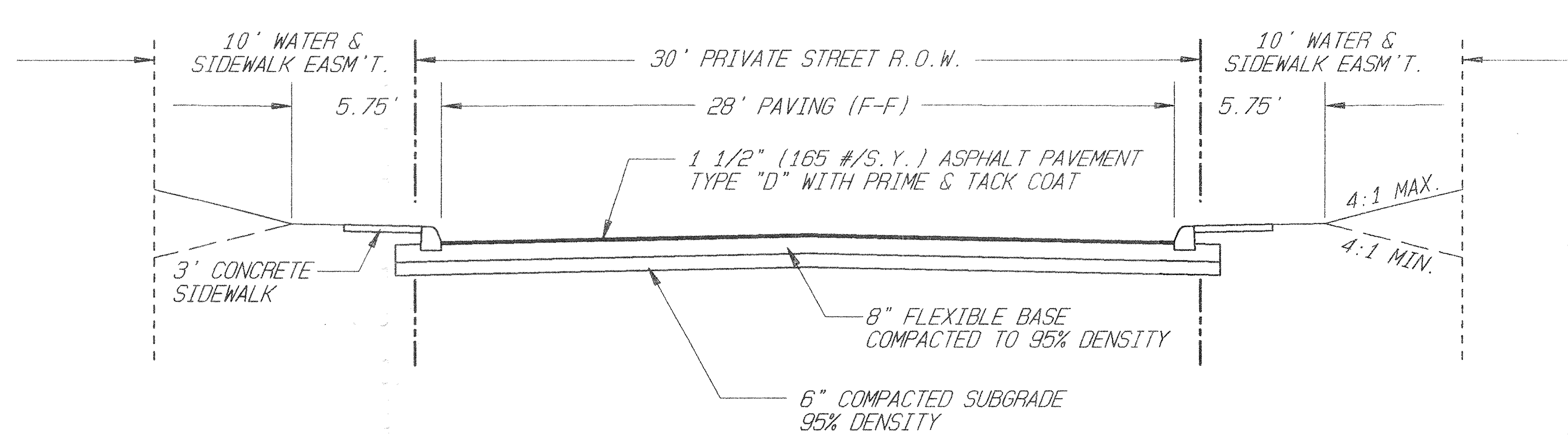
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: HWPeVac Date: 3-24-93
Secretary: DRay Date: 3-24-93

NOTE:
LOT NO. ONE(1) INCLUDES 2.119 ACRES OF LAND BEING A PRIVATE STREET; SAFETY LANE; DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND CABLE T.V. EASEMENT. THE PRIVATE STREET R.O.W. WIDTH IS 30 - FEET INCLUDING A PAVEMENT WIDTH OF 28 - FEET (FACE-TO-FACE), AND THREE(3)-FOOT CONCRETE SIDEWALKS ADJACENT TO THE CURB.



TYPICAL LOT OPEN SPACE

SCALE: 1" = 50'



TYPICAL STREET SECTION

SCALE: 1" = 20'

No.	Date	REVISIONS	App.

/users/mtp/data/project/Orion/Prueroad/master layer 28 pd 03/12/93

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-235
SAN ANTONIO, TEXAS 78232
PHONE (512) 494-5511

DWN: JJB APP: MSB
JOB NO.: 204-020-00 DATE: 02/23/93

ORION PARTNERS, INC.
AUBURN OAKS P. U. D.

P.U.D. PLAN

SHEET NO. 1 OF 1

PLAT NO. 930149

#93-013