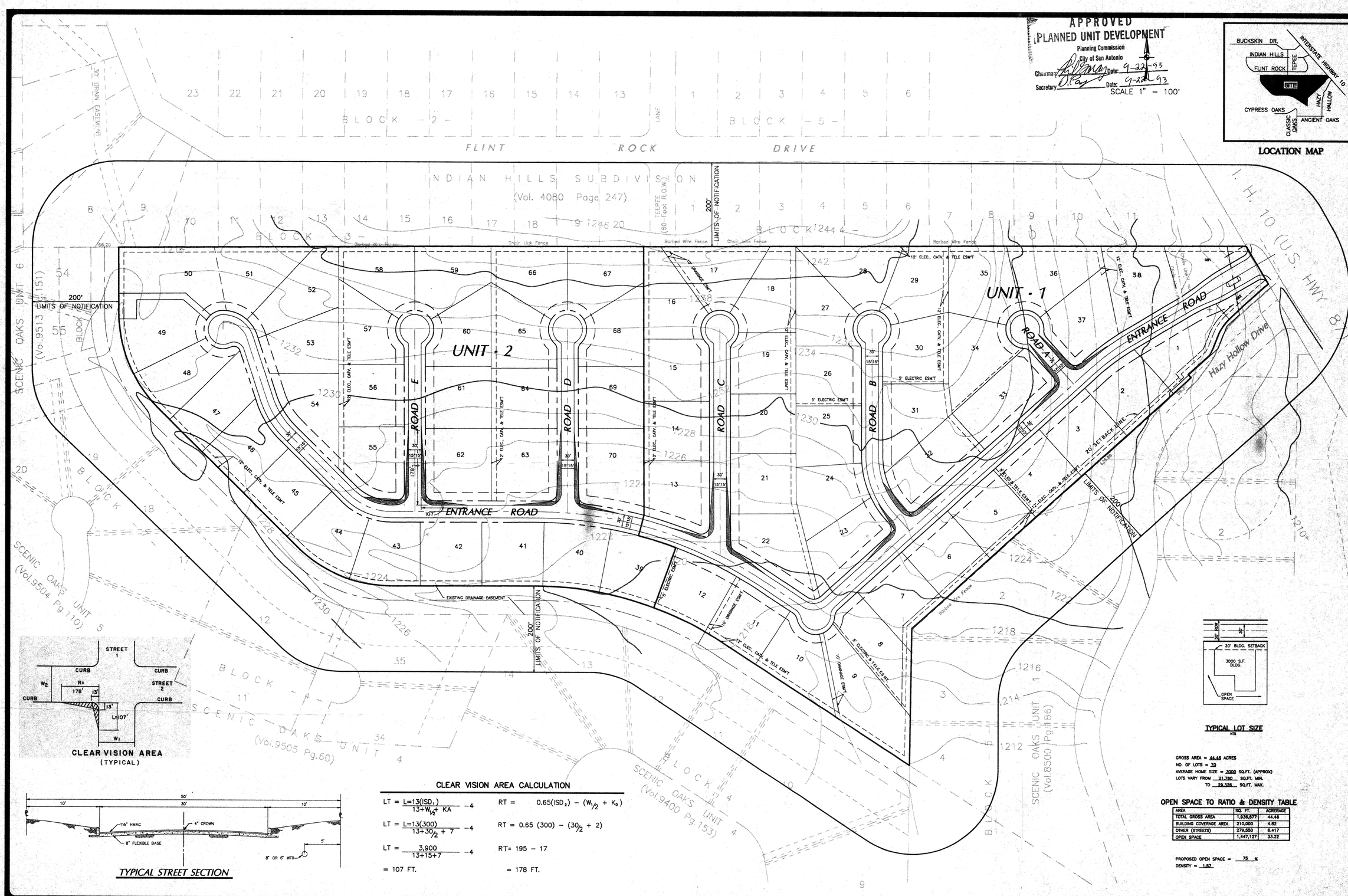
337

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: 9-22-93
Secretary Date: 9-22-93
SCALE 1" = 100'



LOCATION MAP

CLEAR VISION AREA
(TYPICAL)

TYPICAL STREET SECTION

CLEAR VISION AREA CALCULATION

$$LT = \frac{L=13(ISD_1)}{13+W_{1/2}+KA} - 4 \qquad RT = 0.65(ISD_2) - (W_{1/2} + K_o)$$

$$LT = \frac{L=13(300)}{13+30_{/2}+7} - 4 \qquad RT = 0.65\ (300) - (30_{/2} + 2)$$

$$LT = \frac{3{,}900}{13+15+7} - 4 \qquad RT = 195 - 17$$

= 107 FT. = 178 FT.

TYPICAL LOT SIZE
NTS

GROSS AREA = 44.48 ACRES
NO. OF LOTS = 20
AVERAGE HOME SIZE = 3000 SQ.FT. (APPROX)
LOTS VARY FROM 21,780 SQ.FT. MIN.
TO 29,328 SQ.FT. MAX.

OPEN SPACE TO RATIO & DENSITY TABLE

AREA	SQ. FT.	ACREAGE
TOTAL GROSS AREA	1,636,877	44.48
BUILDING COVERAGE AREA	210,000	4.82
OTHER (STREETS)	279,550	6.417
OPEN SPACE	1,447,127	33.22

PROPOSED OPEN SPACE = 75 %
DENSITY = 1.57

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
512-824-9494
8310 BROADWAY, BUILDING II

COUNTRY ESTATES UNIT - 1
PLANNED UNIT DEVELOPMENT

JOB NO. 3162-01
DATE JUNE 1993
DESIGNER A.R.C.
CHECKED R.W. DRAWN R.L.
SHEET 1 OF 1

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93-029