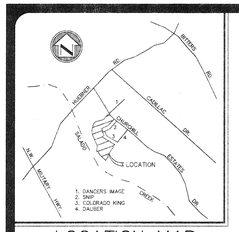
94-017

94017

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Ruben Ramos Date: 10 AUG. 94
Secretary: D. Poole by MM Date: 15 AUG 94



LOCATION MAP

- 87 RESIDENTIAL UNITS
- TOTAL ACREAGE 20.694 ACRES
- LOT 29 IS COMMON OPEN AREA (5.015 AC.)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - 1) R - 1	
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE	
PROPOSED DENSITY	= 4.20 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%	
PROPOSED PERCENTAGE OF OPEN SPACE	= 38.8%	
TOTAL SPACE	= 20.694 ACRES	
OCCUPIED SPACE		
	5.474 ACRES	STREET PAVEMENT AND ISLANDS
	0.799 ACRES	DRIVEWAYS (TYPICAL 20 X 20)
	6.391 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3200 SF)
	12.664 ACRES	TOTAL

NET OPEN SPACE = 8.030 ACRES
= 20.694 ACRES
OPEN SPACE RATIO = 0.388

NOTES:

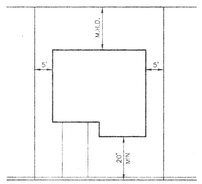
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO 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. (LOT 14, BLOCK 1)

CLEAR VISION AREA

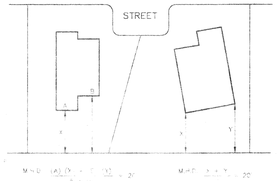
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

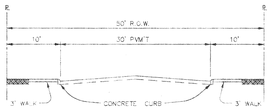
L=13 (ISD)/((13+[W/2]+K_A)-4 = 108 FT.
R=0.65 (ISD) - (W/2+K_D) = 178 FT.
ISD=300 FT. W=30 FT. K_A=7 K_D=2



TYPICAL LOT
NOT TO SCALE



MEAN HORIZONTAL DISTANCE



TYPICAL STREET SECTION

SCALE: 1" = 100'

OWNER/DEVELOPER:
FRIO RANCH TRUST
10127 MOROCCO, SUITE 120
SAN ANTONIO, TEXAS 78216

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this proposed development on the Edwards Aquifer Recharge Zone:

1. Prior to the issuance of any building permits the following shall be submitted to the Aquifer Protection Planning Division of the San Antonio Water System:
   A. A Water Pollution Abatement Plan shall be submitted for the site specific development.
   B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
   C. A letter from the Texas Water Commission approving the Water Pollution Abatement Plan.
   D. A copy of the approved Water Pollution Abatement Plan.
2. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to maintaining water quality and be kept to a minimum.
3. There will be no storage of hazardous chemicals on this property.
4. That the City of San Antonio shall inspect all future construction of service lateral and main extensions to insure that the Water Pollution Abatement Plan is being followed.
5. If any sinkhole openings, cave sinkholes, or water wells are found during construction, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Divisions of the San Antonio Water System at (210) 704-7297.

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for
CHURCHILL SUBDIVISION UNIT 12
PHASE A

W.F. CASTELLA & ASSOCIATES, INC.
Engineers — Surveyors — Planners
1139 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:
08/08/94

JOB NO. 45541.03
FILE:
DATE: 04/26/94
DESIGN:
DRAWN: M.T.III
CHECKED:
SHEET 1 OF

94-017