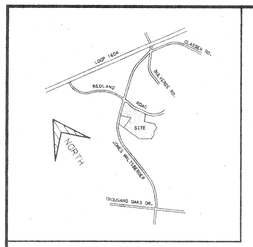
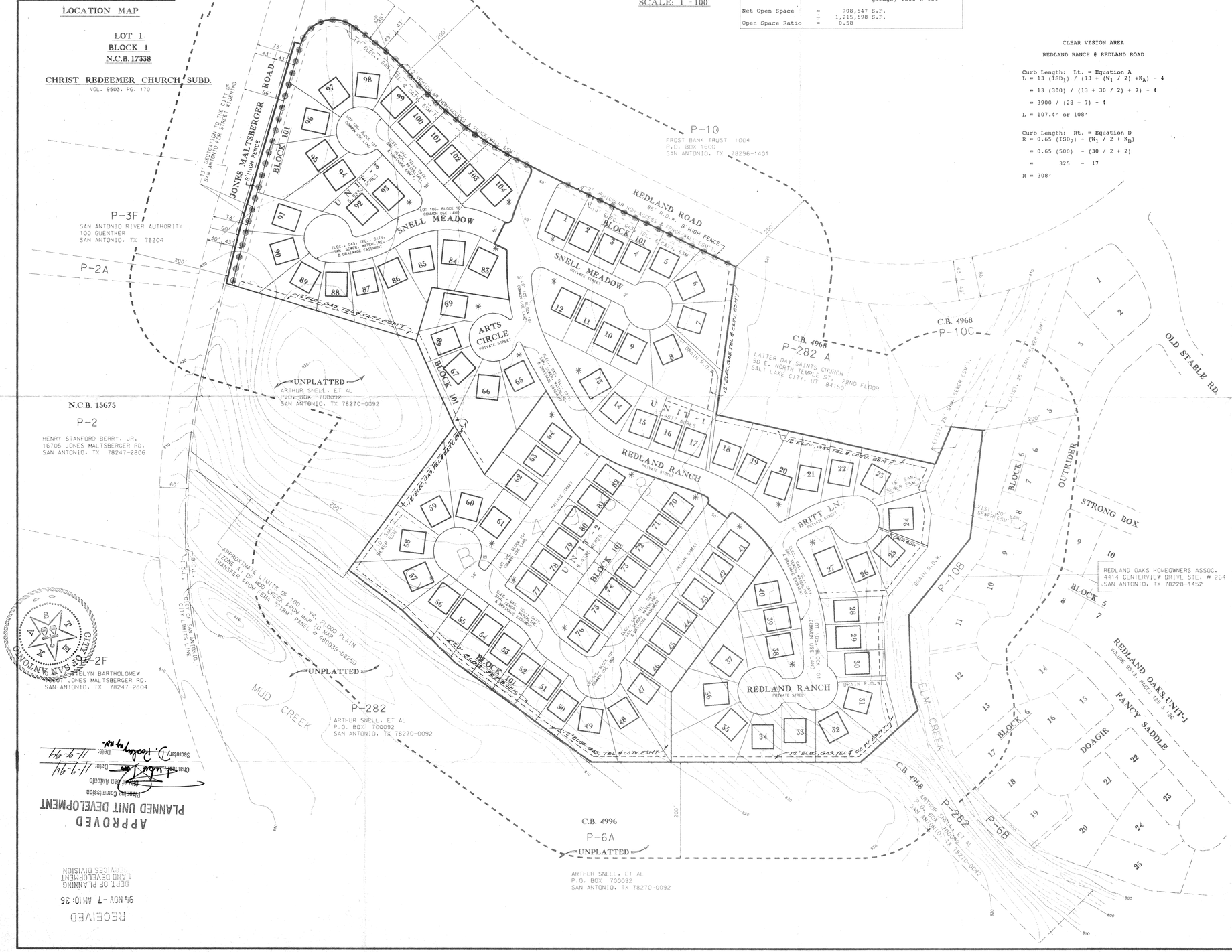


LOCATION MAP

LOT 1
BLOCK 1
N.C.B. 17338

CHRIST REDEEMER CHURCH SUBD.
VOL. 9503, PG. 170



Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	7 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	58%
Total Space	=	1,215,698 S.F.

Occupied Space -- 507,151 S.F.	235,280 S.F.	Exclude Street R.O.W.'s
	37,440 S.F.	Driveway (18 x 20) 104
	47,231 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	187,200 S.F.	House Slabs (includes garage) 1800 x 104

Net Open Space	=	708,547 S.F.
	÷	1,215,698 S.F.
Open Space Ratio	=	0.58

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTION

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30 / 2) + 7) - 4$

$= 3900\ /\ (28 + 7) - 4$

$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

CLEAR VISION AREA

REDLAND RANCH & REDLAND ROAD

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30 / 2) + 7) - 4$

$= 3900\ /\ (28 + 7) - 4$

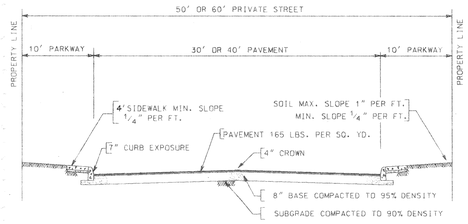
$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (500) - (30 / 2 + 2)$

$= 325 - 17$

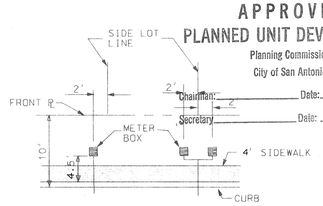
$R = 308'$



TYPICAL STREET SECTION
PRIVATE STREET

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio

Chairman: Date:
Secretary: Date:



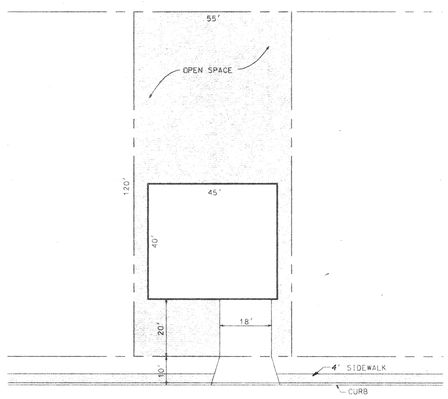
METER BOX LOCATION
TYPICAL 50' R.O.W.

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.

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

3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.



TYPICAL LOT SIZE

DEVELOPER:
ASPEN HOMES / CONTINENTAL HOMES
1848 LOCKHILL-SELMA ROAD
SAN ANTONIO, TEXAS 78213
TEL. NO. (210) 349 - 3781

104 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOT SIZE
27.9086 ACRES
UNIT-1 CONTAINS 45 LOTS
UNIT-2 CONTAINS 37 LOTS
UNIT-3 CONTAINS 22 LOTS

ROBERT A. GIESMAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0051

mbc ENGINEERS

REDLAND RANCH ESTATES
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY
	NOV. 7, 1994	REVISED SIDEWALK WIDTH TO 4'	

DESIGN RAL
DRAWN JJR
CHECKED
DATE AUG. 25, 1994
JOB NO. 1-5931
SHT. 1 OF 1

RECEIVED
94 NOV -7 AM 10:36
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 11-9-94
Secretary: Date: 11-9-94

94-037