LOCATION MAP

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – 5
MAXIMUM DENSITY ALLOWED	= 10 UNITS PER ACRE
PROPOSED DENSITY	= 8.02 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 53%
TOTAL SPACE	= 14.71 ACRES

OCCUPIED SPACE

2.55 ACRES	STREET PAVEMENT
0.43 ACRE	DRIVEWAYS (TYPICAL 8 X 20)
0.11 ACRE	DRAIN
0.37 ACRE	WALKS
3.52 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1300 SF)
6.98 ACRES	TOTAL

NET OPEN SPACE = 7.73 ACRES
÷ 14.71 ACRES
OPEN SPACE RATIO = 0.53

- 118 RESIDENTIAL UNITS
- TOTAL ACREAGE 14.71 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

CLEAR VISION AREA

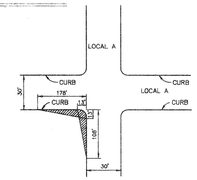
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

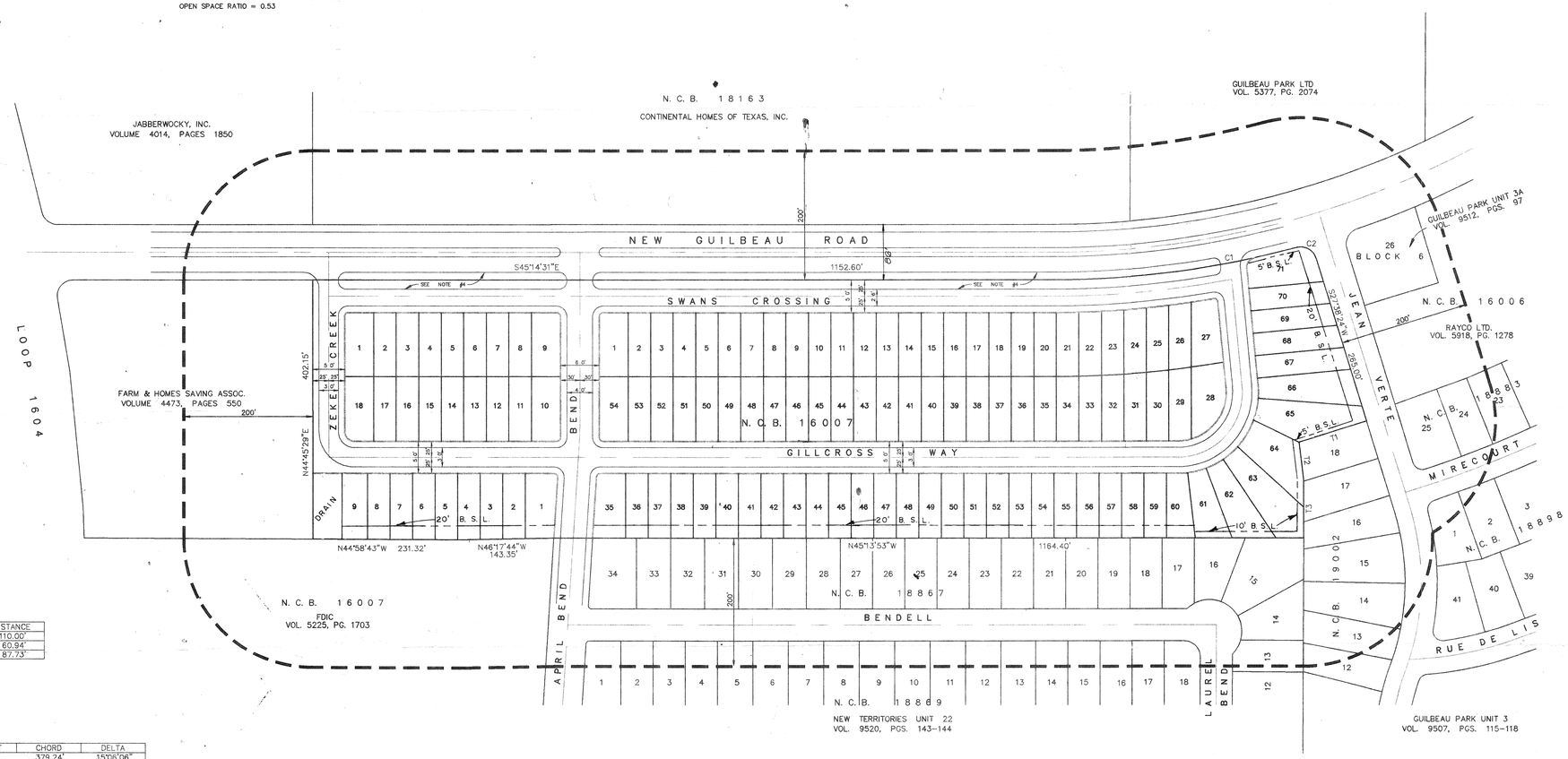
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4$ = 108 FT.

$R=0.65\ (ISD) - (W/2+K_D)$ = 178 FT.

ISD=300 FT. W=30 FT. K_A=7 K_D=2





LINE TABLE

LINE	DIRECTION	DISTANCE
T1	N62°21'36"W	110.00'
T2	S37°44'07"W	60.94'
T3	S44°54'58"W	87.73'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1443.00'	380.34'	191.28'	379.24'	15°06'06"
C2	25.00'	38.39'	24.14'	34.73'	87°59'01"

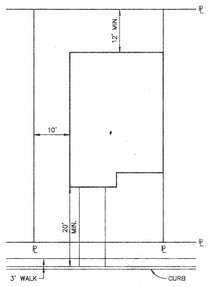
GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

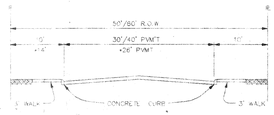
NOTES:

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 (SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PUBLIC STREETS.
4. MEDIAN AREA TO BE LANDSCAPED. MAINTENANCE PROVIDED BY HOME OWNERS ASSOCIATION.



TYPICAL LOT

NOT TO SCALE



TYPICAL STREET SECTION

* SWANS CROSSING (MAIN ACCESS)

OWNER/DEVELOPER:

CONTINENTAL HOMES OF TEXAS, INC.
1848 LOCKHILL SELMA, SUITE 102
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349-3781

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for GUILBEAU GARDENS

W.F. CASTELLA & ASSOCIATES, INC
Engineers – Surveyors – Planners
10239 W. Hildebrand – San Antonio, Texas 78201 – (210) 734-5351

REVISIONS:
8-31-94
10/04/94

JOB NO. 45787.01
FILE
DATE: 07/28/94
DESIGN:
DRAWN: L.R.
CHECKED: S.H.
SHEET 1 OF 1

#95-002