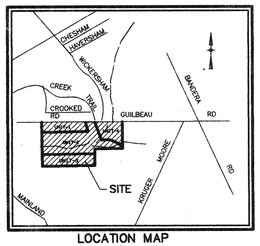
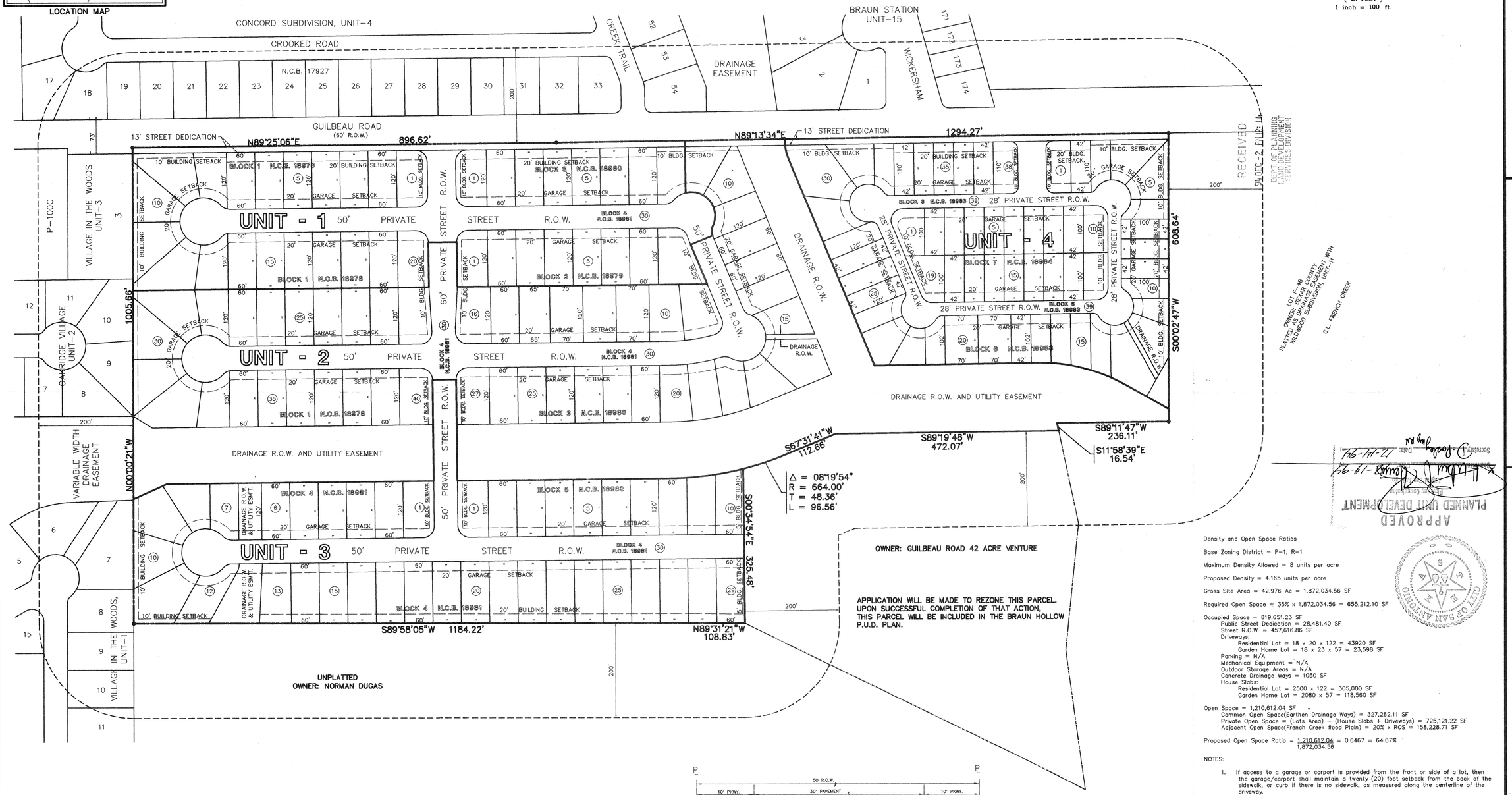


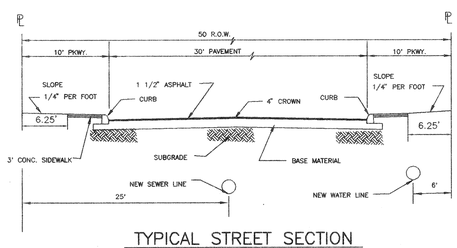
LOCATION MAP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.





TYPICAL STREET SECTION
N.T.S.

Density and Open Space Ratios

Base Zoning District = P-1, R-1

Maximum Density Allowed = 8 units per acre

Proposed Density = 4.165 units per acre

Gross Site Area = 42.976 Ac = 1,872,034.56 SF

Required Open Space = 35% x 1,872,034.56 = 655,212.10 SF

Occupied Space = 819,651.23 SF
- Public Street Dedication = 28,481.40 SF
- Street R.O.W. = 457,616.86 SF
- Driveways:
  - Residential Lot = 18 x 20 x 122 = 43920 SF
  - Garden Home Lot = 18 x 23 x 57 = 23,598 SF
- Parking = N/A
- Mechanical Equipment = N/A
- Outdoor Storage Areas = N/A
- Concrete Drainage Ways = 1050 SF
- House Slabs:
  - Residential Lot = 2500 x 122 = 305,000 SF
  - Garden Home Lot = 2080 x 57 = 118,560 SF

Open Space = 1,210,612.04 SF
- Common Open Space(Earthen Drainage Ways) = 327,262.11 SF
- Private Open Space = (Lots Area) - (House Slabs + Driveways) = 725,121.22 SF
- Adjacent Open Space(French Creek flood Plain) = 20% x ROS = 158,228.71 SF

Proposed Open Space Ratio = $\frac{1,210,612.04}{1,872,034.56}$ = 0.6467 = 64.67%

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 shall comply with the clear vision area requirements of section 35-3339 of the unified development code.

3. Developer: Guilbeau Road 42 Acre Venture
   P.O. Box 17386
   San Antonio, Texas 78217

4. Proposed land use:
   - Residential lots , Units 1, 2 and 3
     - Numbers of lots = 122
     - Typical lot size = 60' x 120'
     - House slab = 2500 SF
     - Driveway = 360 SF
   - Garden Home lots , Unit 4
     - Number of lots = 57
     - Typical lot size = 42' x 100'
     - House slab = 2080 SF
     - Driveway = 414 SF

APPROVED
PLANNED UNIT DEVELOPMENT
Secretary - Planning Dept. Date: 12-14-94
Director - Planning Dept. Date: 12-14-94

CITY OF SAN ANTONIO

REVISIONS

11-23-94 REVISED LOT NUMBERS AND BLOCK NUMBERS, ADDED LOCATION MAP, STREET SECTION AND BUILDING SETBACK LINES

11/21/94

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

BRAUN HOLLOW SUBDIVISION PLANNED UNIT DEVELOPMENT FINAL PUD PLAN

DRAWN BY:	RDG
CHECKED BY:	EJD
DATE ISSUED:	OCT. 28, 1994
PROJECT:	0049.05
DRAWING:	PUDP-1

C:\DWGS\0049G3\PDADP Wed Nov 23 15:44:46 1994

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