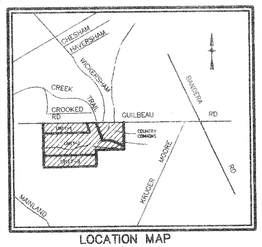
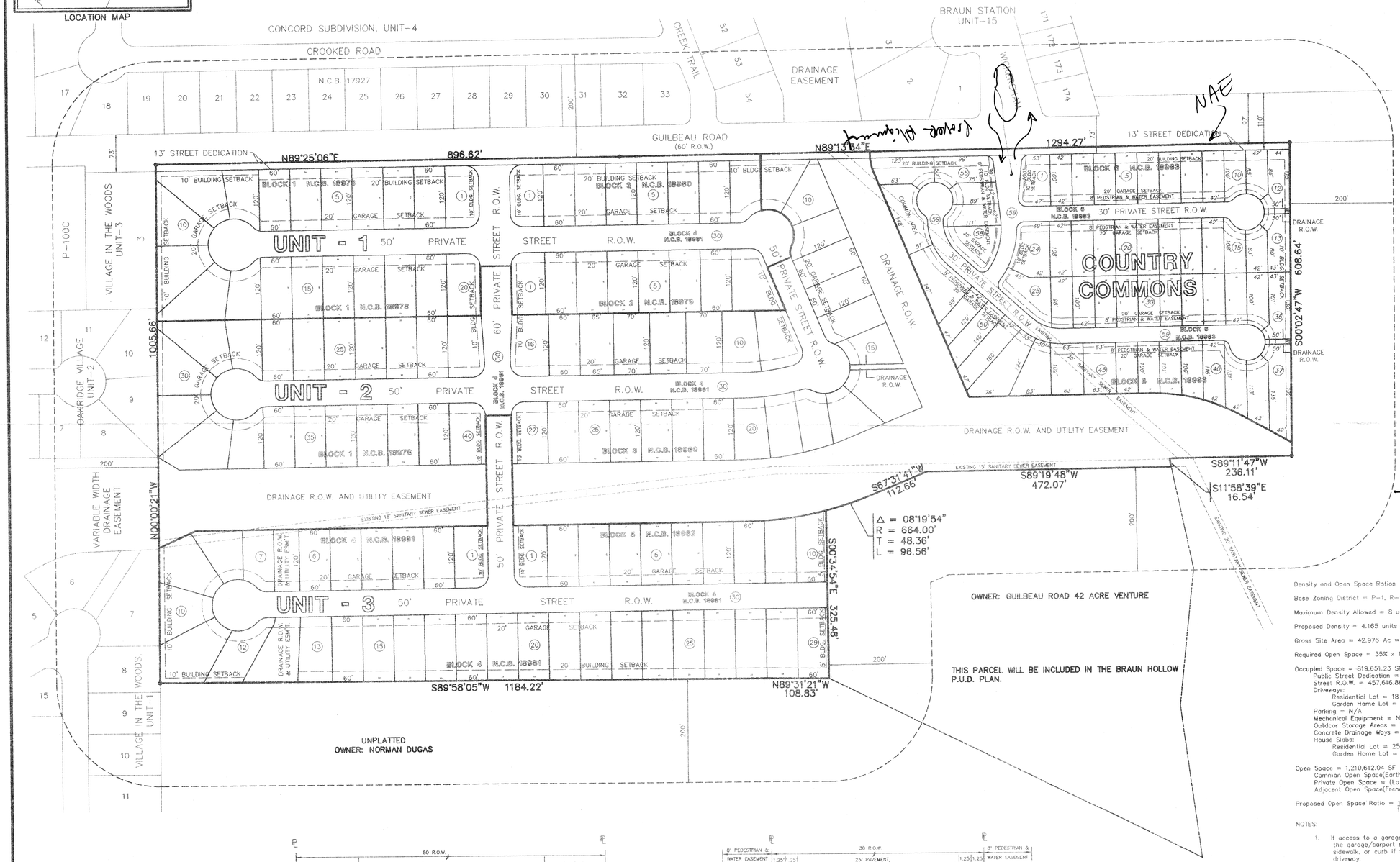


LOCATION MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



"This P.U.D. plan includes nonsubstantial amendments approved by the Director of Planning."

Date Amendments Approved September 8, 1995

Director of Planning

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 = 43,920 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

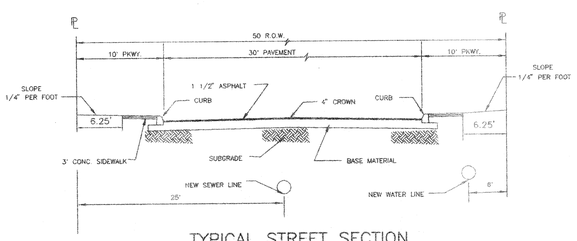
Proposed Open Space Ratio = $\frac{1,210,612.04}{1,872,034.56}$ = 0.6467 = 64.67%

NOTES:

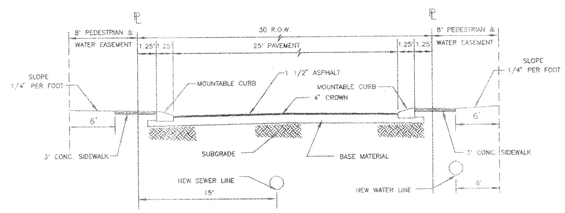
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
3. Developer for Braun Hollow:
   Guilbeau Road 42 Acre Venture
   P.O. Box 17386
   San Antonio, Texas 78217

   Developer for Country Commons:
   Quail Creek Development
   P.O. Box 17386
   San Antonio, Texas 78217
4. Proposed land use:
   Braun Hollow, Units 1, 2 and 3
   Residential lots
   - Numbers of lots = 122
   - Typical lot size = 60' x 120'
   - House slab = 2500 SF
   - Driveway = 360 SF

   Country Commons
   Garden Home lots
   - Number of lots = 57
   - Typical lot size = 42' x 100'
   - House slab = 2080 SF
   - Driveway = 414 SF



TYPICAL STREET SECTION
N.T.S. (BRAUN HOLLOW)



TYPICAL STREET SECTION
N.T.S. (COUNTRY COMMONS)

REVISIONS

11-23-94	REVISED LOT NUMBERS, AND BLOCK NUMBERS, ADDED LOCATION MAP, STREET SECTION AND BUILDING SETBACK LINES
7-19-95	REVISED STREET SECTION, ADDED DRAINAGE EASEMENT, REVISED SECTION, NONSUBSTANTIAL AMENDEMENTS NOTE AND NEW TITLE BLOCK.

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY. SUITE 130
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STATE OF TEXAS
E. J. DESCAMPS
40825
REGISTERED PROFESSIONAL ENGINEER

BRAUN HOLLOW UNITS 1,2 & 3 PUD and COUNTRY COMMONS PUD SUBDIVISIONS FINAL PUD PLAN

95-005

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

C:\DMGS\0049\03\PUDP Wed Jul 19 08:05:01 1995

95-005