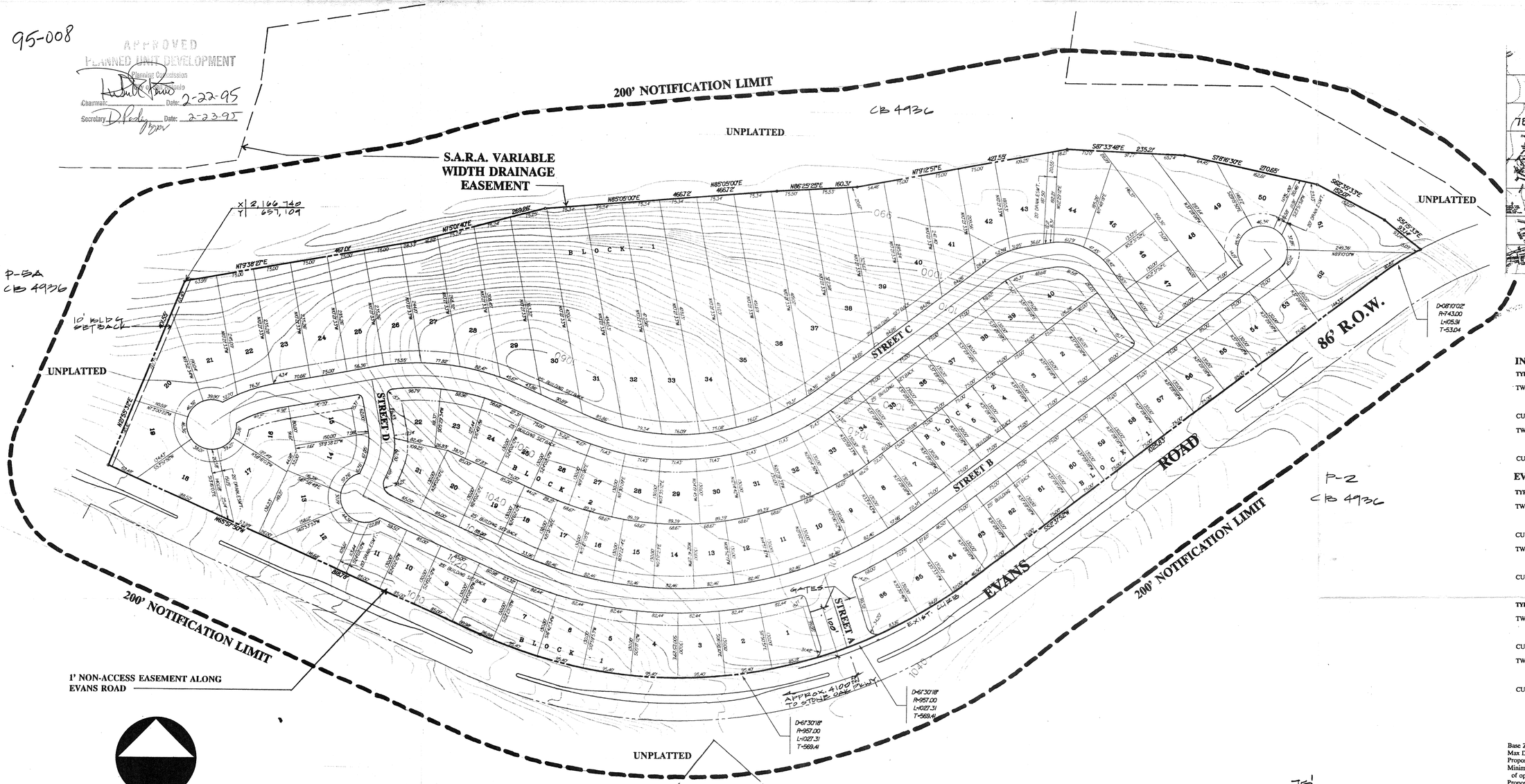
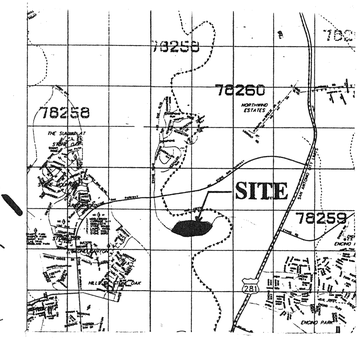
95-008

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
San Antonio
Chairman: Date: 2-22-95
Secretary: Date: 2-23-95





LOCATION MAP

CLEAR VISION AREA

INTERIOR STREETS

TYPICAL 30' X 30' INTERSECTION

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1/(13 + (W1/2) + KA) - 4	
	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

EVANS ROAD / STREET A

TYPICAL 60' X 62' INTERSECTION (W1 = 60')

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	500 LF
	W1:	60 LF
	KD:	2
CURB LENGTH = R1	R1:	293 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4	
	ISD1:	360 LF
	W1:	60 LF
	KA:	7
CURB LENGTH = L1	L1:	90 LF

TYPICAL 60' X 62' INTERSECTION (W1 = 62')

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	360 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	208 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4	
	ISD1:	500 LF
	W1:	62 LF
	KA:	0
CURB LENGTH = L1	L1:	144 LF

DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits	
Max Density Allowed	-	N/A	
Proposed Density 106 units	-	2.64 units per acre	
Minimum Required Percentage of open space allowed	-	N/A	
Proposed percentage of open space	-	52%	
Total Space	-	1,747,192 S.F.	
		40.11 ac.	
Street/safety lane R.O.W.	-	230,100 S.F.	
Driveway	-	51,675 S.F.	
Drainage R.O.W.	-	2,650 S.F.	
Outdoor Storage Area	-	N/A	
Mechanical Equipment	-	N/A	
House Slabs 65' X 80' = 5200 S.F. X 106 UNITS	-	551,200 S.F.	
Occupied Open Space	=	835,625 S.F.	19.18 ac.
Net Open Space	=	911,567 S.F.	20.93 ac.
Total	=	1,747,192 S.F.	40.11 ac.
Open Space Percentage	=	52%	

SCALE: 1"=100'

0 50 100 200 400

SUMMARY

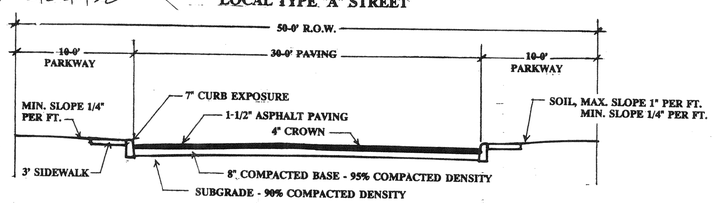
NO. OF LOTS	106 LOTS
LOT SIZE	75' X 130'
ACREAGE	40.11 AC.
DENSITY	2.64 DU/AC.

NOTE:
ALL STREETS HAVE A 50' R.O.W. UNLESS NOTED OTHERWISE.

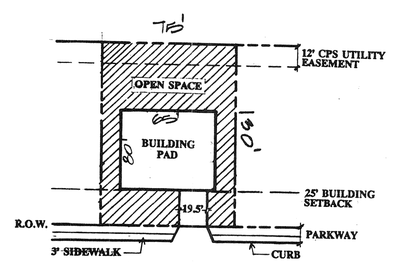
1' NON-ACCESS EASEMENT ALONG EVANS ROAD

CB 4938

LOCAL TYPE "A" STREET



TYPICAL STREET SECTION



TYPICAL LOT
NTS

PLANNED UNIT DEVELOPMENT
CACTUS BLUFF UNIT - 4
OF STONE OAK

CACTUS BLUFF UNIT - 4
BEING 40.113 ACRES OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, BEXAR COUNTY, TEXAS.

DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609

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APA ASLA

DATE: 11/10/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

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