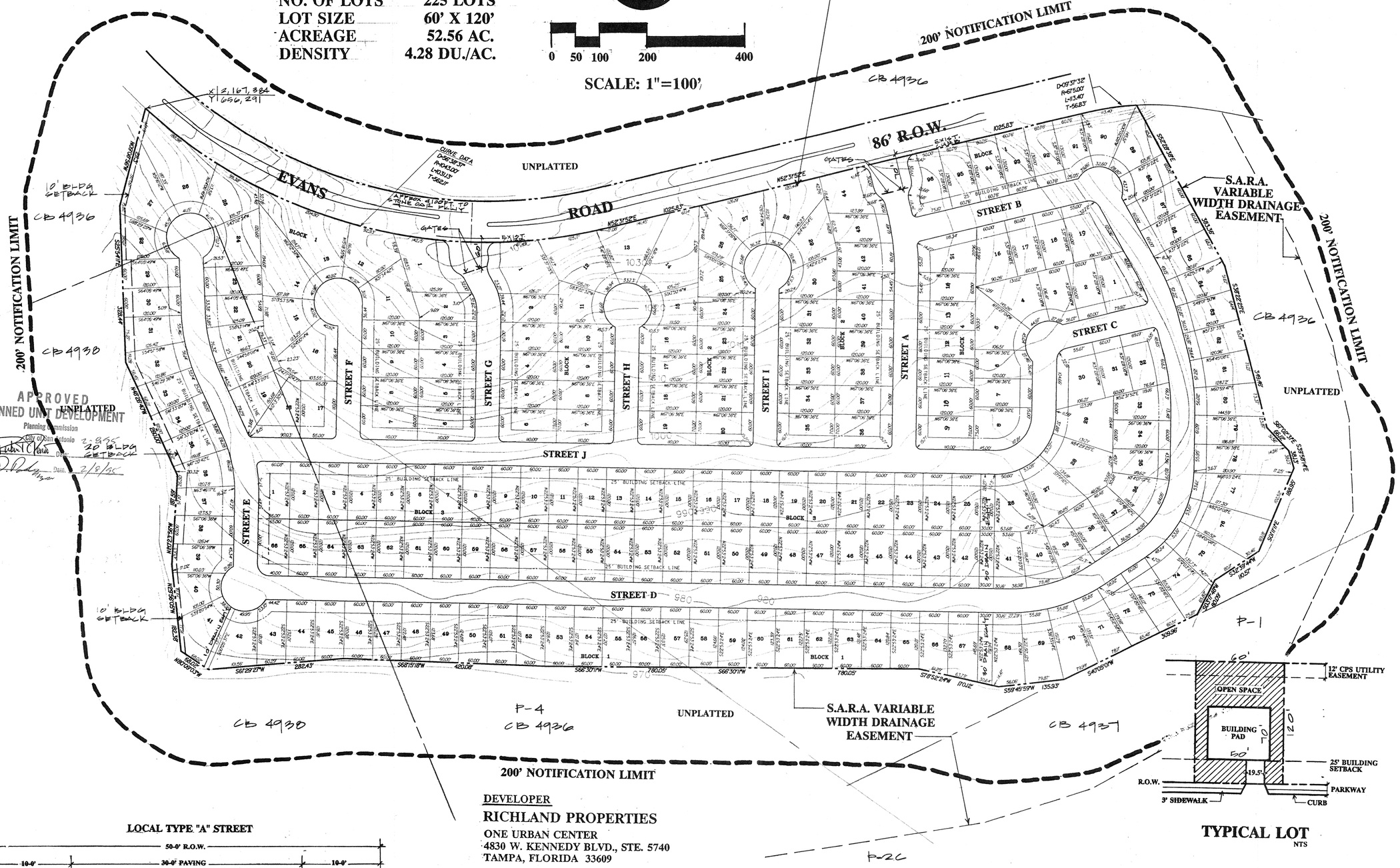
95-009

SUMMARY

NO. OF LOTS	225 LOTS
LOT SIZE	60' X 120'
ACREAGE	52.56 AC.
DENSITY	4.28 DU./AC.

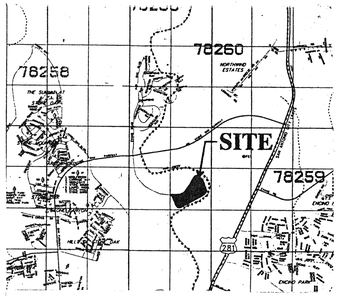
0 50 100 200 400

SCALE: 1"=100'



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date 2-8-95
Secretary Date 2/8/95

LOCATION MAP



DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits
Max Density Allowed	-	N/A
Proposed Density 225 units	-	4.28 units per acre
Minimum Required Percentage of open space allowed	-	N/A
Proposed percentage of open space	-	43%
Total Space	-	2,289,513 S.F.
		52.56 ac.
Street/safety lane R.O.W.	-	400,225 S.F.
Driveway	-	109,687 S.F.
Drainage R.O.W.	-	2,630 S.F.
Outdoor Storage Area	-	N/A
Mechanical Equipment	-	N/A
House Slabs	-	787,500 S.F.
50' X 70' = 787,500 S.F. X 225 UNITS		
Occupied Open Space	=	1,300,032 S.F. 29.84 ac.
Net Open Space	=	989,481 S.F. 22.72 ac.
Total	=	2,289,513 S.F. 52.56 ac.
Open Space Percentage	=	43%

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 STREET G

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')

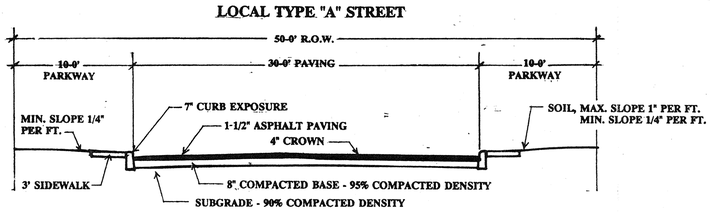
TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	360 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	208 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4	
	ISD1:	500 LF
	W1:	62 LF
	KA:	0
CURB LENGTH = L1	L1:	144 LF

TYPICAL LOT
NTS

200' NOTIFICATION LIMIT

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

LOCAL TYPE "A" STREET



TYPICAL STREET SECTION

NOTE:
- ALL STREETS HAVE A 50' R.O.W. UNLESS NOTED OTHERWISE.
- 1' NON-ACCESS EASEMENT ALONG EVANS ROAD

PLANNED UNIT DEVELOPMENT
CACTUS BLUFF UNIT - 5
OF STONE OAK

CACTUS BLUFF UNIT - 5
BEING 52.5572 ACRE TRACT OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, BEXAR COUNTY, TEXAS.

KOSSL CUDE GROUP INC
Land Planning
Landscape Architecture
10325 Bandera Rd.
San Antonio, TX 78250
(210) 523-9544

DATE: 11·16·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

95-009