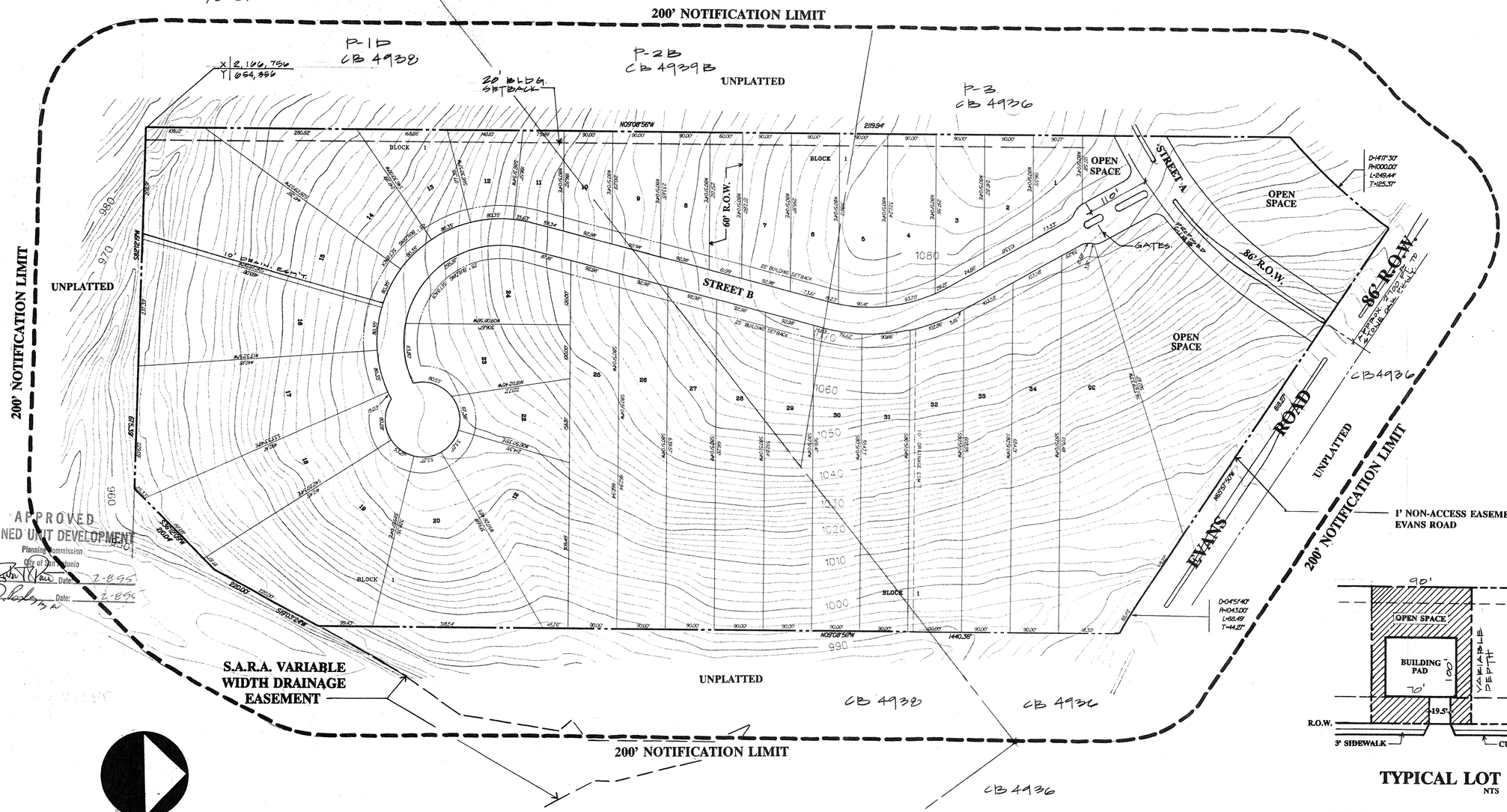
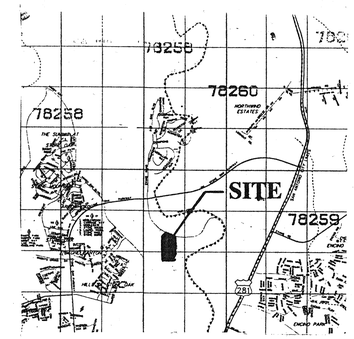
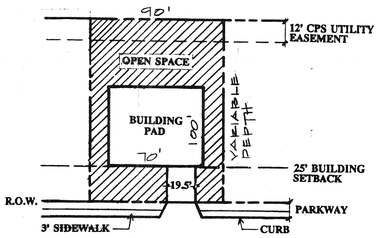
95-010



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



LOCATION MAP



TYPICAL LOT
NTS

CLEAR VISION AREA

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 62' X 62' INTERSECTION

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	500 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	299 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

SCALE: 1"=100'

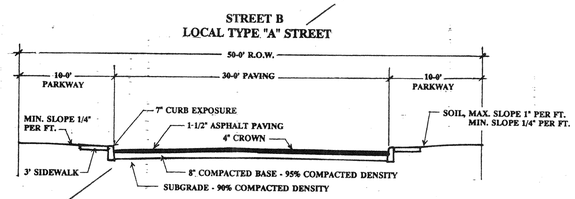
0 50 100 200 400

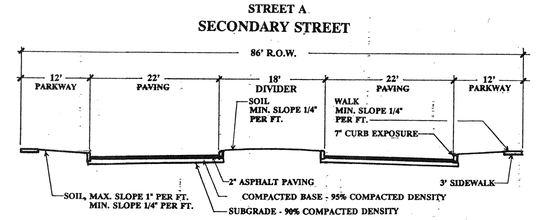
SUMMARY

NO. OF LOTS	35 LOTS
LOT SIZE	90' X VARIABLE DEPTH
ACREAGE	43.76 AC.
DENSITY	.80 DU/AC.

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

1' NON-ACCESS EASEMENT ALONG EVANS ROAD





DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits	
Max Density Allowed	-	N/A	
Proposed Density 35 units	-	.80 units per acre	
Minimum Required Percentage of open space allowed	-	N/A	
Proposed percentage of open space	-	80%	
Total Space	-	1,906,185 S.F.	
		43.76 ac.	
Street/safety lane R.O.W.	-	120,850 S.F.	
Driveway	-	17,063 S.F.	
Drainage R.O.W.	-	1,800 S.F.	
Outdoor Storage Area	-	N/A	
Mechanical Equipment	-	N/A	
House Slabs 70' X 100' = 7000 S.F. X 35 UNITS	-	245,000 S.F.	
Occupied Open Space	=	384,713 S.F.	8.83 ac.
Net Open Space	=	1,521,472 S.F.	34.93 ac.
Total	=	1,906,185 S.F.	43.76 ac.
Open Space Percentage	=	80%	

PLANNED UNIT DEVELOPMENT
CACTUS BLUFF UNIT - 6
OF STONE OAK

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

CACTUS BLUFF UNIT - 6
BEING 43.7639 ACRE TRACT OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, AND OUT OF THE A. HOUSTON SURVEY NO. 94, ABSTRACT NO. 356, BEXAR COUNTY, TEXAS.

KOSSL CUDE GROUP INC
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Landscape Architecture
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San Antonio, TX 78250
(210) 523-9544
APA ASLA

DATE: 11/15/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

95-010