95-011 need one more copy of plat

SUMMARY

NO. OF LOTS	121 LOTS
LOT SIZE	60' X 120'
ACREAGE	30.57 AC.
DENSITY	3.96 DU./AC.

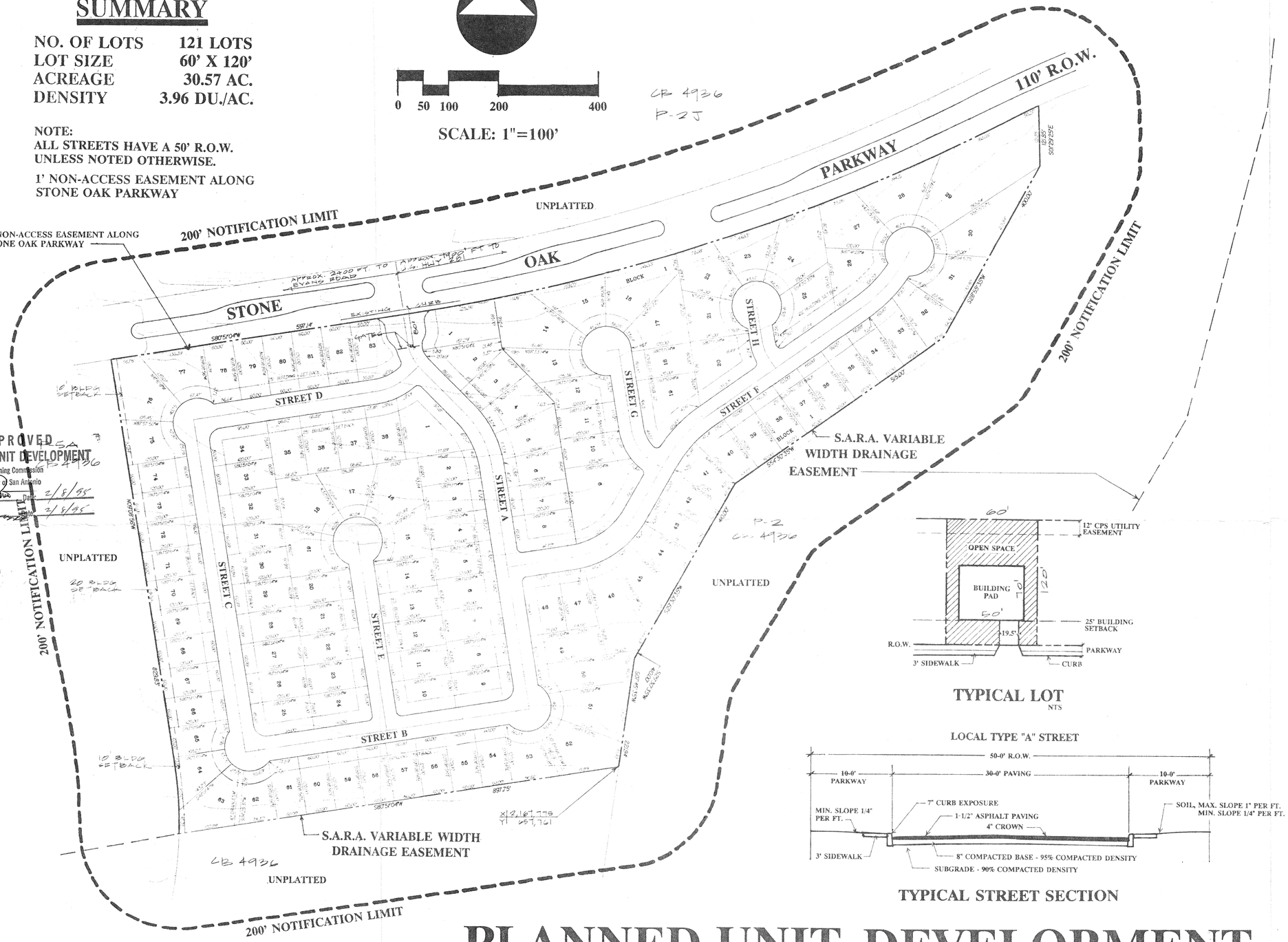
NOTE:
ALL STREETS HAVE A 50' R.O.W.
UNLESS NOTED OTHERWISE.

1' NON-ACCESS EASEMENT ALONG
STONE OAK PARKWAY

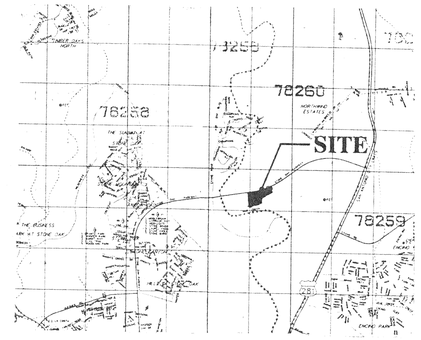
0 50 100 200 400

SCALE: 1"=100'

CB 4936
P-2J



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 121 units	-	3.96 units per acre	
Minimum Required Percentage of open space allowed	-	N/A	
Proposed percentage of open space	-	46%	
Total Space	-	1,331,629 S.F. 30.57 ac.	
Street/safety lane R.O.W.	-	230,200 S.F.	
Driveway	-	58,987 S.F.	
Drainage R.O.W.	-	800 S.F.	
Outdoor Storage Area	-	N/A	
Mechanical Equipment	-	N/A	
House Slabs 50' X 70' = 787,500 S.F. X 121 UNITS	-	423,500 S.F.	
Occupied Open Space	=	713,487 S.F.	16.38 ac.
Net Open Space	=	618,142 S.F.	14.19 ac.
Total	=	1,331,629 S.F.	30.57 ac.
Open Space Percentage	=	46%	

TYPICAL LOT
NTS

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

STONE OAK PARKWAY / STREET A

TYPICAL 60' X 86' 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 86' INTERSECTION (W1 = 86')

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	360 LF
	W1:	86 LF
	KD:	5
CURB LENGTH = R1	R1:	196 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4	
	ISD1:	500 LF
	W1:	86 LF
	KA:	0
CURB LENGTH = L1	L1:	113 LF

LOCAL TYPE "A" STREET

TYPICAL STREET SECTION

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

PLANNED UNIT DEVELOPMENT
CACTUS BLUFF UNIT - 3
OF STONE OAK

CACTUS BLUFF UNIT - 3
BEING 30.566 ACRES OF LAND OUT OF THE I.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: 11·10·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

95-011