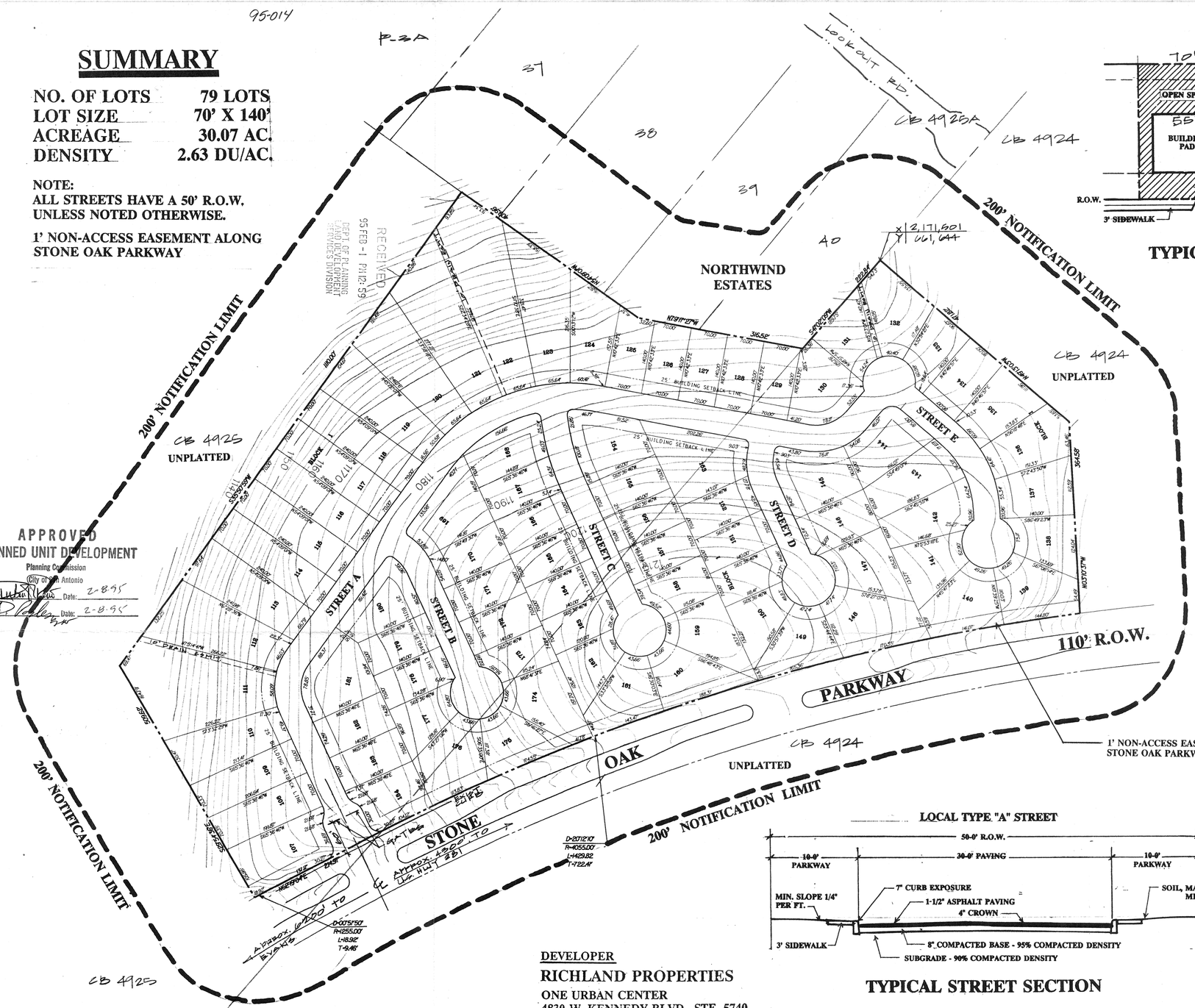
95-014

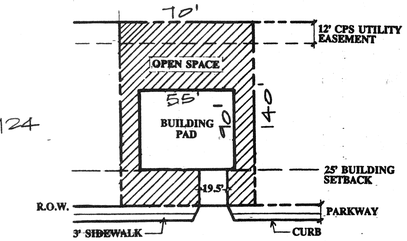
SUMMARY

NO. OF LOTS	79 LOTS
LOT SIZE	70' X 140'
ACREAGE	30.07 AC.
DENSITY	2.63 DU/AC.

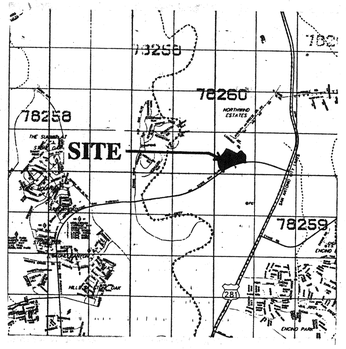
NOTE:
ALL STREETS HAVE A 50' R.O.W. UNLESS NOTED OTHERWISE.

1' NON-ACCESS EASEMENT ALONG STONE OAK PARKWAY





TYPICAL LOT
NTS



LOCATION MAP

DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits
Max Density Allowed	-	N/A
Proposed Density 79 units	-	2.63 units per acre
Minimum Required Percentage of open space allowed	-	N/A
Proposed percentage of open space	-	54%
Total Space	-	1,309,849 S.F. 30.07 ac.
Street/safety lane R.O.W.	-	170,050 S.F.
Driveway	-	38,513 S.F.
Drainage R.O.W.	-	4,440 S.F.
Outdoor Storage Area	-	N/A
Mechanical Equipment	-	N/A
House Slabs	-	391,050 S.F.
55' X 90' = 4,950 S.F. X 79 UNITS	-	

Occupied Open Space	=	604,153 S.F.	13.87 ac.
Net Open Space	=	705,696 S.F.	16.20 ac.
Total	=	1,309,849 S.F.	30.07 ac.
Open Space Percentage	=	54%	

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

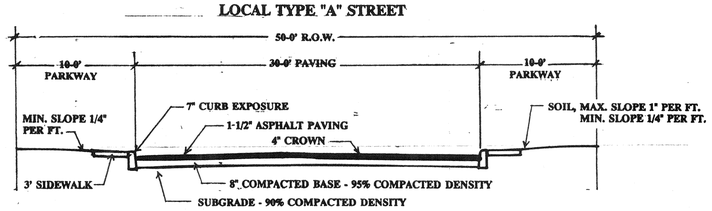
STONE OAK PARKWAY / STREET A

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



TYPICAL STREET SECTION

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

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

0 50 100 200 400
SCALE: 1"=100'

PLANNED UNIT DEVELOPMENT
STONEWOOD UNIT - 1C
OF STONE OAK

STONEWOOD UNIT - 1C
BEING 30.069 ACRE TRACT OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, AND BERTHA STAFFEL SURVEY NO. 2 ABSTRACT NO. 946, BEXAR COUNTY, TEXAS.

KOSSL CUDE GROUP INC.
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Landscape Architecture
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AIA ASLA

DATE: 11·28·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

95-014