APPROVED
PLANNED UNIT DEVELOPMENT 95-020
Planning Commission
City of San Antonio
Chairman _____ Date: 4-12-95
Secretary _____ Date: 4-12-95

LOCATION MAP

CLEAR VISION AREA

INTERIOR STREETS

TYPICAL 50' X 50' 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

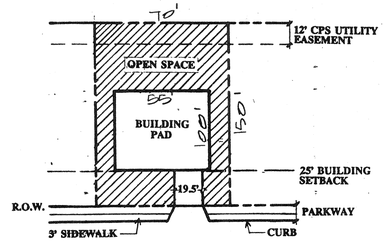
TYPICAL 60' X 86' INTERSECTION (W1 = 86')

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

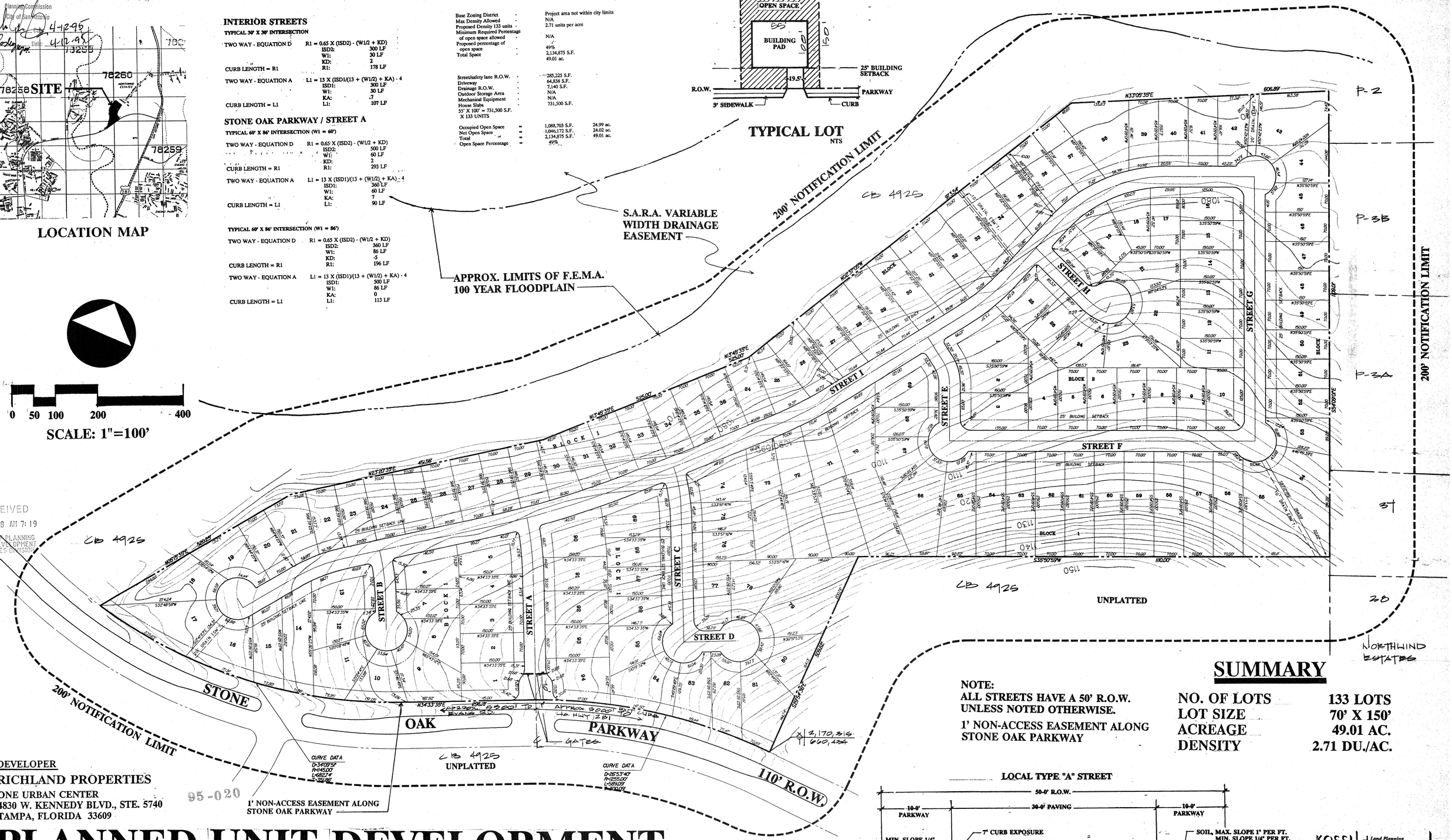
DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits
Max Density Allowed	-	N/A
Proposed Density 133 units	-	2.71 units per acre
Minimum Required Percentage of open space allowed	-	N/A
Proposed percentage of open space	-	49%
Total Space	-	2,134,875 S.F. 49.01 ac.
Street/safety lane R.O.W.	-	285,225 S.F.
Driveway	-	64,838 S.F.
Drainage R.O.W.	-	7,140 S.F.
Outdoor Storage Area	-	N/A
Mechanical Equipment	-	N/A
House Slabs 55' X 100' = 731,500 S.F. X 133 UNITS	-	731,500 S.F.
Occupied Open Space	=	1,088,703 S.F. 24.99 ac.
Net Open Space	=	1,046,172 S.F. 24.02 ac.
Total	=	2,134,875 S.F. 49.01 ac.
Open Space Percentage	=	49%



TYPICAL LOT
NTS

SCALE: 1"=100'



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DEPT. OF PLANNING
LAND DEVELOPMENT
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DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609

95-020

PLANNED UNIT DEVELOPMENT
STONEWOOD UNIT - 2
OF STONE OAK

STONEWOOD UNIT - 2
A 49.0124 ACRE TRACT OF LAND OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT 633 AND OUT OF THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946, BEXAR COUNTY, TEXAS.

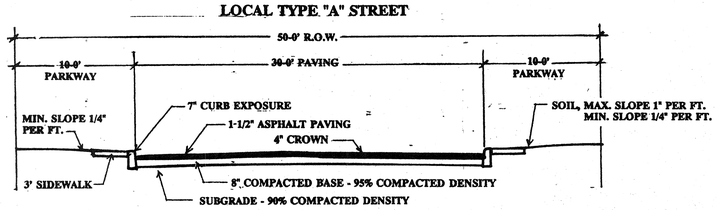
NOTE:
ALL STREETS HAVE A 50' R.O.W. UNLESS NOTED OTHERWISE.

1' NON-ACCESS EASEMENT ALONG STONE OAK PARKWAY

SUMMARY

NO. OF LOTS	133 LOTS
LOT SIZE	70' X 150'
ACREAGE	49.01 AC.
DENSITY	2.71 DU./AC.

LOCAL TYPE "A" STREET



TYPICAL STREET SECTION

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

DATE: 12·11·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

#95-020