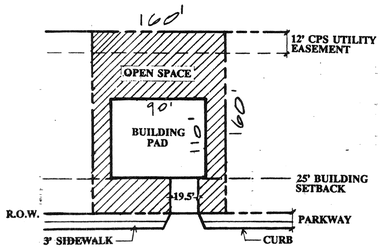
95-022

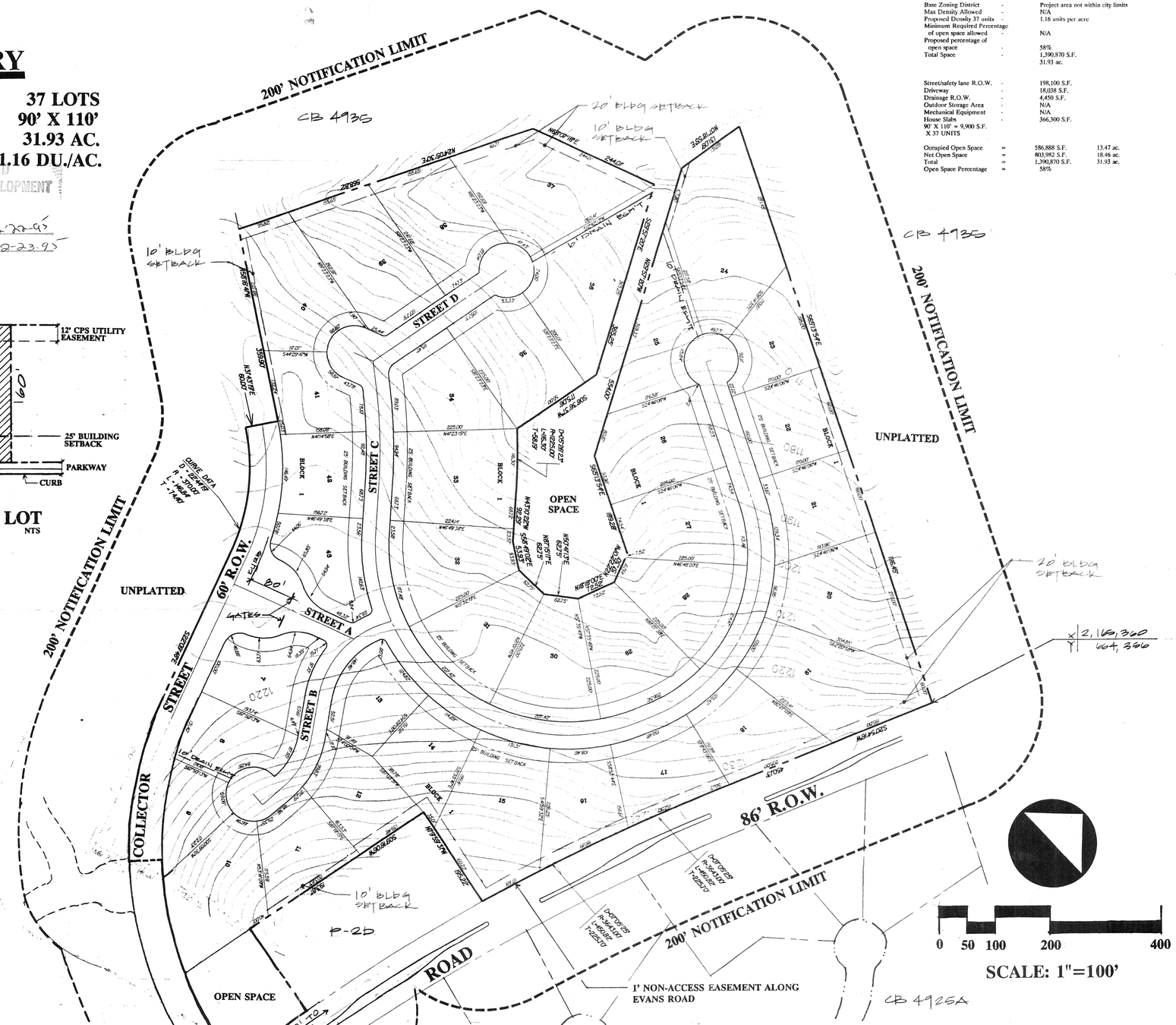
SUMMARY

NO. OF LOTS	37 LOTS
LOT SIZE	90' X 110'
ACREAGE	31.93 AC.
DENSITY	1.16 DU./AC.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: 2-22-95
Secretary D. Poole Date: 2-23-95



TYPICAL LOT
NTS



DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits
Max Density Allowed	-	N/A
Proposed Density 37 units	-	1.16 units per acre
Minimum Required Percentage of open space allowed	-	N/A
Proposed percentage of open space	-	58%
Total Space	-	1,390,870 S.F. 31.93 ac.
Street/safety lane R.O.W.	-	198,100 S.F.
Driveway	-	18,038 S.F.
Drainage R.O.W.	-	4,450 S.F.
Outdoor Storage Area	-	N/A
Mechanical Equipment	-	N/A
House Slabs 90' X 110' = 9,900 S.F. X 37 UNITS	-	366,300 S.F.
Occupied Open Space	=	586,888 S.F. 13.47 ac.
Net Open Space	=	803,982 S.F. 18.46 ac.
Total	=	1,390,870 S.F. 31.93 ac.
Open Space Percentage	=	58%

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

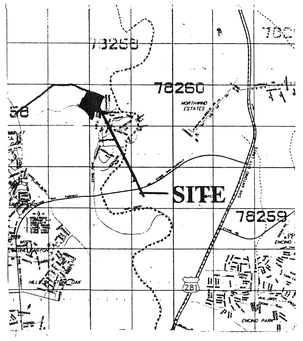
60' R.O.W. COLLECTOR/STREET A

TYPICAL 44' X 60' INTERSECTION (W1 = 44')

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	500 LF
	W1:	44 LF
	KD:	2
CURB LENGTH = R1	R1:	301 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)(13 + (W1/2) + KA) - 4	
	ISD1:	360 LF
	W1:	44 LF
	KA:	7
CURB LENGTH = L1	L1:	123 LF

TYPICAL 44' X 60' INTERSECTION (W1 = 60')

TWO WAY - EQUATION D	R1 = 0.65 X (ISD2) - (W1/2 + KD)	
	ISD2:	361 LF
	W1:	60 LF
	KD:	2
CURB LENGTH = R1	R1:	202 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)(13 + (W1/2) + KA) - 4	
	ISD1:	501 LF
	W1:	60 LF
	KA:	7
CURB LENGTH = L1	L1:	141 LF

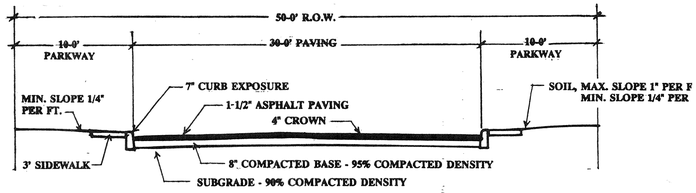


LOCATION MAP

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

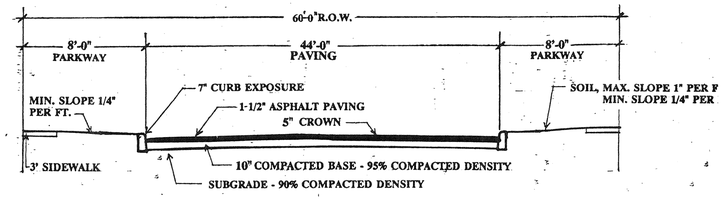
1' NON-ACCESS EASEMENT ALONG EVANS ROAD

LOCAL TYPE "A" STREET



TYPICAL STREET SECTION

COLLECTOR STREET



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

RECEIVED
95 FEB 15 PM 2:43
CITY OF SA PLANNING DEPT. PLAT DIVISION

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

PLANNED UNIT DEVELOPMENT
MESA BLUFF UNIT - 1
OF STONE OAK

MESA BLUFF UNIT - 1
BEING 31.9372 ACRE TRACT OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, BEXAR COUNTY, TEXAS.

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

DATE: 12·22·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

#95-022