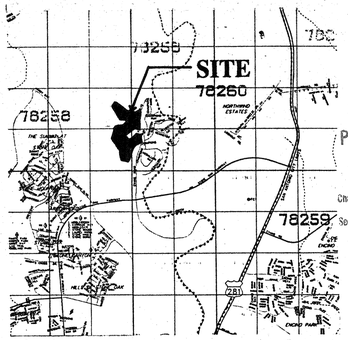


LOCATION MAP

95-023

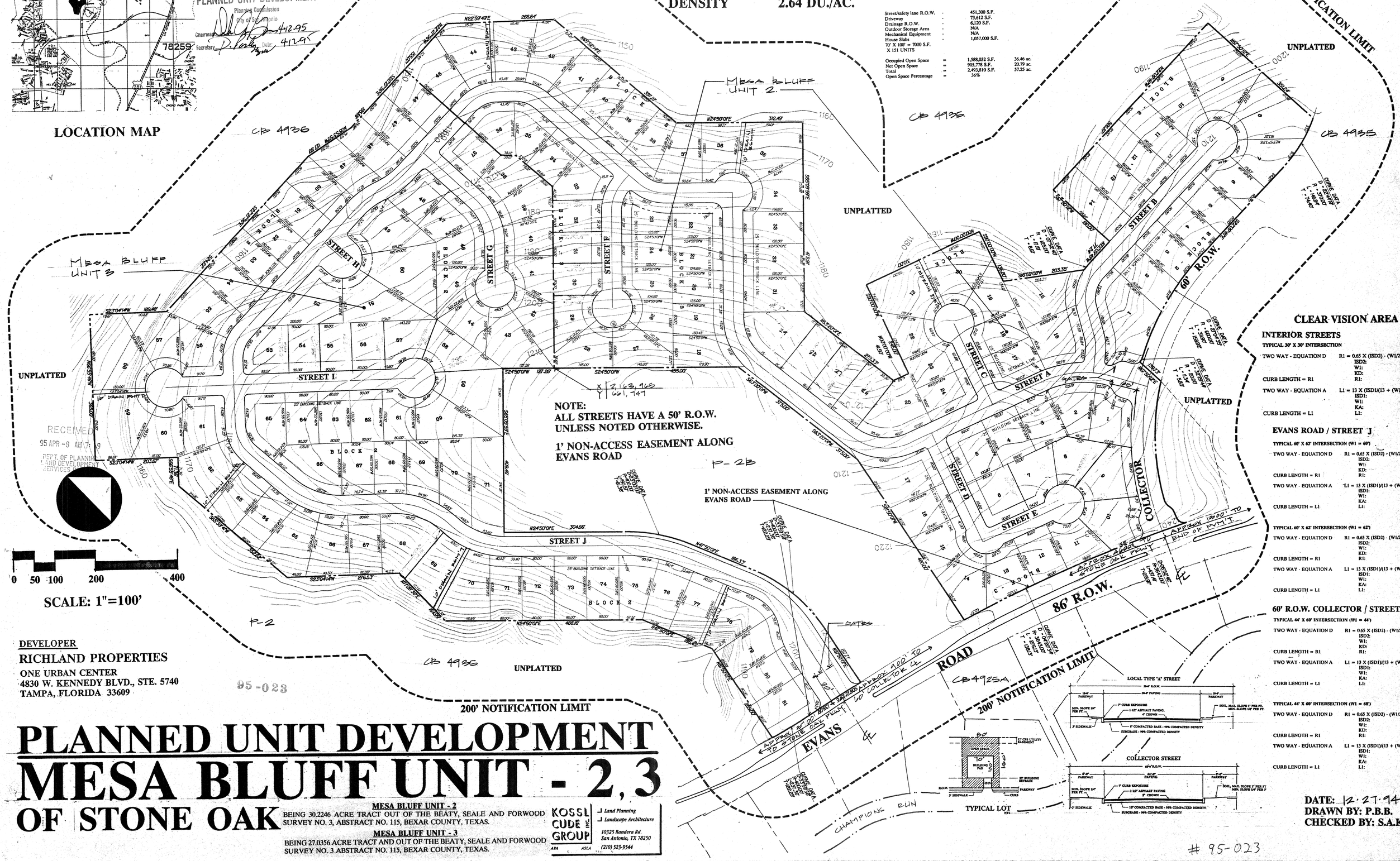
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman
Secretary
Date: 4-12-95

SUMMARY

NO. OF LOTS	151 LOTS
LOT SIZE	160' X 160'
ACREAGE	57.25 AC.
DENSITY	2.64 DU./AC.

DENSITY AND OPEN SPACE

Base Zoning District	-	Project area not within city limits	
Max Density Allowed	-	N/A	
Proposed Density (5) units	-	2.64 units per acre	
Minimum Required Percentage of open space allowed	-	N/A	
Proposed percentage of open space	-	36%	
Total Space	-	2,493,810 S.F. 57.25 ac.	
Street/safety lane R.O.W.	-	451,300 S.F.	
Driveway	-	73,612 S.F.	
Drainage R.O.W.	-	6,120 S.F.	
Outdoor Storage Area	-	N/A	
Mechanical Equipment	-	N/A	
House Slabs 70' X 100' = 7000 S.F. X 151 UNITS	-	1,057,000 S.F.	
Occupied Open Space	=	1,588,032 S.F.	36.46 ac.
Net Open Space	=	905,778 S.F.	20.79 ac.
Total	=	2,493,810 S.F.	57.25 ac.
Open Space Percentage	=	36%	



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)	
	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

EVANS ROAD / STREET J

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)	
	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)	
	ISD1:	500 LF
	W1:	62 LF
	KA:	0
CURB LENGTH = L1	L1:	144 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)	
	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:	360 LF
	W1:	60 LF
	KD:	2
CURB LENGTH = R1	R1:	202 LF
TWO WAY - EQUATION A	L1 = 13 X (ISD1)/(13 + (W1/2) + KA)	
	ISD1:	500 LF
	W1:	60 LF
	KA:	7
CURB LENGTH = L1	L1:	141 LF

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

95-023

PLANNED UNIT DEVELOPMENT
MESA BLUFF UNIT - 2, 3
OF STONE OAK

MESA BLUFF UNIT - 2
BEING 30.2246 ACRE TRACT OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, BEXAR COUNTY, TEXAS.

MESA BLUFF UNIT - 3
BEING 27.0356 ACRE TRACT AND OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 3 ABSTRACT NO. 115, BEXAR COUNTY, TEXAS.

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APA ASLA

DATE: 12·27·94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

95-023