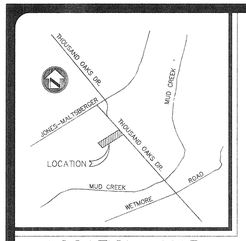
95027



LOCATION MAP

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – 1) R – 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.2 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 5.59%
TOTAL SPACE	= 17.346 ACRES
OCCUPIED SPACE	
2.087 ACRES	STREET PAVEMENT AND ISLANDS
0.536 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
5.028 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
7.651 ACRES	TOTAL

NET OPEN SPACE = 9.695 ACRES
÷ 17.346 ACRES
OPEN SPACE RATIO = 0.559

CLEAR VISION AREA

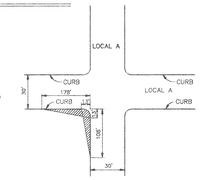
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

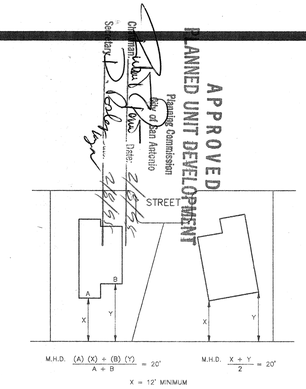
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$





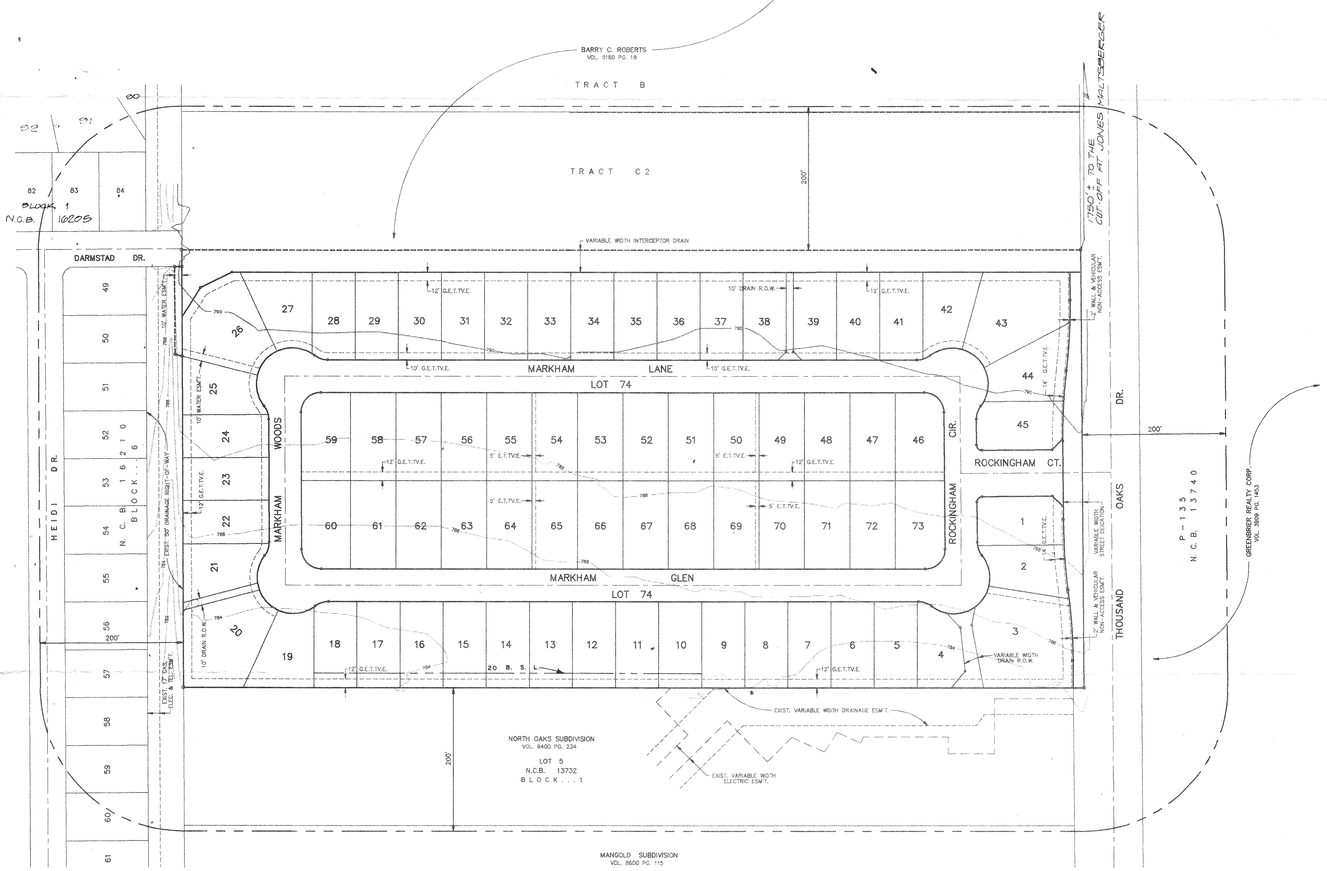
M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 20'$ M.H.D. $\frac{X+Y}{2} = 20'$

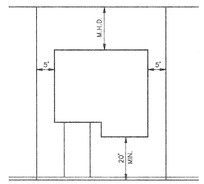
X = 12' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

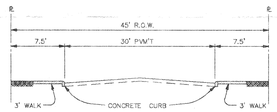
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [illegible]
Date: 2-28-95
Secretary: [illegible]





TYPICAL LOT

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 74)

- 73 RESIDENTIAL UNITS
- TOTAL ACREAGE 17.346 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 74 IS A PRIVATE STREET.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

DEVELOPER:
FRIO RANCH TRUST
10127 MOROCCO, SUITE 120
SAN ANTONIO, TEXAS 78216
PHONE: (210) 340-4440

#95-027

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for SUMMERWOOD SUBDIVISION UNIT 1

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO.	45556.01
FILE:	—
DATE:	01/05/94
DESIGN:	J.N.
DRAWN:	M.T.III
CHECKED:	
SHEET	1 OF 1