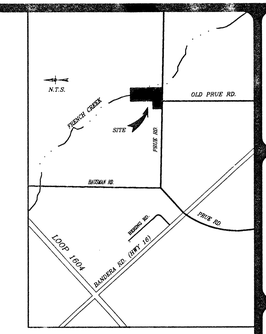
GRAPHIC SCALE

200 0 100 200 400 800

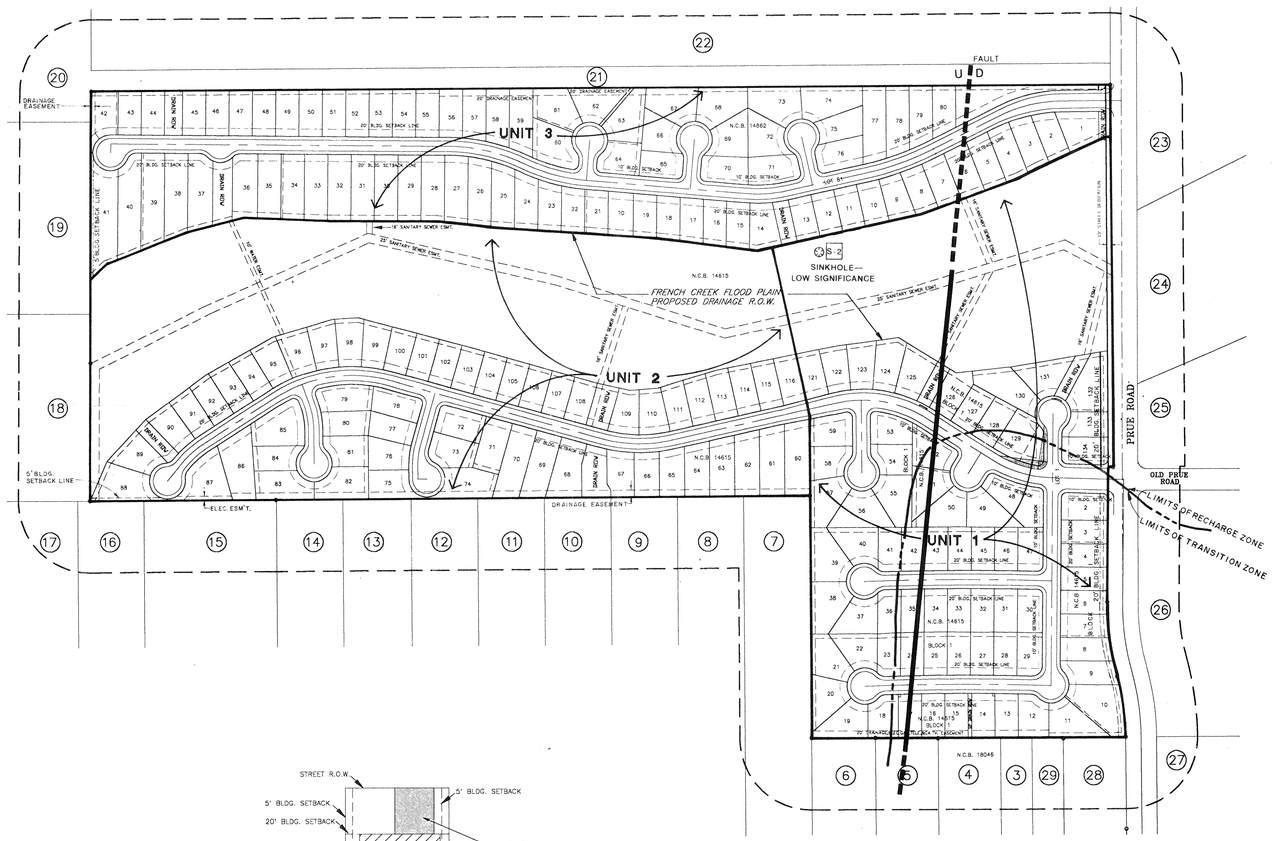
(IN FEET)
1 inch = 200 ft.

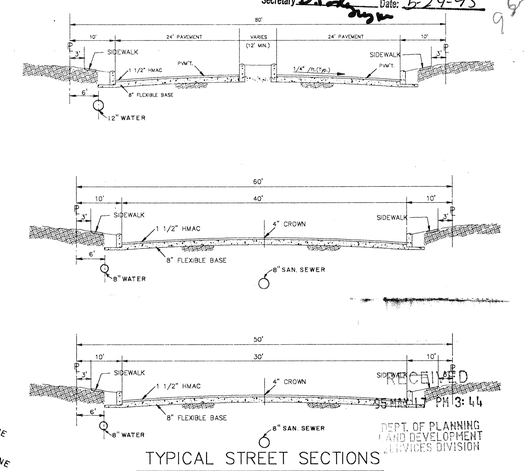


LOCATION MAP

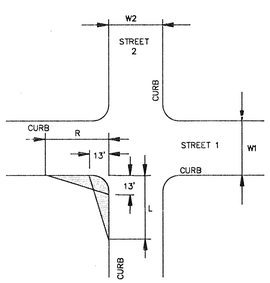
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 5-24-95
Secretary: Date: 5-24-95

95-037





TYPICAL STREET SECTIONS



CLEAR VISION AREA CALCULATION (50'& 60' ROW)

$$R = 0.65(ISD_2) - (W1/2 + K_D)$$

$$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$$

50' STREET

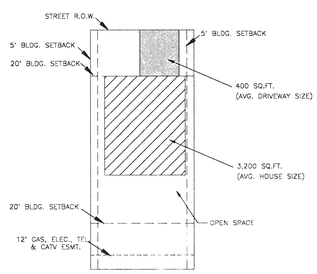
$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$$

60' STREET

$$R = 0.65(300) - (40/2 + 2) = 173'$$

$$L = \frac{13\ (300)}{13 + (40/2) + 7} - 4 = 94'$$



TYPICAL LOT SIZE
NTS

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED SEC. 35-3339

GROSS AREA = 87.4 ACRES
NO. OF LOTS = 209 (65' X 120') TYP.
AVG. HOME SIZE = 3200 SQ. FT (APPROX.)

OPEN SPACE TO RATIO & DENSITY TABLE

AREA	SQ. FT	ACREAGE
TOTAL GROSS AREA	3,806,615	87.4
BUILDING & DRIVEWAY COVERAGE AREA	752,400	17.3
OTHER (STREETS)	502,353	11.5
OPEN SPACE	2,551,862	58.6

PROPOSED OPEN SPACE = 67%
DENSITY = 2.39

NOTE: FEATURE 'S-2' IS THE ONLY FEATURE ON-SITE WITH A SIGNIFICANCE OF 'LOW'. 'MODERATE' OR 'HIGH' ADDITIONAL FEATURES WERE MAPPED ON-SITE THAT WERE ASSIGNED SIGNIFICANCES OF 'NONE'.

NOTE: ALL DRAIN ROW'S 50 FEET (TYPICAL)

UNIT 1 – PLAT NO. 940803
UNIT 2 – PLAT NO. 940820
UNIT 3 – PLAT NO. 940804

RECEIVED
95 MAY 17 PM 3:44
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-3494

THE OAKS OF FRENCH CREEK
PLANNED UNIT DEVELOPMENT

JOB NO. 3398.11
DATE FEB., 1995
DESIGNER SCD
CHECKED BBM DRAWN SCD
SHEET 1 OF 1

L:\PROJECTS\3398\11\PUD_OFC.DWG

95-037