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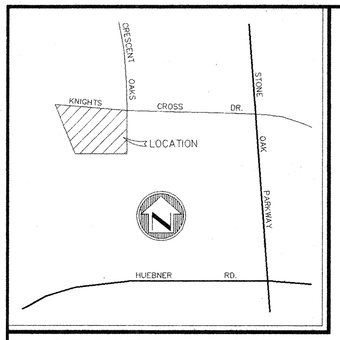


LOCATION MAP

- 29 RESIDENTIAL UNITS
- TOTAL ACREAGE, 8.57 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

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 (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL PRIVATE STREETS WITHIN DEVELOPMENT ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS (LOT 30, BLOCK 12).

DENSITY AND OPEN SPACE RATIOS

APPROPRIATE ZONING DISTRICT	= (P – I) R – 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.38 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 66%
TOTAL SPACE	= 8.57 ACRES

OCCUPIED SPACE

1.06 ACRES	STREET PAVEMENT AND ISLANDS
0.27 ACRES	DRIVEWAYS (TYPICAL 16 X 25)
1.60 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2400 SF)
2.93 ACRES	TOTAL

NET OPEN SPACE = 5.64 ACRES
÷ 8.57 ACRES
OPEN SPACE RATIO = 0.66

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 10-25-95
Secretary: Date: 10-25-95

CLEAR VISION AREA

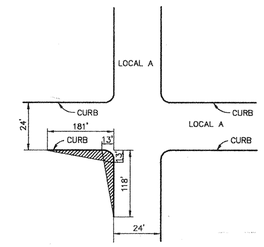
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

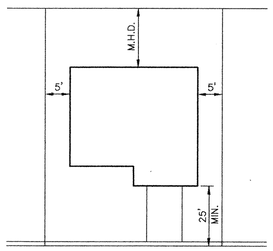
CURB LENGTHS: EXHIBIT G. LEFT–EQUATION A
RIGHT–EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 118$ FT.

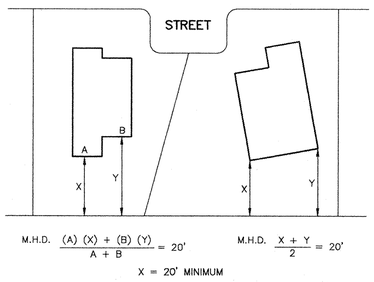
$R=0.65\ (ISD) - (W/2+K_D) = 181$ FT.

ISD=300 FT. W=24 FT. $K_A=7$ $K_D=2$

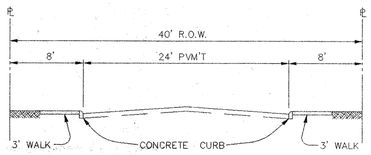




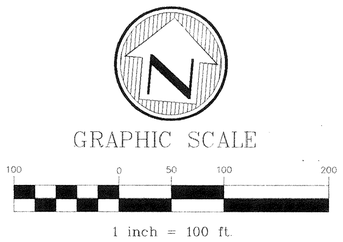
TYPICAL LOT
NOT TO SCALE



MEAN HORIZONTAL DISTANCE
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



DEVELOPER:
ZETA CERO TEXAS, INC.
c/o 319 MAVERICK
SAN ANTONIO, TEXAS 78212-4686
PHONE: (210) 912-0085

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for K.C.G. SUBDIVISION

GUTIERREZ & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
6322 Sovereign, Ste. 268, San Antonio, Texas 78229

DATE: 02/28/95	FILE:	SHEET 1 of 1
JOB NO. 45788.01	DRAWN BY: A.R./F.B.	

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