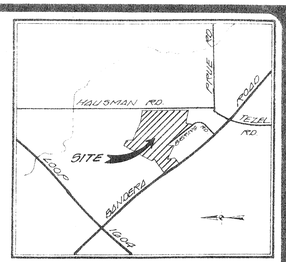
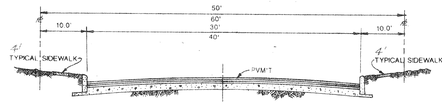
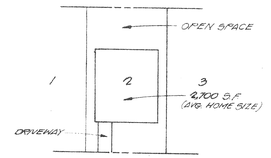


LOCATION MAP
N.T.S.



TYPICAL STREET SECTION



TYPICAL LOT SIZE
N.T.S.

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

OPEN SPACE RATIO and DENSITY TABLE		
AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	666,900	15.31
OTHER COVERAGE	656,506	15.07
OPEN SPACE	1,056,752	24.26
TOTAL-GROSS AREA	2,380,158	54.64

PROPOSED OPEN SPACE = 44%
DENSITY = 4.52 UNITS PER ACRE (IF APPLICABLE)
P-1, R-1 & P-1, R-1 (ERZD)
ZONING/CONCEPT

247 RESIDENTIAL LOTS
55'x110'-120' AVERAGE
RECREATION SITE 0.83 AC.

NOTES:
1. WATER and SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
2. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO
3. STREETS ARE TYPE "D", 50' ROW UNLESS OTHERWISE INDICATED.
4. ALL STREETS WITHIN THE P-1, R-1 ARE PRIVATE STREETS.

APPROVED
CITY OF SAN ANTONIO

Rebecca Waldman by KJJ
DIRECTOR OF PLANNING DATE Jan 8, 1997

DEVELOPER:

REVISED
N.S.C.

95-059

REVISIONS

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY SAN ANTONIO TEXAS 78217 512 824 9494

OAKRIDGE POINTE SUBDIVISION
PLANNED UNIT DEVELOPMENT PLAN
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 3629.01
DATE: JUNE, 1995
DESIGNER
CHECKED DRAWN F.J.C.
SHEET 1 OF 1