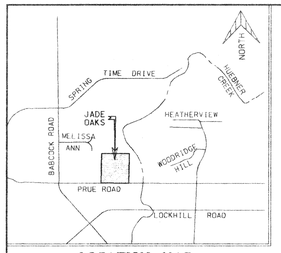
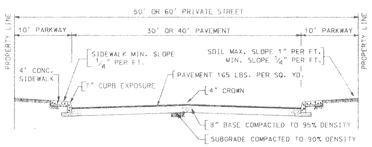
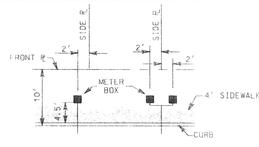


LOCATION MAP

SCALE: 1" = 100'



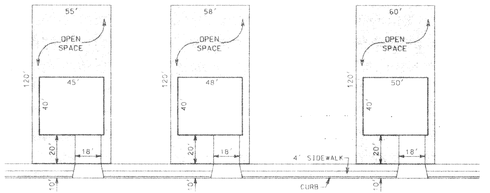
TYPICAL STREET SECTION
PRIVATE STREET



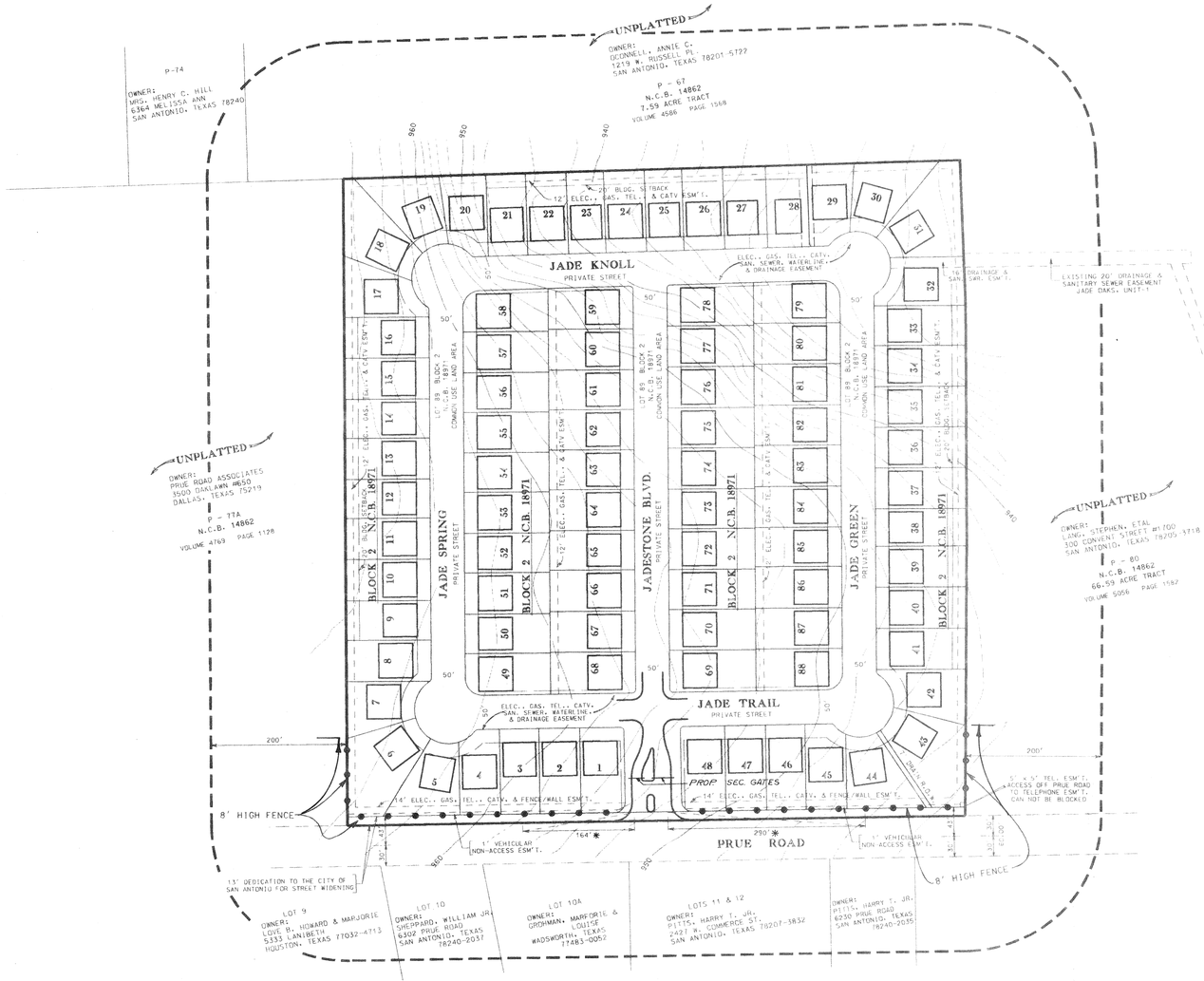
METER BOX LOCATION
TYPICAL 50' R.O.W.

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ✱ ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.



TYPICAL 55' LOT TYPICAL 58' LOT TYPICAL 60' LOT



JADE OAKS P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57.2%
Total Space	=	858,790 S.F.

Occupied Space -- 367,420 S.F.	176,132 S.F.	Exclude Street R.O.W.'s
	31,680 S.F.	Driveway (18 x 20) x 88
	1,208 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	158,400 S.F.	House Slabs (includes garage) 1800 x 88

Net Open Space	=	491,370 S.F.
	=	858,790 S.F. (Tot. Space)
Open Space Ratio	=	0.572

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: (Lt.) = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

L = 107.4' or 108'

Curb Length: (Rt.) = Equation D
$R = 0.65\ (ISD_2 - (W_1 / 2 + K_D)$

$= 0.65\ (300 - (30 / 2 + 2)$

$= 195 - 17$

R = 178'

PRUE RD. @ ENTRANCE (JADESTONE BLVD.)

CLEAR VISION AREA

Curb Length: (Lt.) = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (480)\ /\ (13 + 44 / 2) + 7) - 4$

$= 6240 / (35 + 7) - 4$

L = 164'

Curb Length: (Rt.) = Equation D
$R = 0.65\ (ISD_2 - (W_1 / 2 + K_D)$

$= 0.65\ (480 - (40 / 2 + 2)$

$= 312 - 22$

R = 290'

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

THE ENTRANCE STREET, JADE STONE BLVD., SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS WEST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

A 4-FT. WIDE SIDEWALK SHALL BE CONSTRUCTION ALONG THE PRUE ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

DEVELOPER:
PULTE HOME CORPORATION
P.O. BOX 219218
HOUSTON, TEXAS 77218
TEL. No.

88 SINGLE FAMILY RESIDENTIAL LOTS
55', 58', & 60' x 120' TYPICAL LOTS
19.7151 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC
CONSULTING ENGINEERS AND LAND SURVEYORS
46 Bressport Drive, San Antonio, Texas 78216
(210) 349-0051

JADE OAKS
PLANNED UNIT DEVELOPMENT
REVISED FINAL PLAN

REVISIONS DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE AUG. 25, 1994
JOB NO. 1-6376
SHT. 1 of 1

#95-066