P.O.A.D.P. NO. 491
P.U.D. PLAN NO.96-009

PRIVATE STREET R.O.W.

AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 1.0 AC.

DENSITY: Max. Desity Allowed = _ Units/Acre
Proposed Density = 105 Residential Lots/109.7 Acres = 0.96 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 123.2
Impervious Areas: Private Street R.O.W. (Lots 36, 67 & 108) = 13.6 Acres
Structures (Houses) : 105 @ 4,000 s.f. = 9.6 Acres
Driveways : 105 @ 20'x 125' = 6.0 Acres
Sidewalks, Patios, etc.: 105 @ 500 s.f. = 1.2 Acres
Total Impervious Area = 30.4 Acres
Pervious Area or Open Space = 123.2 ac - 30.4 ac = 92.8 Acres
Open Space Provided = 75%

CLEAR VISION: ENTRANCE STREET @ WILDERNESS OAK: L or R

Eq. A: $L = 13(ISD_1) / (13+W_1/2 + K_A)$
$L = 13\ (600) / (13 + 86/2 + 7) = 124'$

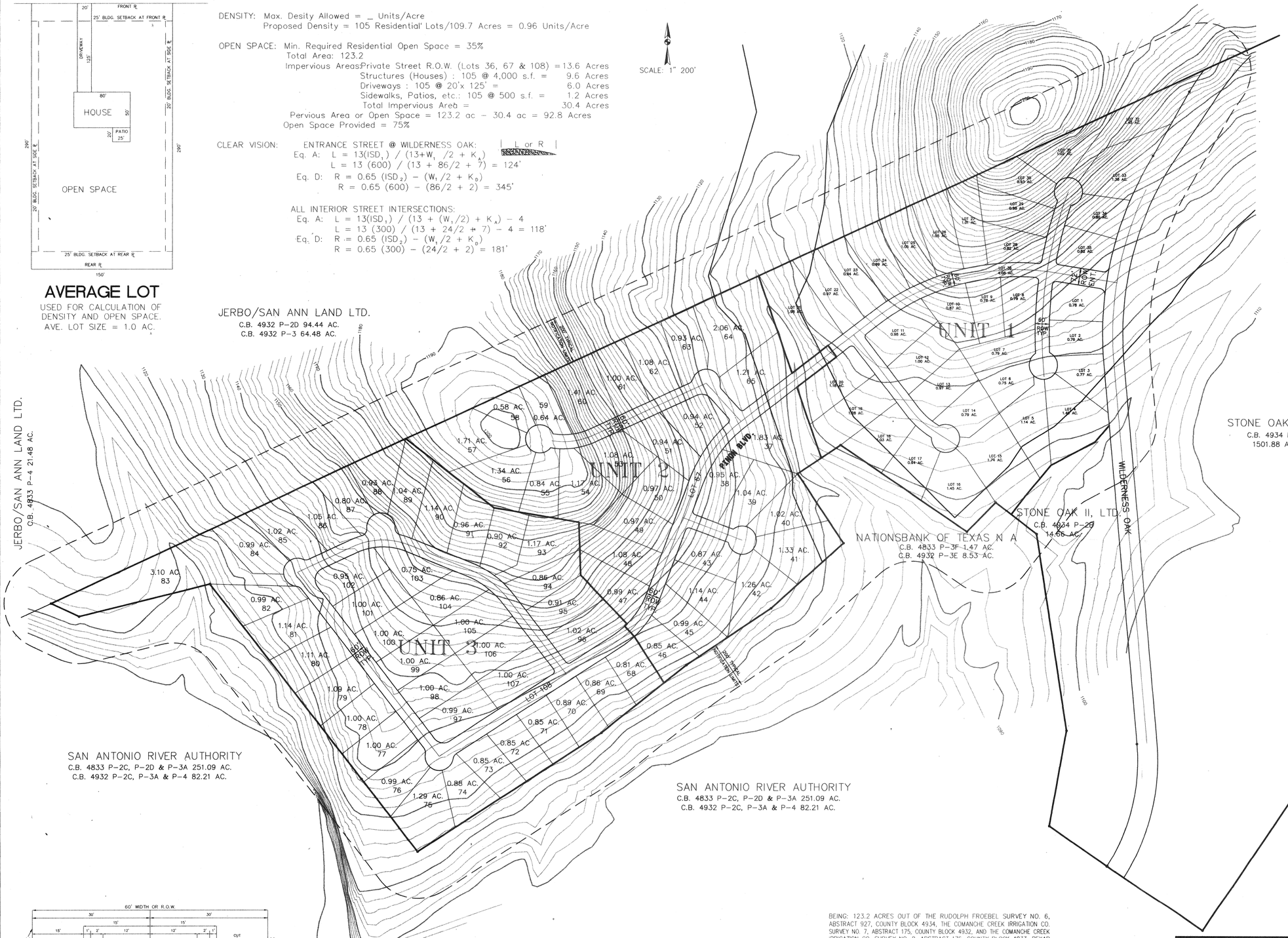
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (600) - (86/2 + 2) = 345'$

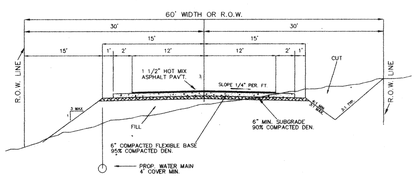
ALL INTERIOR STREET INTERSECTIONS:

Eq. A: $L = 13(ISD_1) / (13 + (W_1/2) + K_A) - 4$
$L = 13\ (300) / (13 + 24/2 + 7) - 4 = 118'$

Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300) - (24/2 + 2) = 181'$

SCALE: 1" 200'





TYPICAL LOCAL STREET CROSS-SECTION

ZONING:
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN THREE (3) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 0.72 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
1. LOTS 36, 67 AND 108 = 13.5 ACRES PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT.

BEING: 123.2 ACRES OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT 927, COUNTY BLOCK 4934, THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 7, ABSTRACT 175, COUNTY BLOCK 4932, AND THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 8, ABSTRACT 176, COUNTY BLOCK 4833, BEXAR COUNTY, TEXAS.

NAME & ADDRESS OF DEVELOPER:
BRAD GALO
JOE-ELI, LTD.
9901 IH 10 WEST, SUITE 800
SAN ANTONIO, TEXAS 78240
558-2827

RECEIVED
97 AUG 22 AM 10:51
CITY OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

96-009
REVISED

REVISED P.U.D. PLAN ON AUGUST 13, 1997 WITH THE FOLLOWING:
1) REALIGNMENT OF STREET;
2) REVISED THE ACREAGES ON LOTS 52, 54 THRU 59 AND LOTS 63 THRU 65;
3) THE ACTUAL LOT COUNT DID NOT CHANGE.

DIRECTOR OF PLANNING — DATE 8-27-97

FOREST AT STONE OAK

P.U.D. PLAN

DAVID O. BROWN 53763 REGISTERED PROFESSIONAL ENGINEER 8-21-97

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 200'
DRAWN BY LD
TRACED BY
CHECKED BY
JOB NO. 0792-00-20
SHEET OF
FILE NO. PUD.DWG
PAGE 1 OF 1

96-009

F:\PROJECT\0792\Pud.dwg Thu Aug 21 14:16:35 1997