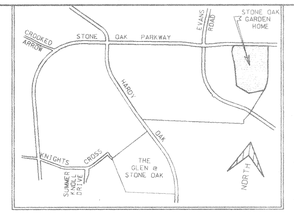
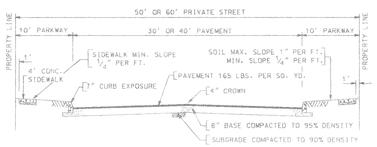


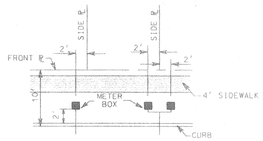
LOCATION MAP

NORTH

SCALE: 1" = 100'



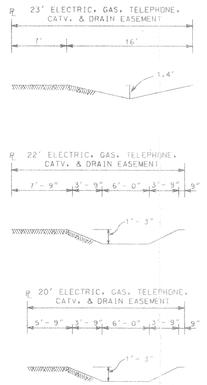
TYPICAL STREET SECTION
PRIVATE STREET



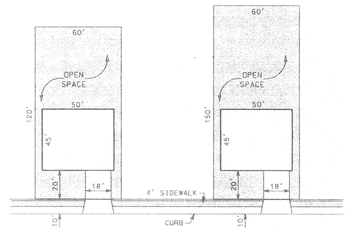
METER BOX LOCATION
TYPICAL 50' R.O.W.

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.

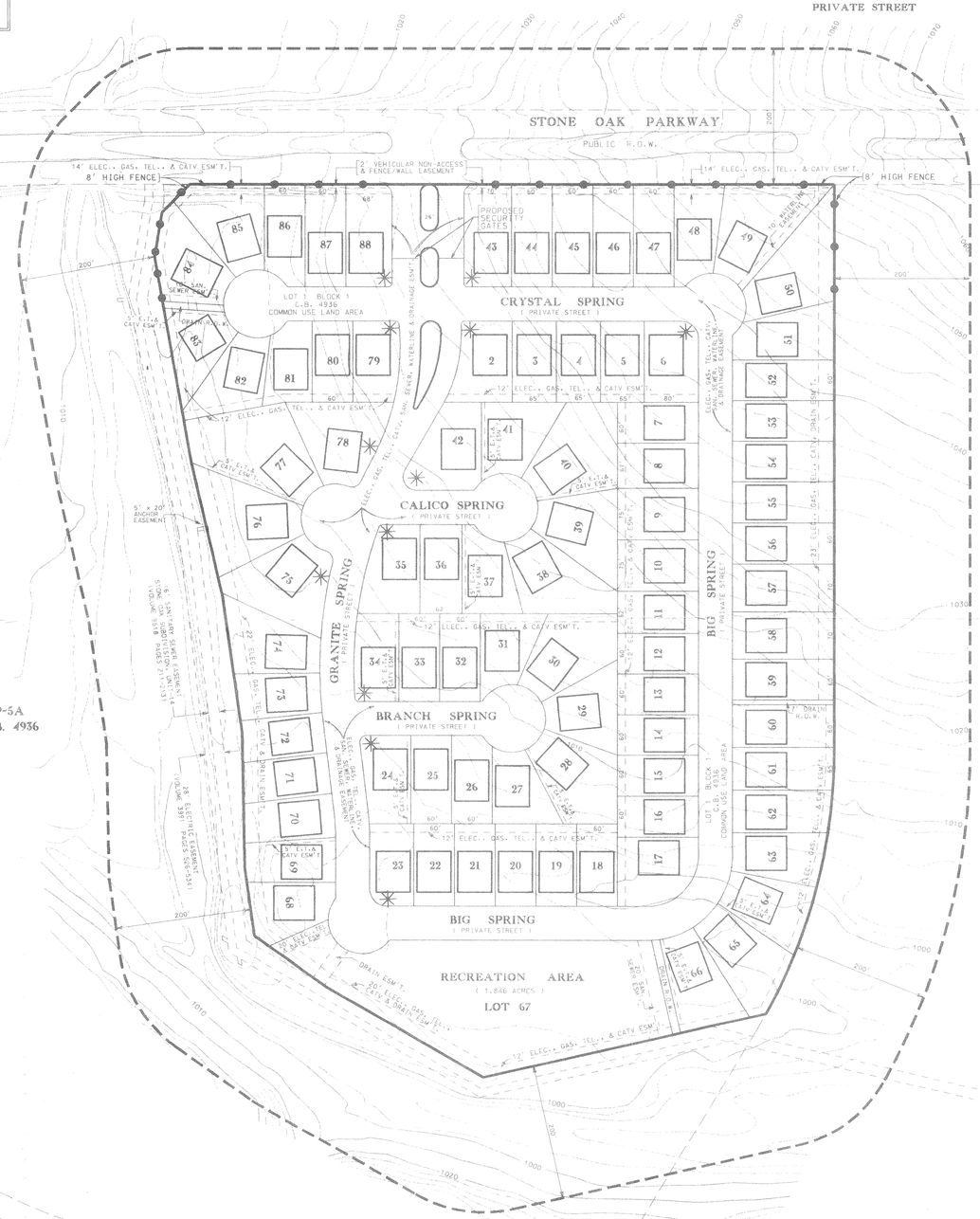


DRAIN SECTIONS



TYPICAL 60' x 120' LOT TYPICAL 60' x 150' LOT

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature]
Secretary: [signature]
Date: 4-24-96



Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	60%
Total Space	=	1,120,605 S.F.

RECEIVED
96 MAR -1 PM 2:56
CITY OF PLANNING DEVELOPMENT

Occupied Space -- 444,742 S.F.	216,914 S.F.	Exclude Street R.O.W.
	30,960 S.F.	Driveway (18 x 20) 86
	3,368 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	193,500 S.F.	House Slabs (includes garage) 2250 x 86

Net Open Space	=	675,863 S.F.
	÷	1,120,605 S.F.
Open Space Ratio	=	0.60

STONE OAK PARKWAY @ GRANITE SPRING

CLEAR VISION AREA

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

$= 13\ (500)\ /\ (13 + 74 / 2) + 7) - 4$

$= 6500\ /\ (50 + 7) - 4$

$L = 110'$

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

$= 0.65\ (500) - (86 / 2 + 2)$

$= 325 - 45$

$R = 280'$

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTION

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
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

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

$= 195 - 17$

$R = 178'$

DEVELOPER:
LUMBERMEN'S INVESTMENT CORP. A DELAWARE CORP.
TEMPLE-INLAND FINANCIAL SERVICES INC. BLDG.
1300 SOUTH MOPAC, SECOND FLOOR
P. O. BOX 2030
AUSTIN, TEXAS 78768
TEL. No. (512) 434 - 8691

1 RECREATION LOT
86 SINGLE FAMILY RESIDENTIAL LOTS
60' x 120' - 150' TYPICAL LOT SIZES
25.7255 ACRES

96-013

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151
mbc ENGINEERS

THE SPRINGS AT STONE OAK
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN S. B. B.
DRAWN P. A. E.
CHECKED
DATE JAN. 19, 1996
JOB NO. 1-6325
SHT. 1 of 1

96-013