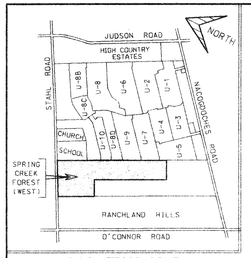
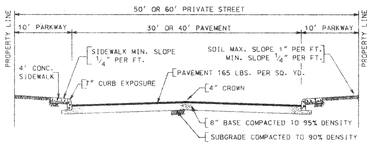
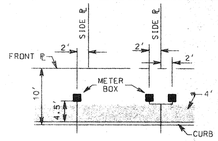


LOCATION MAP

SCALE: 1" 100'



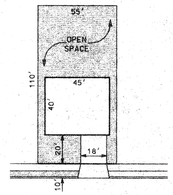
TYPICAL STREET SECTION
PRIVATE STREET



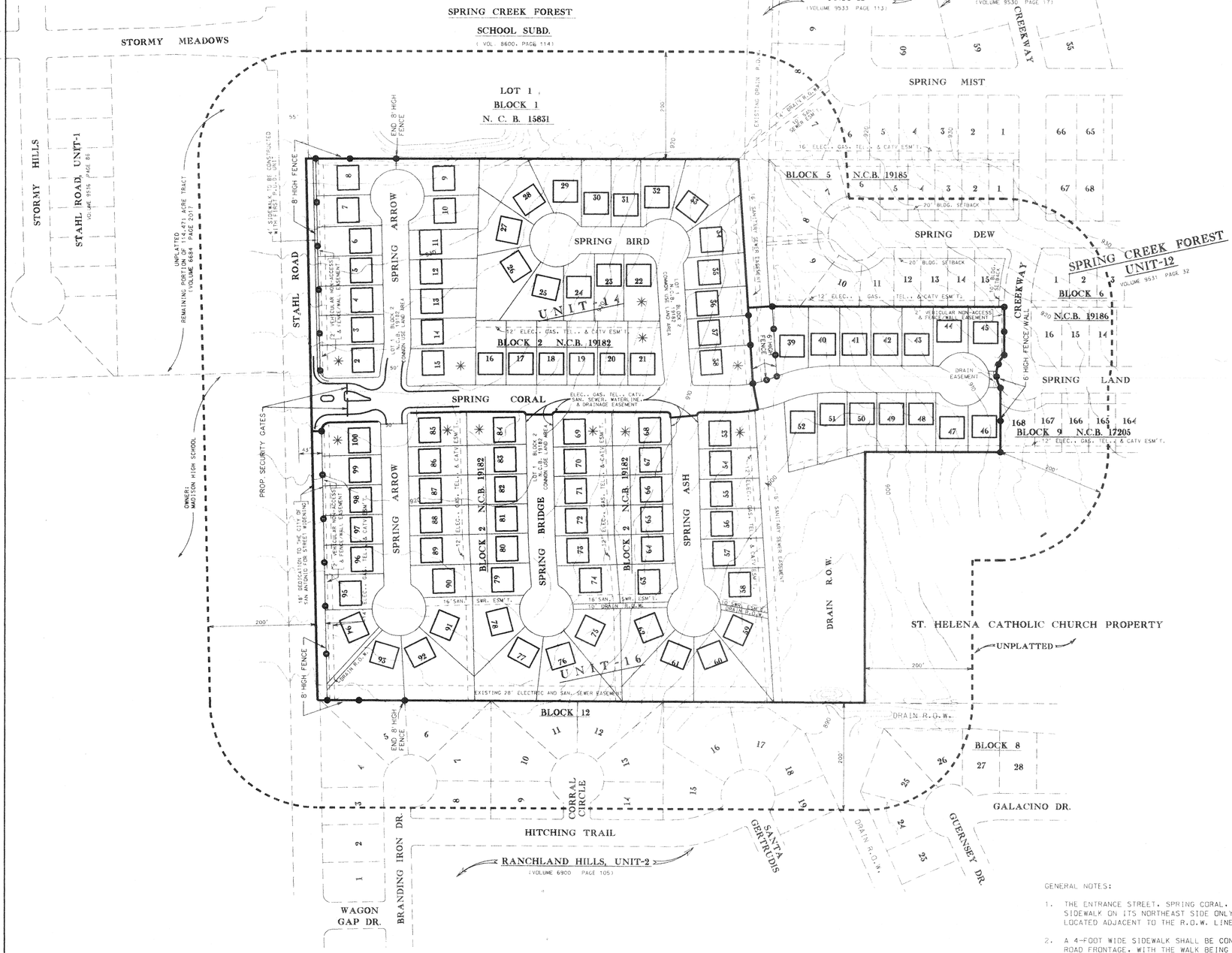
METER BOX LOCATION
TYPICAL 50' R.O.W.

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



CLEAR VISION AREA
FOR ALL 50' RIGHT-OF-WAY INTERSECTIONS
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'

CLEAR VISION AREA
SPRING CORAL @ STAHL ROAD
Curb Length: Lt. = Equation A $L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$ $= 13\ (360) / (13 + 47 / 2) + 7) - 4$ $= 4680 / (36.5 + 7) - 4$ L = 103.6 or 104
Curb Length: Rt. = Equation D $R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$ $= 0.65\ (480) - (62 / 2 + 2)$ $= 312 - 33$ R = 279'

Density and Open Space Ratios

Base Zoning District	=	P-1, R-5	
Maximum Density Allowed	=	10 units per acre	
Proposed Density	=	4.1 units per acre	
Minimum Required Percentage of Open Space	=	0.35	
Proposed Percentage of Open Space	=	48%	
Total Space	=	1,040,476 S.F.	
Occupied Space -- 543,315 S.F.	212,460 S.F.		Exclude Street R.O.W.'s
	35,640 S.F.		Driveway (18 x 20) 99
	97,215 S.F.		Drain R.O.W.
	N/A		Outdoor Storage Areas
	N/A		Mechanical Equipment
	N/A		Parking
	198,000 S.F.		House Slabs (includes garage) 2,000 x 99
Net Open Space	=	497,161 S.F.	
Open Space Ratio	÷	1,040,476 S.F.	
	=	0.48	

GENERAL NOTES:

1. THE ENTRANCE STREET, SPRING CORAL, SHALL HAVE A 4-FOOT WIDE SIDEWALK ON ITS NORTHEAST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.
2. A 4-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE STAHL ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE PROPOSED SOUTHEAST R.O.W. LINE.
3. SIDEWALK DETAILS ARE SHOWN ON STREET PLAN-PROFILE SHEETS. UNLESS OTHERWISE NOTED.

DEVELOPER:
CENTEX REAL ESTATE CORP.
16500 SAN PEDRO AVE., SUITE 402
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 496 - 1985

99 SINGLE FAMILY RESIDENTIAL LOTS (GATED COMMUNITY)
55' x 110' TYPICAL LOTS P-1, R-5 23.8860 ACRES
23.8860 ACRES

RECEIVED
97 FEB 27 PM 2:08
DEVELOPMENT SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio Planning Commission
Chairman 2/19/97
Secretary 2-19-97

97-014

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
(210) 349-0951

mbc ENGINEERS

SPRING CREEK FOREST (WEST)
UNITS 14 & 16
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION:	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE FEB. 4. 1997
JOB NO. 1-6760
SHT. 1 of 1

#97-014