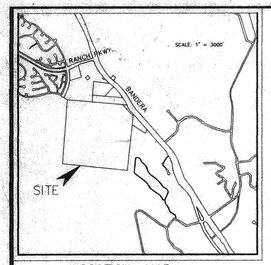
P.U.D. PLAN NO. 96011

97-025

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 7/9/97
Secretary: [signature] Date: 7-9-97



LOCATION MAP

SCALE: 1" = 200'

DENSITY: Max. Density Allowed = 4 Units/Acre
Proposed Density = 115 Residential Lots/185.27 Acres = 0.62 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 185.27 Ac.
Impervious Areas: Private Street R.O.W. (Lot 6,18,29,43,60,104 & 122) = 7.13 Acres
Structures (Houses) : 115 @ 2,400 s.f. = 6.34 Acres
Driveways : 115 @ 12'x 120' = 3.80 Acres
Sidewalks, Patios, etc.: 115 @ 1000 s.f. = 2.64 Acres
Total Impervious Area = 19.91 Acres
Pervious Area or Open Space = 185.27 ac – 19.91 ac = 165.36 Acres
Open Space Provided (within PUD) = 89%
Open Space Provided (within Development) = 90%

CLEAR VISION:
Street Intersection @ HWY 161:
Eq. C: R = 0.65 (ISD_2) – 2
R = 0.65 (600) – 2 = 388'
Eq. B: L = 0.65 (ISD_1) – 4
L = 0.65 (600) – 4 = 386'

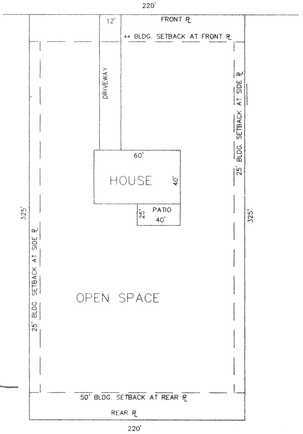
L or R

All Interior Street Intersections:
Eq. D: R = 0.65 (ISD_2) – (W_1 /2 + K_D)
R = 0.65 (300) – (22/2 + 2) = 182'
Eq. A: L = 13(ISD_1) / (13 + (W /2) + K_A) – 4
L = 13 (300) /-(13 + 22/2 + 7) – 4 = 144'

ZONING:
ALL OF THIS SITE AND ADJACENT TRACTS ARE IN THE COUNTY AND ARE NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN SEVEN (7) UNITS AS SINGLE FAMILY RESIDENTIAL ON 0.73 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
PRIVATE STREET PAVED SURFACE ACREAGE = 7.13 AC.

PRIVATE STREET R.O.W.



AVERAGE LOT

USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 1.65 AC.

NOTE: BUILDING SETBACKS SHOWN ARE PER RECORDED DEED RESTRICTIONS.

BUILDING SETBACK LINES

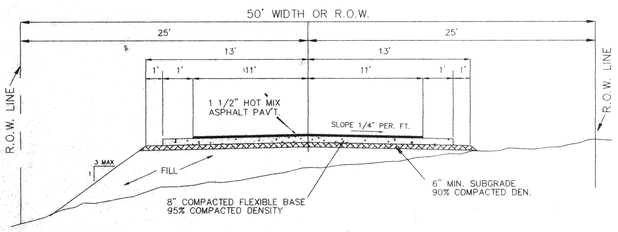
NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF ** ALONG THE FRONT, 50' ALONG THE REAR AND 25' ALONG THE SIDES AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

** 100' BLDG. SETBACK FOR UNIT 1 AND
150' BLDG. SETBACK FOR UNITS 2, 3, 4, 5, 6 & 7.

TOTAL LOTS: 115
LOT AVERAGE: 1.65 AC.
ROAD LENGTH: 12,480 L.F.
PAVEMENT AREA: 7.13 AC.

NAME & ADDRESS OF DEVELOPER:
LOS REYES CANYONS DEV., LTD.
1611 DOE CREST
SAN ANTONIO, TEXAS 78248
210-492-2768
ATTN: THOMAS E. DREISS

REVISED 05/01/97 LOT #s Units 6 & 7
REVISED 04/03/97 LOT #s Unit 4A, AC. Unit5
REVISED 03/04/97
REVISED 11/18/96
REVISED 10/30/96



TYPICAL LOCAL STREET CROSS-SECTION

LOS REYES CANYONS

P.U.D. PLAN

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 200'
DRAWN BY RW/LD/JNM
CHECKED BY PAS
JOB NO. 0777-00-00
FILE NO. 0777/PUD
SHEET OF
PAGE OF

09/30/96

F:\PROJECT\0777\PUD

97-025