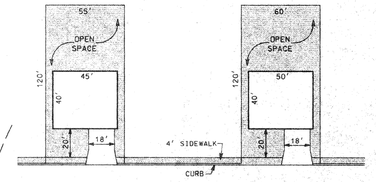
NOTES:
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ✳ ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3359 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS ARE 28' RIGHT-OF-WAY WITH 26' PAVEMENT.

NORTH

SCALE: 1" = 50'



TYPICAL 55' LOT

TYPICAL 60' LOT

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

97-026

P-4
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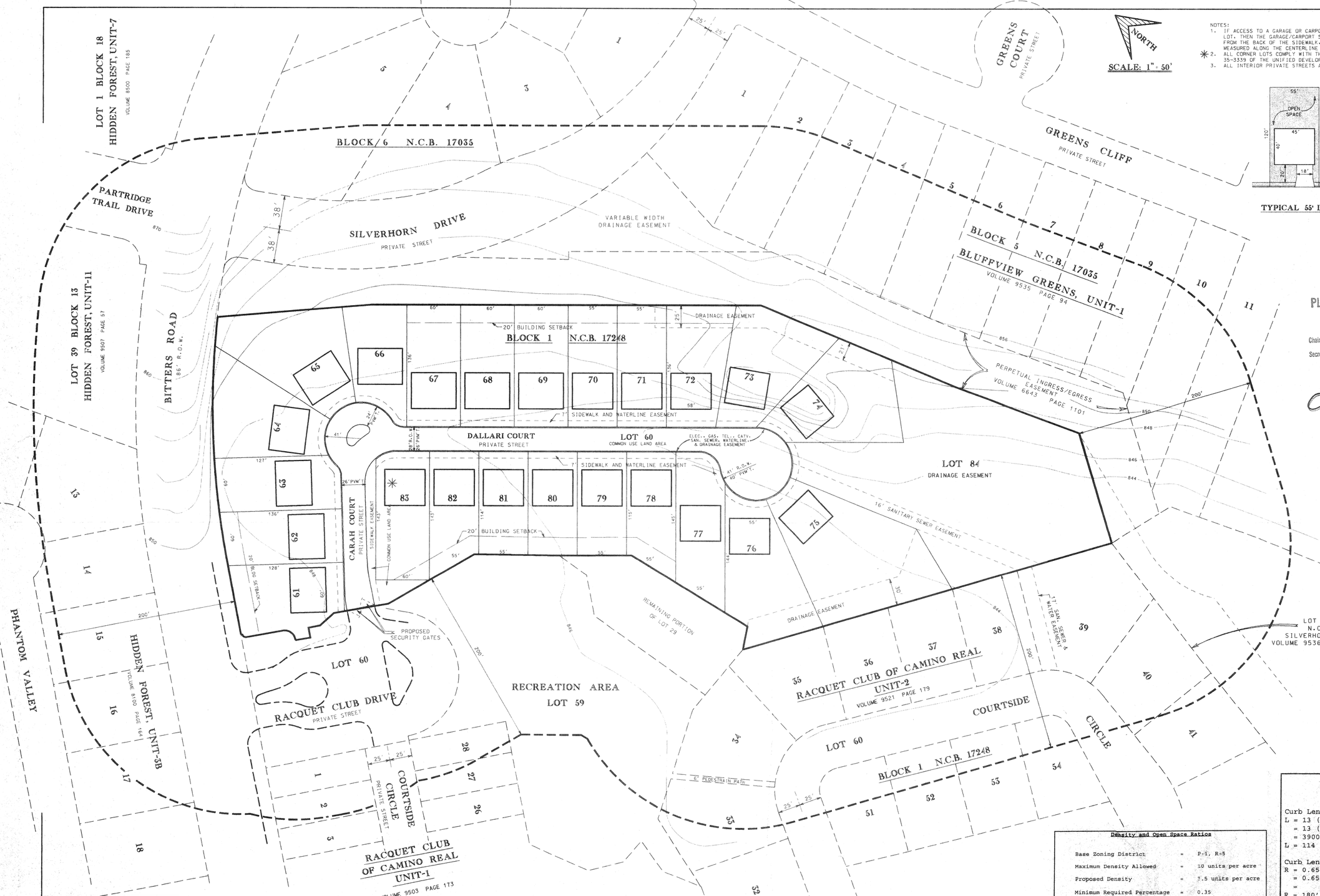
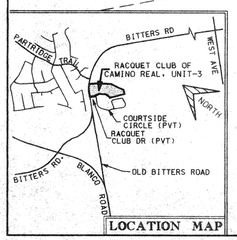
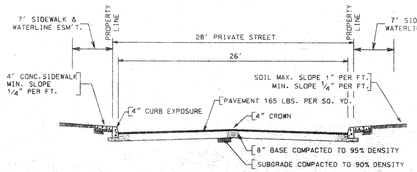
RECEIVED
97 JUL -2 PM 3:04
CITY PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

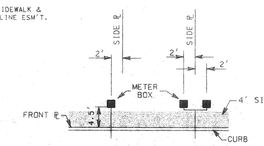




LOCATION MAP



TYPICAL STREET SECTION
PRIVATE STREET



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

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 26 / 2) + 7 - 4$
$= 3900 / (26 + 7) - 4$
$L = 114$

Curb Length: Rt. = Equation A
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_B)$
$= 0.65\ (300) - (26 / 2 + 2)$
$= 195 - 15$
$R = 180'$

Density and Open Space Ratios

Base Zoning District	=	P-1, R-5
Maximum Density Allowed	=	10 units per acre
Proposed Density	=	7.5 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	72%
Total Space	=	284,075 S.F.

	27,452 S.F.	Exclude Street R.O.W.'s
	8,280 S.F.	Driveway (18 x 20) 23
	N/A	Drain R.O.W.
Occupied Space	N/A	Outdoor Storage Areas
79,132 S.F.	N/A	Mechanical Equipment
	N/A	Parking
	43,400 S.F.	House Slabs (includes garage) 1800 x 13 2000 x 10

Net Open Space	=	204,943 S.F.
	=	284,075 S.F.
Open Space Ratio	=	0.72

DEVELOPER:
CARAH COURT CORP.
8603 CROWNHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

23 SINGLE FAMILY RESIDENTIAL LOTS
55'- 60' x 120' TYPICAL LOTS
6.5215 ACRES
LOT 84 RESERVED FOR DRAINAGE EASEMENT

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

mbc ENGINEERS

RACQUET CLUB OF CAMINO REAL, UNIT-3
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN	R. W. B.
DRAWN	P. A. E.
CHECKED	
DATE	MAY 1997
JOB NO.	1-6919
SHT.	1 of 1

#97-026