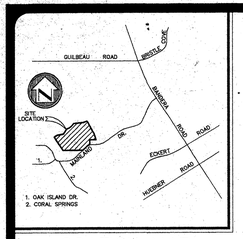


LOCATION MAP

CLEAR VISION AREA

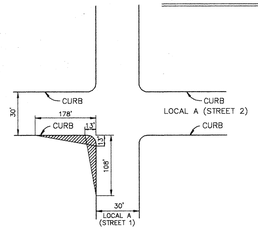
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD_1)/(13+[W_1/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD_2) - (W_1/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

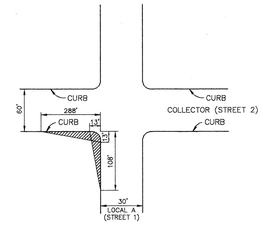
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD_1)/(13+[W_1/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD_2) - (W_1/2+K_D) = 288$ FT.

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$

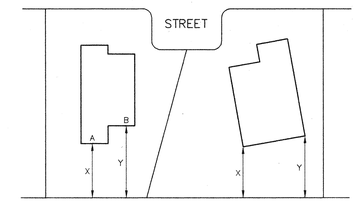
ISD(2)=480 FT. W=44 FT.



NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



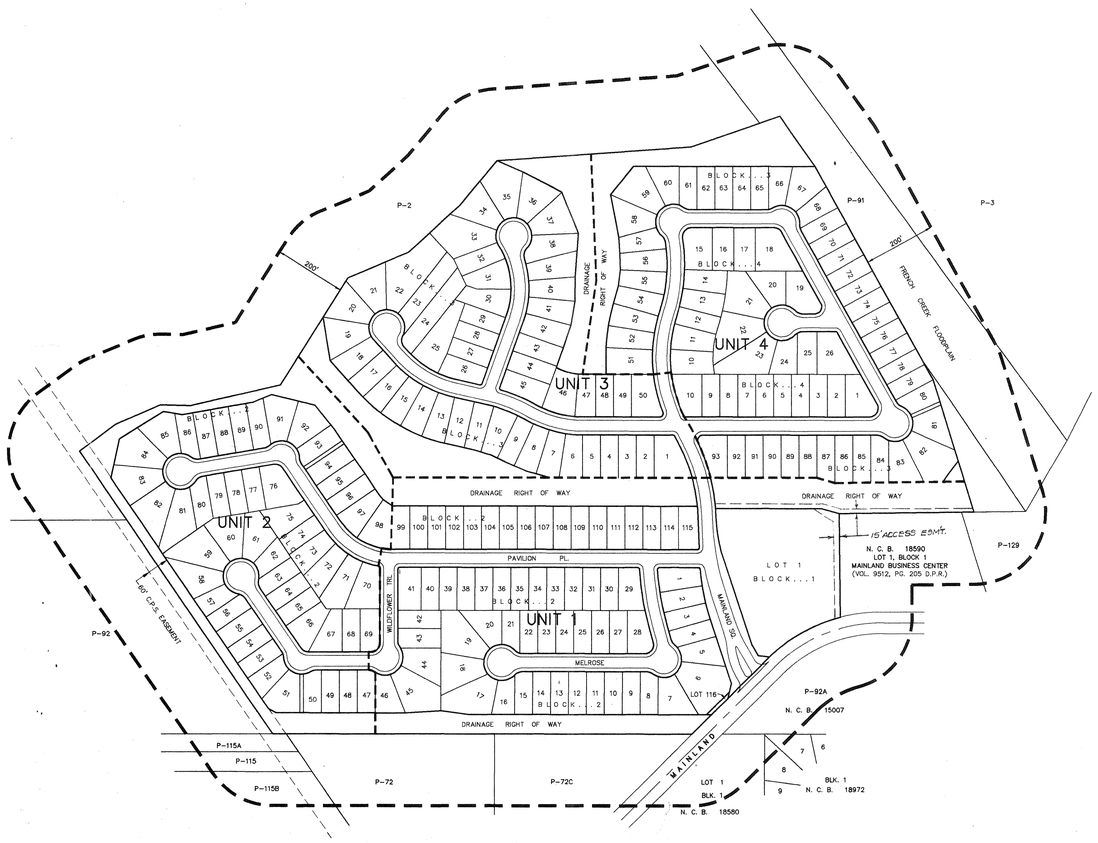
M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

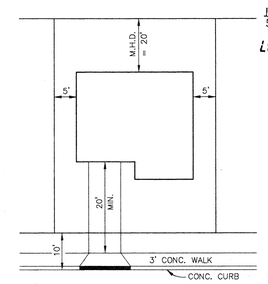
X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Marion E. Jackson 10-22-97
Secretary: Date:





TYPICAL LOT

NOT TO SCALE

RECEIVED
97 OCT -7 PM 1:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

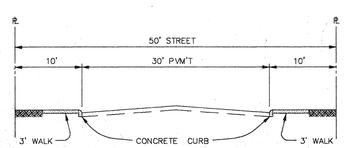
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – 5
MAXIMUM DENSITY ALLOWED	= 10 UNITS PER ACRE
PROPOSED DENSITY	= 3.71 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 68.31%
TOTAL SPACE	= 63.133 ACRES
OCCUPIED SPACE	

6.418 ACRES	STREET PAVEMENT/CONC. ISLANDS & CONC. DRAINS
2.579 ACRES	DRIVEWAYS (16' X 30')
11.012 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2050 SF)
20.009 ACRES	TOTAL

NET OPEN SPACE = (63.133 – 20.009) = 43.124 ACRES
÷ 63.133 ACRES

OPEN SPACE RATIO = 68.31%



TYPICAL STREET SECTION

NOT TO SCALE

- 234 RESIDENTIAL UNITS
  2 RECREATIONAL/OPEN SPACE LOTS.
  (LOT 1, BLOCK 1 & LOT 116, BLOCK 2)
- TOTAL ACREAGE 63.133 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:
WORTH HALLMARK COMPANY
14607 SAN PEDRO, SUITE 100
SAN ANTONIO, TEXAS 78232
PHONE: (210)494-2555

#97-039

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for MAINLAND SQUARE SUBDIVISION UNITS 1, 2, 3 & 4

W.F.CASTELLA & ASSOCIATES,INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:
10/7/97 - 15' ACCESS ESMT

JOB NO. 46347.00
FILE: ~
DATE: 08/25/97
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1