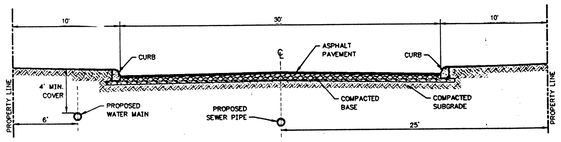


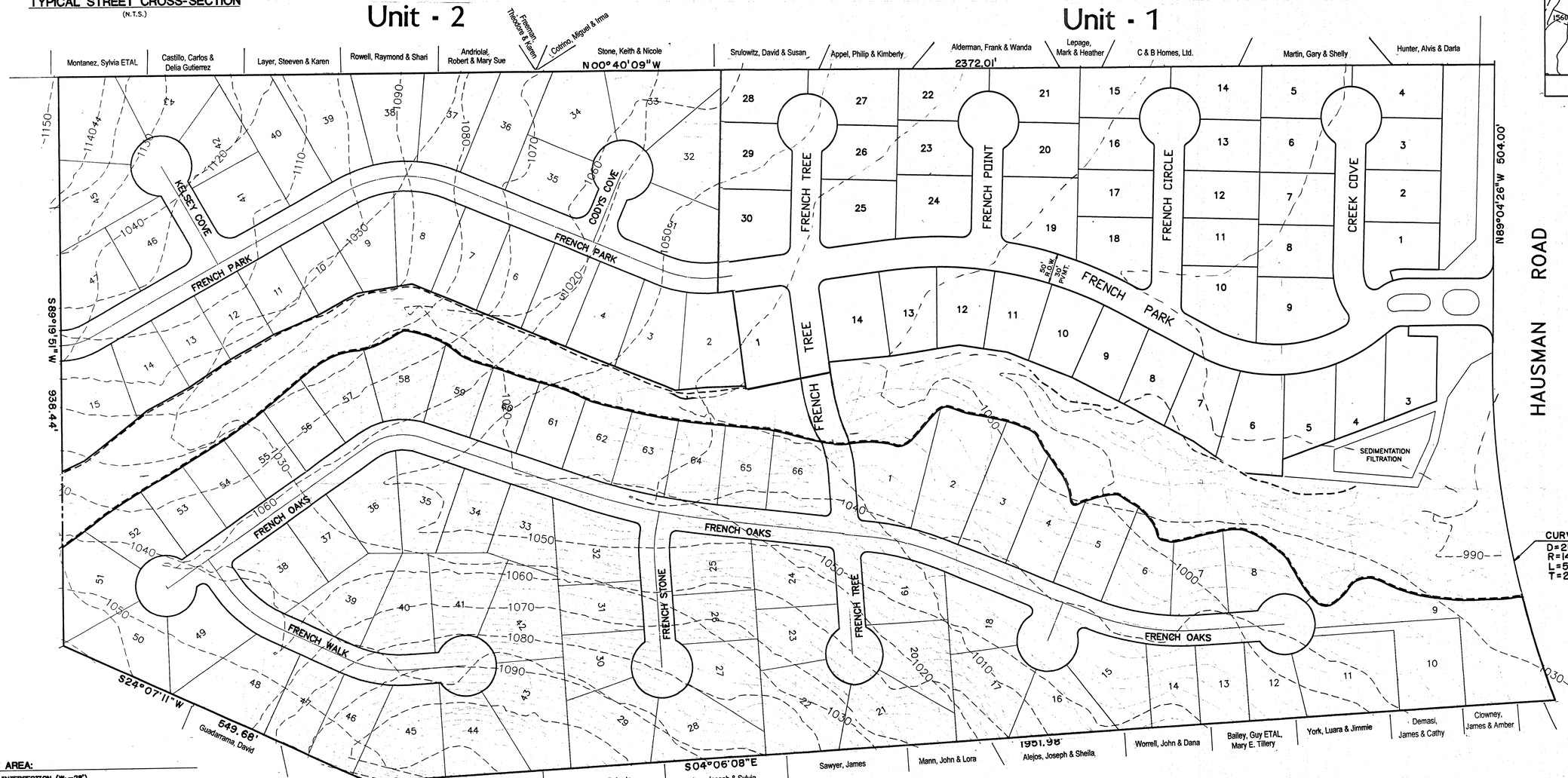
TYPICAL STREET CROSS-SECTION
(N.T.S.)

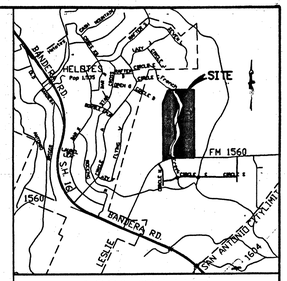
UNIT - 2
No. of Lots: 31
Lot Size: 85' x 125'
Acreage: 11.71 Ac.
Density: 2.65 DU/AC
Street R.O.W.: 50'

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDE 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.

UNIT – 1 (EXISTING)
No. of Lots: 43
Lot Size: 85' x 125'
Acreage: 16.13 Ac.
Density: 2.67 DU/AC
Street R.O.W.: 50'





LOCATION MAP N.T.S.

OWNER & APPLICANT
HAUSMAN ROAD PARTNERS, LTD.
9130 WURZBACH RD., STE. 100
SAN ANTONIO, TEXAS 78240
CONTACT PERSON: TODD BOOTH
PHONE: (210) 614-3811
FAX: (210) 614-6259

ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112

SUMMARY
No. of Lots: 140
Lot Size: 85' x 125'
Acreage: 60.00 Ac.
Density: 2.33 DU/AC
Street R.O.W.: 50'

CURVE DATA
D=21°44'28"
R=1472.70'
L=558.82'
T=282.81'

PLAN HAS BEEN ACCEPTED BY
COSA Robert A. Bier
11/12/04 796
(date) (number)
If no plats are filed, plan will expire
on 4/13/06
1st plat filed on 10/27/04

CLEAR VISION AREA:

TYPICAL 50' x 50' INTERSECTION (W1=28')

TWO WAY – EQUATION D: R1 = 0.65(ISD2) – (W1/2 + KD)
ISD2 300 L.F.
W1: 27 L.F.
KD 2
CURB LENGTH = R1 R1: 180 L.F.

TWO WAY – EQUATION A: L1 = 13(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 L.F.
W1: 27 L.F.
KA 7
CURB LENGTH = L1 L1: 132 L.F.

TYPICAL 72' x 120' INTERSECTION (W1=86')

TWO WAY – EQUATION D: R1 = 0.65(ISD2) – (W1/2 + KD)
ISD2 600 L.F.
W1: 86 L.F.
KD 2
CURB LENGTH = R1 R1: 345 L.F.

TWO WAY – EQUATION A: L1 = 13(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 L.F.
W1: 86 L.F.
KA 7
CURB LENGTH = L1 L1: 66 L.F.

TYPICAL 50' x 50' INTERSECTION (W1=30')

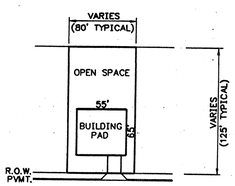
TWO WAY – EQUATION D: R1 = 0.65(ISD2) – (W1/2 + KD)
ISD2 300 L.F.
W1: 30 L.F.
KD 2
CURB LENGTH = R1 R1: 178 L.F.

TWO WAY – EQUATION A: L1 = 13(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 L.F.
W1: 30 L.F.
KA 7
CURB LENGTH = L1 L1: 126 L.F.

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	NA	
MAXIMUM DENSITY ALLOWED:	4 UNITS / ACRE	
PROPOSED DENSITY:	2.33 UNITS / ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%	
PROPOSED PERCENTAGE OF OPEN SPACE:	71.43%	
TOTAL SPACE:	60.00 ACRES	(2,613,600.0 S.F.)
STREET / SAFETY LANE:	195,943 S.F.	
DRIVEWAY:	53,200 S.F.	
SIDEWALKS:	0 S.F.	
DRAINAGE R.O.W. / ESMT'S:	7,500 S.F.	
OUTDOOR STORAGE AREA:	0 S.F.	
MECHANICAL EQUIPMENT:	0 S.F.	
HOUSE SLABS: (55' x 65' = 3,500 S.F.)	490,000 S.F.	
OCCUPIED OPEN SPACE:	746,643 S.F.	(17.14 ACRES)
NET OPEN SPACE:	1,886,357 S.F.	(42.86 ACRES)
TOTAL SPACE:	2,613,600 S.F.	(60.00 ACRES)
OPEN SPACE PERCENTAGE:	71.43%	

UNIT - 3
No. of Lots: 66
Lot Size: 85' x 125'
Acreage: 24.94 Ac.
Density: 2.65 DU/AC
Street R.O.W.: 50'



TYPICAL LOT
N.T.S.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edward Aquifer Recharge Zone:

1. Prior to release of any building permits the owner/operator of any Category 2 property shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The cave may be buffered by having the cave surrounded by a greenbelt and/or conservation easement.
5. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
6. All properties containing any portion of the 100-year floodplain, which have not been platted shall have a 50 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
7. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
   A. a Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
   B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
   C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
   D. A copy of the approved Water Pollution Abatement Plan.
8. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
9. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
10. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
11. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
12. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

North

The PARK @ FRENCH CREEK

PLAT IS ARTIST RENDITION. FOR MORE DETAILED INFORMATION ASK TO SEE RECORDED PLAT.

01-20-02

Supplemental

THE PARK AT FRENCH CREEK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN & PLANNED UNIT DEVELOPMENT

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

DATE	DESCRIPTION

DRAWN BY: E.C.	DATE:	SHEET 1 OF 1	
CHECKED BY: S.L.V.	JOB NO.: 187602		

#796