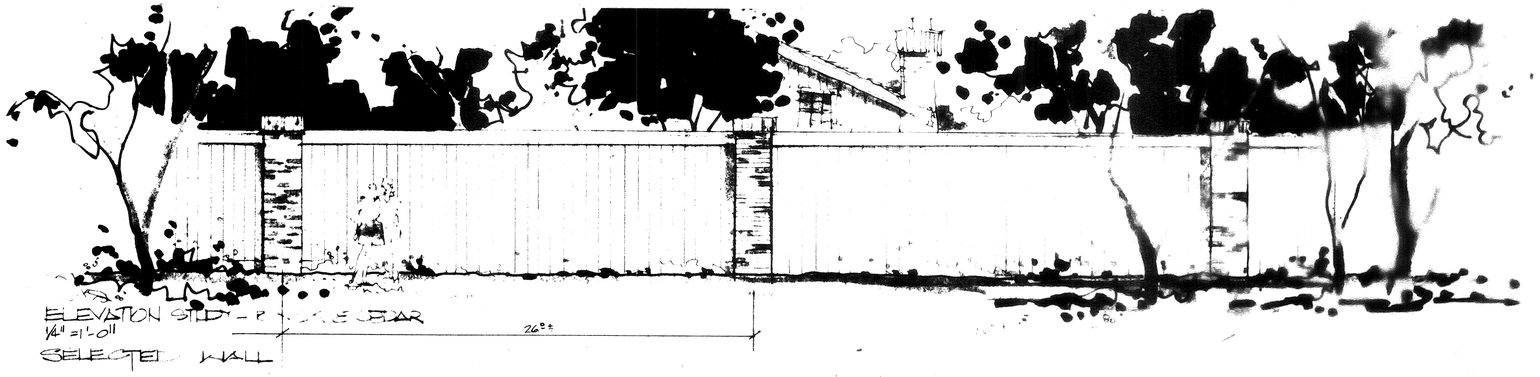
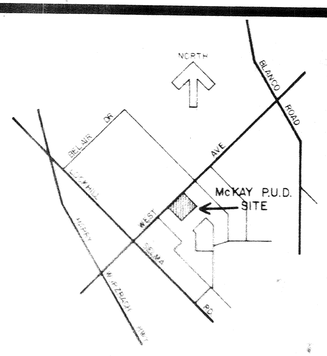
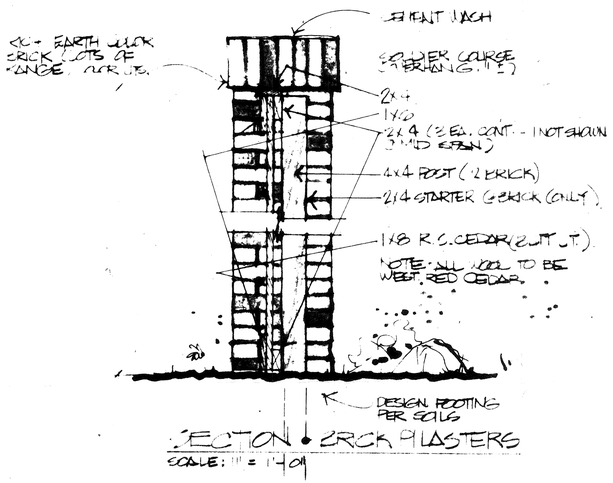
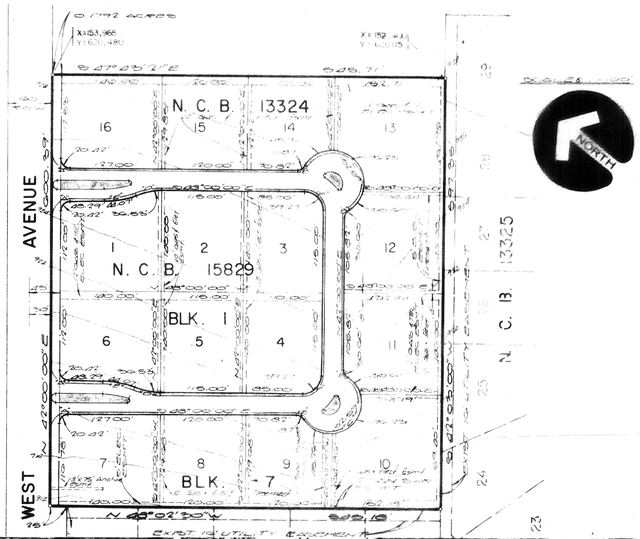


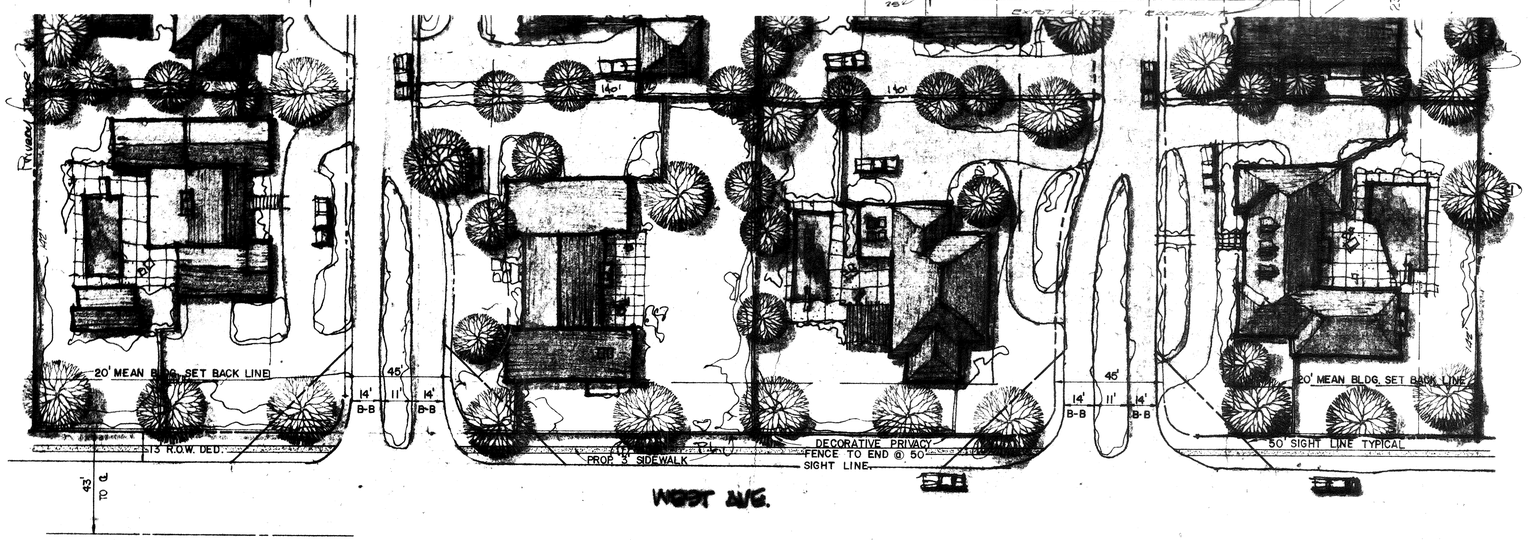


LOCATION MAP



SECTION • BRICK PILASTERS
SCALE: 1" = 1'-0"





SIGHT LINE CLEARANCE PLAN

NORTH

SCALE: 1" = 30'

GENERAL NOTES

NOTES

Yosemite Oaks Planned Unit Development - 7.33 Acres
P-1 (R-1)

Vision "sight line" clearance as required by City Ordinance provided at all intersections

Existing
Abutting Uses - Single Family Development

UNIT SIZE

Average dwelling unit - 5,000 square feet
Enclosed 2-3 car garages - 1,000 square feet
3-5 bedrooms, 3-4 baths
Average lot size 0.400

AREA BREAKDOWN

Total Area - 7.33 Acres
Total Lots - 16
Private Street R. O. W. 1.172 Acres (COMMON AREA)

Area of Paved Drives - 0.911 Acres

LAND - USE INTENSITY

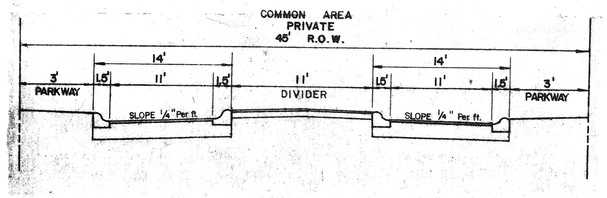
Dwelling Units - 16
Gross Density - 2.18 D. U./Ac.
Maximum Allowable Density - 8.0 D. U./Ac.
Floor Area - 64,000 square feet
Floor Area Ratio - 0.200
Maximum allowable F. A. R. - 0.288 (89,990 S.F.)

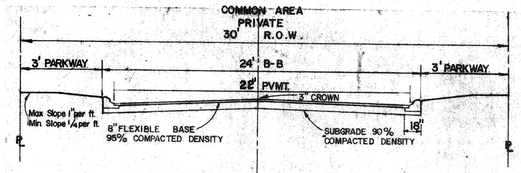
*Open Space - 5.126 Acres
Open Space Ratio - 3.489
Minimum Allowable O. S. R. - 2.6 (3.820 Acres)

Livability Space - 3.156 Acres
Livability Space Ratio - 2.148
Minimum Allowable L. S. F. - 1.7 (2.498 Acres)

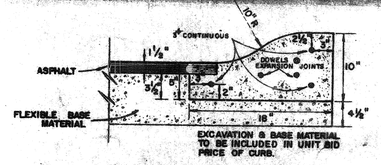
*Does not include one-half of West Avenue.

NO PARKING ALLOWED ON PRIVATE STREETS.





PRIVATE STREET SECTION



MOUNTABLE CURB FOR PRIVATE STREET SYSTEM

YOSEMITE OAKS
Final ~ P.U.D. Development Plan
Prepared for Scott McKay et.al.

YOSEMITE OAKS
FINAL P.U.D. DEVELOPMENT PLAN
PREPARED FOR SCOTT McKAY et. al.

HARRY JEWETT ASSOCIATES
ENGINEERS PLANNERS ARCHITECTS
1800 Plaza West San Antonio
1800 N.E. Loop 410 Texas 78217

JOB NO. 7701
DATE: OCT. 27, 1977
DRAWN BY:

HJ ASSOCIATES

SHEET 2 OF 2

#47

BRUNING 40 107 32 113