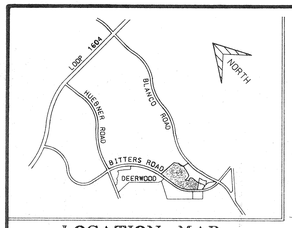
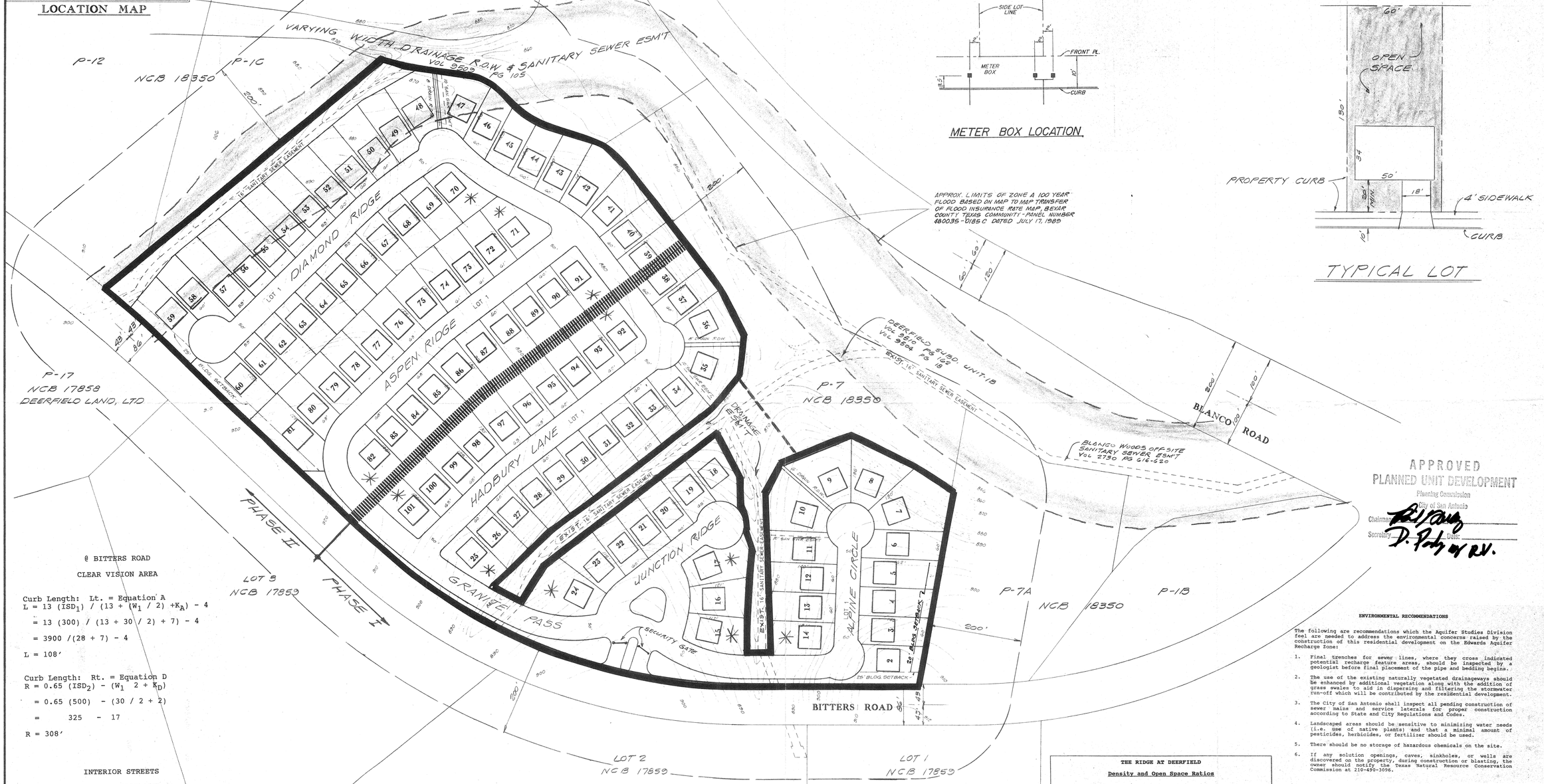
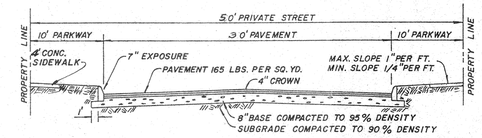


LOCATION MAP





TYPICAL PRIVATE STREET SECTION

METER BOX LOCATION.

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 35-3339 of the Unified Development Code.
3. All interior private streets are 50' right-of-way with 30' pavement.

TYPICAL LOT

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature]
Secretary: D. Poole or RV. Date:

@ BITTERS ROAD

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

$L = 108'$

Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1\ 2 + K_D)$

$= 0.65\ (500) - (30 / 2 + 2)$

$= 325 - 17$

$R = 308'$

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D

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

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

THE RIDGE AT DEERFIELD

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.6 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Prcentage of Open Space	=	61%
Total Space	=	1,183,330 S.F.

Occupied Space -- 453,000 S.F.	247,000 S.F.	Exclude Street R.O.W.'s
	36,000 S.F.	Driveway (18 x 20) 100
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	170,000 S.F.	House Slabs (includes garage) 1700 x 100

Net Open Space	=	730,330 S.F.
	÷	1,183,330 S.F.
Open Space Ratio	=	61%

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations which the Aquifer Studies Division feel are needed to address the environmental concerns raised by the construction of this residential development on the Edwards Aquifer Recharge Zone:

1. Final trenches for sewer lines, where they cross indicated potential recharge feature areas, should be inspected by a geologist before final placement of the pipe and bedding begins.
2. The use of the existing naturally vegetated drainageways should be enhanced by additional vegetation along with the addition of grass swales to aid in dispersing and filtering the stormwater run-off which will be contributed by the residential development.
3. The City of San Antonio shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
4. Landscaped areas should be sensitive to minimizing water needs (i.e. use of native plants) and that a minimal amount of pesticides, herbicides, or fertilizer should be used.
5. There should be no storage of hazardous chemicals on the site.
6. If any solution openings, caves, sinkholes, or wells are discovered on the property, during construction or blasting, the owner should notify the Texas Natural Resource Conservation Commission at 210-490-3096.

DEVELOPER:
DEERFIELD RIDGE, LC.
% KIMBERLY T. MURPHY
14607 SAN PEDRO AVE. #110
SAN ANTONIO, TEXAS 78232

100 SINGLE FAMILY RESIDENTIAL LOTS
60' x 130' TYP. LOT SIZE
27.165 Ac.
3.6 UNITS/ACRE

#93-033

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

mbc ENGINEERS

THE RIDGE AT DEERFIELD
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO	DATE	DESCRIPTION	BY

DESIGN
DRAWN PD
CHECKED
DATE JULY 12, 1993
JOB NO. 1-5723
SHT. 1 OF 1