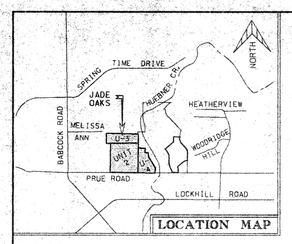
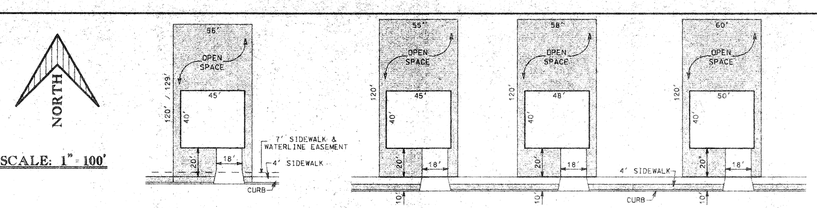


LOCATION MAP



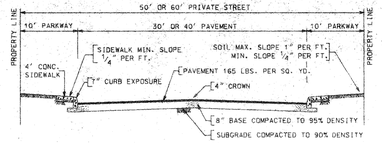
SCALE: 1" = 100'

TYPICAL 55' LOT — UNITS 3 & 4

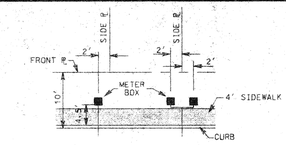
TYPICAL 55' LOT — TYPICAL 58' LOT — TYPICAL 60' LOT — UNIT-2

NOTES:

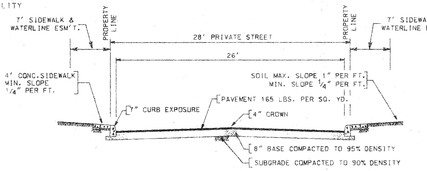
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ✱ ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS FOR JADE OAKS, UNIT-2 ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.
   ALL INTERIOR PRIVATE STREETS FOR JADE OAKS, UNIT-3 & UNIT-4 ARE 28' RIGHT-OF-WAY WITH 26' PAVEMENT.
4. ⊕ AS PER THE EXISTING LEGAL INSTRUMENT, LOT 28, BLOCK 2, N.C.B. 18971, IS RESERVED FOR THE FOLLOWING:
   (a) PRIVATE STREET
   (b) ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, DRAINAGE, & SIDEWALK EASEMENTS.
   (c) COMMON USE LAND AREA.
5. ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER.



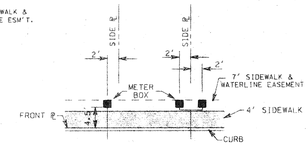
UNIT-2
TYPICAL STREET SECTION
PRIVATE STREET



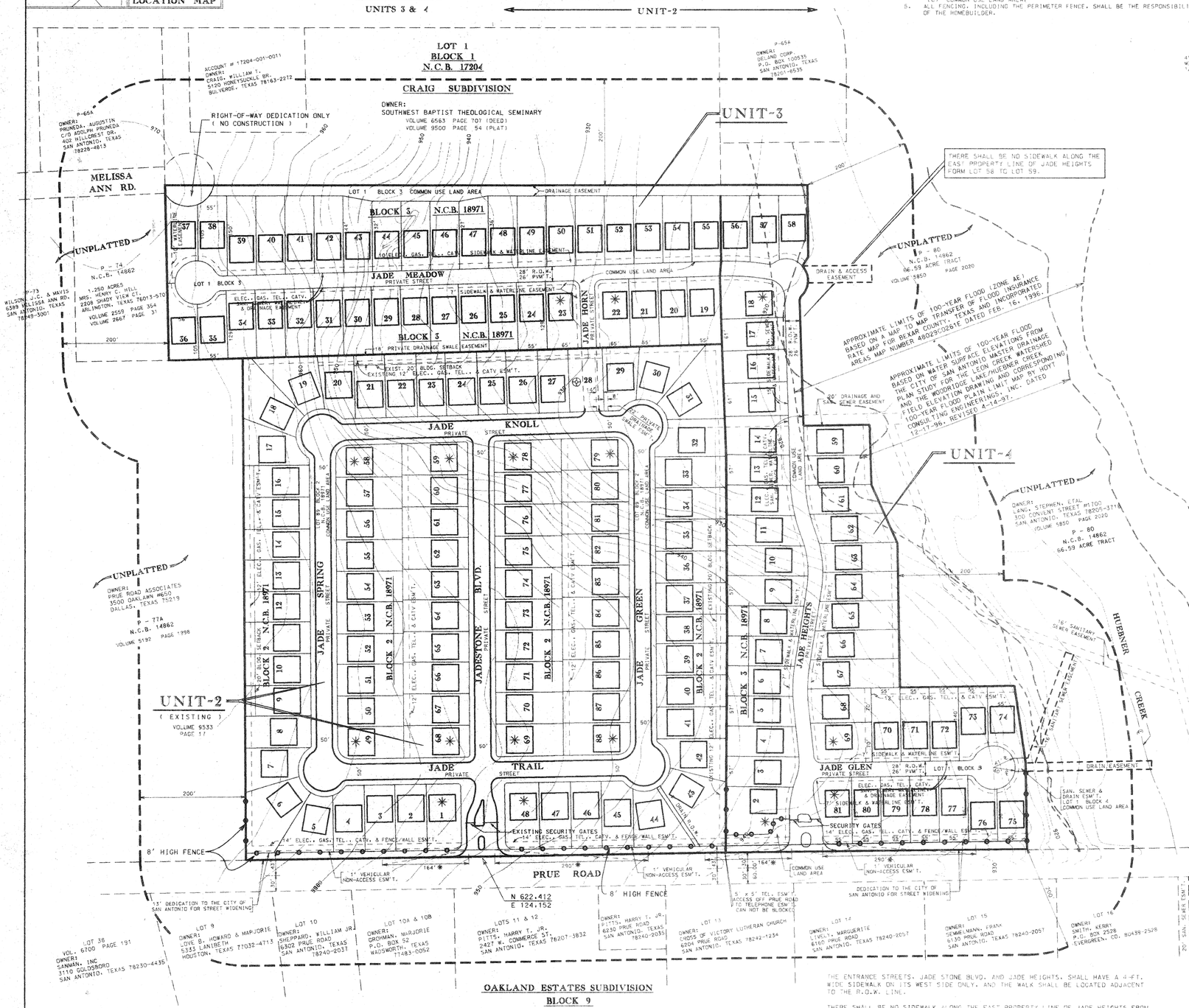
UNIT-2
METER BOX LOCATION
TYPICAL 50' R.O.W.



UNITS 3 & 4
TYPICAL STREET SECTION
PRIVATE STREET



UNITS 3 & 4
METER BOX LOCATION
TYPICAL 28' R.O.W.



THE ENTRANCE STREETS, JADE STONE BLVD. AND JADE HEIGHTS, SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS WEST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

THERE SHALL BE NO SIDEWALK ALONG THE EAST PROPERTY LINE OF JADE HEIGHTS FROM LOT 58 TO LOT 59.

A 4-FT. WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE PRUE ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

JADE OAKS
PRUE RD. @ ENTRANCE (JADESTONE BLVD.)
PRUE RD. @ ENTRANCE (JADE HEIGHTS)

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (480) / (13 + 44 / 2) + 7) - 4$
$= 6240 / (35 + 7) - 4$
$L = 164'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_B)$
$= 0.65\ (480) - (40 / 2 + 2)$
$= 312 - 22$
$R = 290'$

JADE OAKS, UNIT-2
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
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_B)$
$= 0.65\ (300) - (30 / 2 + 2)$
$= 195 - 17$
$R = 178'$

JADE OAKS, UNITS 3 & 4
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
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_B)$
$= 0.65\ (300) - (26 / 2 + 2)$
$= 195 - 15$
$R = 180'$

JADE OAKS UNIT-2 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	870,600 S.F.

Occupied Space 376,799 S.F.:
- 187,939 S.F. Exclude Street R.O.W.'s
- 31,320 S.F. Driveway (18 x 20) x 87
- 940 S.F. Drain R.O.W.
- N/A Outdoor Storage Areas
- N/A Mechanical Equipment
- N/A Parking
- 156,600 S.F. House Slabs (includes garage) 1800 x 87

Net Open Space	=	493,801 S.F.
	+	870,600 S.F.
Open Space Ratio	=	0.57

JADE OAKS UNIT-3 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.8 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	330,853 S.F.

Occupied Space 143,112 S.F.:
- 38,434 S.F. Exclude Street R.O.W.'s
- 13,320 S.F. Driveway (18 x 20) x 37
- 24,758 S.F. Drain R.O.W.
- N/A Outdoor Storage Areas
- N/A Mechanical Equipment
- N/A Parking
- 66,600 S.F. House Slabs (includes garage) 1800 x 37

Net Open Space	=	187,741 S.F.
	+	330,853 S.F.
Open Space Ratio	=	0.57

JADE OAKS UNIT-4 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.7 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	60%
Total Space	=	397,709 S.F.

Occupied Space 157,932 S.F.:
- 61,252 S.F. Exclude Street R.O.W.'s
- 15,480 S.F. Driveway (18 x 20) x 43
- 3,800 S.F. Drain R.O.W.
- N/A Outdoor Storage Areas
- N/A Mechanical Equipment
- N/A Parking
- 77,400 S.F. House Slabs (includes garage) 1800 x 43

Net Open Space	=	239,777 S.F.
	+	397,709 S.F.
Open Space Ratio	=	0.60

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman
Secretary
#97-035

DEVELOPER:
LAFCASTER DEVELOPMENT CO.
8000 FRONWHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

UNIT-2 (EXISTING)
87 SINGLE FAMILY RESIDENTIAL LOTS
55', 58' & 60' TYPICAL LOTS
19.9862 ACRES

UNIT-3
37 SINGLE FAMILY RESIDENTIAL LOTS
55' x 129' TYPICAL LOTS
7.595 ACRES

UNIT-4
43 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOTS
9.130 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0501
mbc ENGINEERS

JADE OAKS
PUD / POADP
FINAL PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	JUNE 1997	ADDED UNITS 3 & 4	R.W.B.
2	AUGUST 1997	REVISED UNITS 3 & 4	R.W.B.

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE JULY 14, 1997
JOB NO. 1-6910
SHT. 1 OF 1