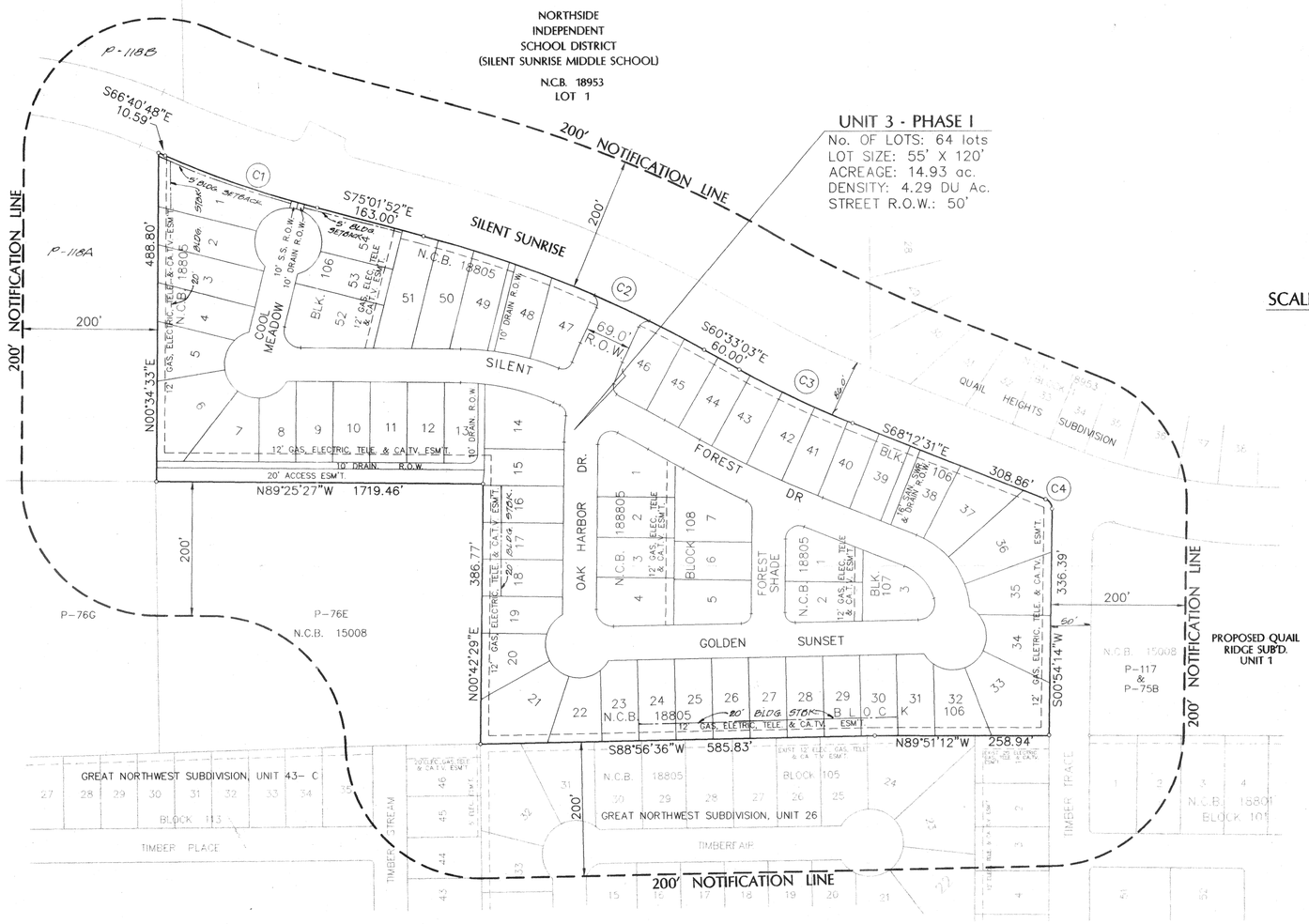
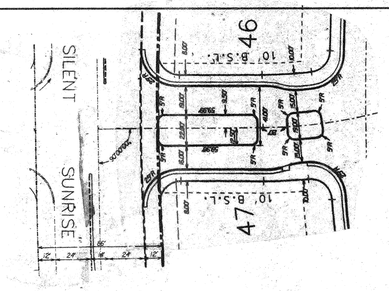
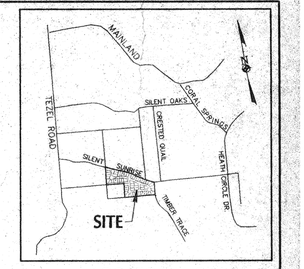




GATE DETAIL
SCALE: 1" = 50'



LOCATION MAP
N.T.S.

CURVE DATA TABLE				
No.	DELTA	RADIUS	LENGTH	TANGENT
C1	08°21'04"	1643.00'	239.47'	119.95'
C2	14°28'49"	1782.00'	450.36'	226.39'
C3	07°39'27"	1393.00'	186.18'	93.23'
C4	69°06'45"	15.00'	18.09'	10.33'

CLEAR VISION AREA

INTERIOR STREETS

TYPICAL 30' X 30' INTERSECTION

TWO WAY - EQUATION D: R1 = 0.65 X (ISD2) - (W1/2 + KD)
ISD2: 300 LF
W1: 30 LF
KD: 2
CURB LENGTH = R1: R1: 178 LF

TWO WAY - EQUATION A: L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 300 LF
W1: 30 LF
KA: 7
CURB LENGTH = L1: L1: 107 LF

SILENT SUNRISE / STREET

TYPICAL 60' X 86' INTERSECTION (W1 = 60')

TWO WAY - EQUATION D: R1 = 0.65 X (ISD2) - (W1/2 + KD)
ISD2: 500 LF
W1: 60 LF
KD: 2
CURB LENGTH = R1: R1: 293 LF

TWO WAY - EQUATION A: L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 360 LF
W1: 60 LF
KA: 7
CURB LENGTH = L1: L1: 90 LF

TYPICAL 60' X 86' INTERSECTION (W1 = 86')

TWO WAY - EQUATION D: R1 = 0.65 X (ISD2) - (W1/2 + KD)
ISD2: 360 LF
W1: 86 LF
KD: 5
CURB LENGTH = R1: R1: 196 LF

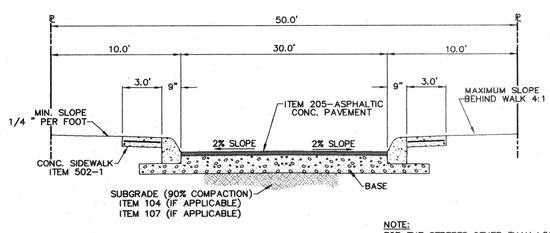
TWO WAY - EQUATION A: L1 = 13 X (ISD1)/(13 + (W1/2) + KA) - 4
ISD1: 500 LF
W1: 86 LF
KA: 0
CURB LENGTH = L1: L1: 113 LF

98-010

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Duane K. Jackson Date: 2-11-98
Secretary: [illegible]

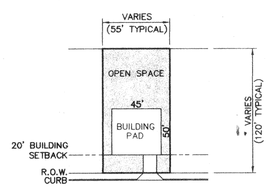
DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	P1, R1
MAXIMUM DENSITY ALLOWED	N/A
PROPOSED DENSITY ALLOWED	4.20
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED	N/A
PROPOSED PERCENTAGE OF OPEN SPACE	49%
TOTAL SPACE:	14.93 Ac. (650,351 S.F.)
STREET/SAFETY LANE R.O.W.	149,271 S.F.
DRIVEWAY	36,480 S.F.
DRAINAGE R.O.W.	4,162 S.F.
OUTDOOR STORAGE AREA	N/A
MECHANICAL EQUIPMENT	N/A
HOUSE SLABS 45' X 50' = 2250 S.F.	149,000 S.F.
OCCUPIED OPEN SPACE	328,913 S.F.
NAT. OPEN SPACE	321,438 S.F.
TOTAL	14.93 Ac. (650,351 S.F.)
OPEN SPACE PERCENTAGE	49%



NOTE:
FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (2) FEET AWAY FROM THE BACK OF THE CURB.

TYPICAL STREET SECTION
N.T.S.



TYPICAL LOT
N.T.S.

SUMMARY :

No. OF LOTS: 64 lots
ACREAGE: 59.46 ac.
AVG. DENSITY: 4.20 DU Ac.

DEVELOPER:

VLM-SAN ANTONIO, LTD.
C/O REGENT ASSET MGMT. CO.
5949 SHERRY LANE, STE. 1225
DALLAS, TEXAS 75225
(214) 987-9908

OAK CREST SUBDIVISION
PLANNED UNIT DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, LLC.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951

MAILING ADDRESS: P.O. BOX 700605, SAN ANTONIO, TEXAS 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

DRAWN BY: R.M. | DATE: NOVEMBER 1997
CHECKED BY: S.L.V. | JOB NO. : 148000-08

OAKZONE3.DWG

DATE	DESCRIPTION
12/97	REV. GATE DETAIL
2/97	ADD 20' REAR BSL

SHEET 1 OF 1

98-010