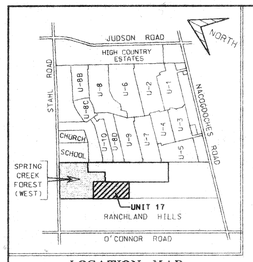
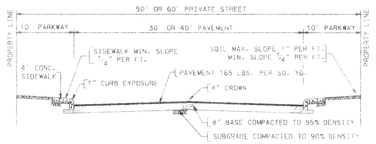


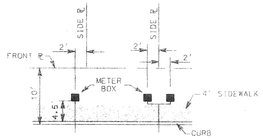
LOCATION MAP

NORTH

SCALE: 1" = 100'



TYPICAL STREET SECTION
PRIVATE STREET

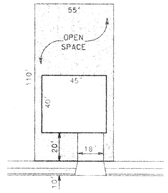


METER BOX LOCATION
TYPICAL 50' R.O.W.

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 PLATTED OUT OF WAY WITH 30' PAVEMENT.

98 OCT 27 AM 10:19
RECEIVED
LAND DEVELOPMENT SERVICES DIVISION



TYPICAL 55' LOT

Density and Open Space Ratios

Base Zoning District	=	P-1 , R-5
Maximum Density Allowed	=	10 Units Per Acre
Proposed Density	=	4.2 Units Per Acre
Minimum Required Percentage Of Open Space	=	0.35
Proposed Percentage of Open Space	=	56.6%
Total Space	=	431,026 S.F.

	80,377 S.F.	Exclude Street R.O.W.'s
Occupied Space 187,057 S.F.	15,840 S.F.	Driveway (18 x 20) x 44
	2,840 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Area
	N/A	Mechanical Equipment
	N/A	Parking
	88,000 S.F.	House Slabs (includes garage) 2,000 x 44

Net Open Space = 243,969 S.F.
÷ 431,026 S.F.
Open Space Ratio = 0.566

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTIONS

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 $108'$

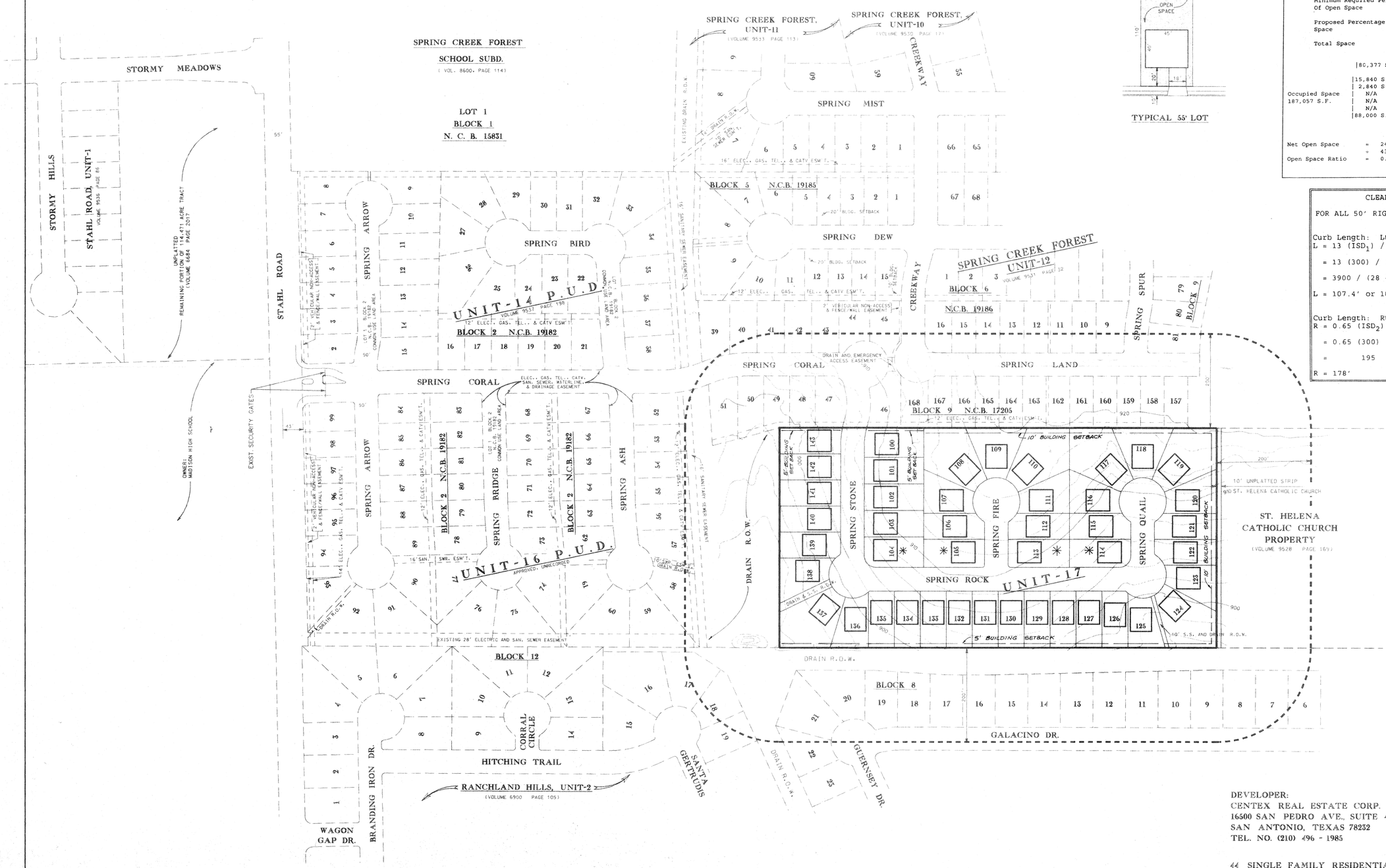
Curb Length: Rt. = Equation D

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

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

$= 195 - 17$

$R = 178'$



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Duane E. Helm Date: 11/10/98
Secretary: [illegible] Date: 11/10/98

DEVELOPER:
CENTEX REAL ESTATE CORP.
16500 SAN PEDRO AVE., SUITE 402
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 496 - 1985

44 SINGLE FAMILY RESIDENTIAL LOTS (GATED COMMUNITY)
55' x 110' TYPICAL LOTS P-1, R-5
9.895 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

SPRING CREEK FOREST
UNIT 17
PLANNED UNIT DEVELOPMENT
FINAL PLAN

#98-024

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	2-11-98	ADDED UNIT - 17	R.A.L.

DESIGN: R. W. B.
DRAWN: P. A. E.
CHECKED:
DATE: FEB. 4, 1997
JOB NO. 1-7172
SHT. 1 of 1

#98-024