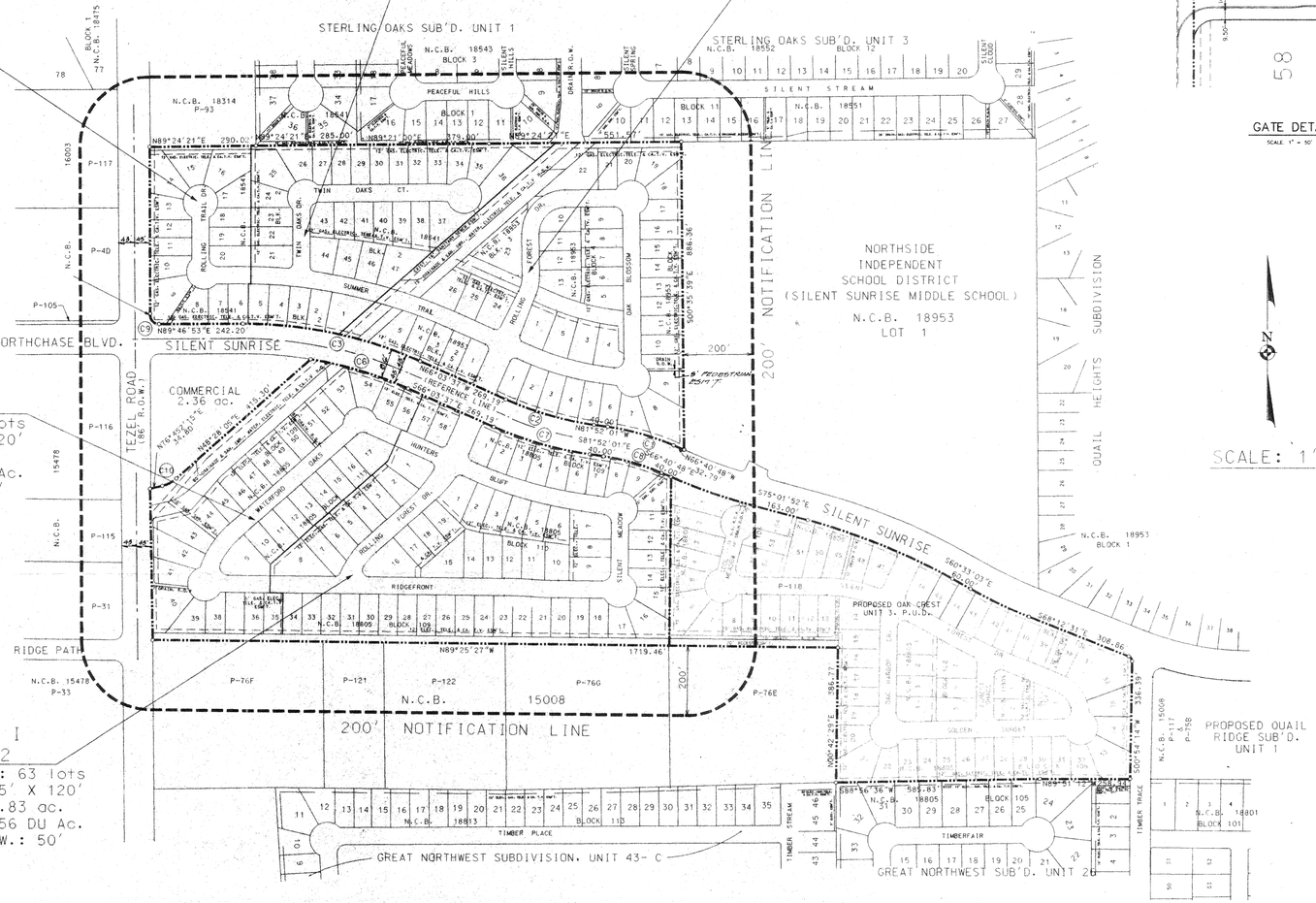
PHASE IV
UNIT 4
No. OF LOTS: 32 lots
LOT SIZE: 55' X 120'
ACREAGE: 6.96 ac.
DENSITY: 4.60 DU Ac.
STREET R.O.W.: 50'

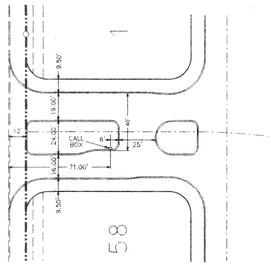
PHASE III
UNIT 1
No. OF LOTS: 44 lots
LOT SIZE: 55' X 120'
ACREAGE 12.50 ac.
DENSITY: 3.52 DU Ac.
STREET R.O.W.: 50'

PHASE V
UNIT 6
No. OF LOTS: 15 lots
LOT SIZE: 55' X 120'
ACREAGE: 3.38 ac.
DENSITY: 4.44 DU Ac.
STREET R.O.W.: 50'

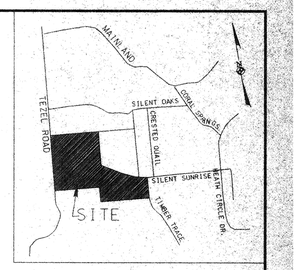
PHASE II
UNIT 5
No. OF LOTS: 31 lots
LOT SIZE: 55' X 120'
ACREAGE: 7.86 ac.
DENSITY: 3.94 DU Ac.
STREET R.O.W.: 50'

PHASE I
UNIT 2
No. OF LOTS: 63 lots
LOT SIZE: 55' X 120'
ACREAGE: 13.83 ac.
DENSITY: 4.56 DU Ac.
STREET R.O.W.: 50'





GATE DETAIL
SCALE: 1" = 50'



LOCATION MAP
N.T.S.

SCALE: 1"=200'

CLEAR VISION AREA

INTERIOR STREETS

TYPICAL 50' X 50' INTERSECTION

TWO WAY - EQUATION D
$R1=0.65 \times (ISD_1) - (W_{1/2} + KD)$
ISD_1: 300 L.F.
W_1: 30 L.F.
K_D: 2
R1: 178 L.F.

CURB LENGTH=R1

WO WAY EQUATION A
$L1=13 \times (ISD_1/(13+(W_{1/2}) + KA)-4$
ISD_1: 300 L.F.
W_1: 30 L.F.
K_A: 7
L1: 107 L.F.

CURB LENGTH=L1

SILENT SUNRISE / STREET

TYPICAL 78' X 86' INTERSECTION
TWO WAY - EQUATION D
$R1=0.65 \times (ISD_2) - (W_{1/2} + KD)$
ISD_2: 500 L.F.
W_2: 62 L.F.
K_D: -5
R1: 299 L.F.

CURB LENGTH = R1

TWO WAY - EQUATION A
$L1=13 \times (ISD_2/(13+(W_{1/2}) + KA)-4$
ISD_2: 300 L.F.
W_2: 36 L.F.
K_A: 7
L1: 99 L.F.

CURB LENGTH = L1

TYPICAL 78' X 86' INTERSECTION
TWO WAY - EQUATION D
$R1=0.65 \times (ISD_2) - (W_{1/2} + KD)$
ISD_2: 300 L.F.
W_2: 36 L.F.
K_D: 2
R1: 174 L.F.

CURB LENGTH = R1

TWO WAY - EQUATION A
$L1=13 \times (ISD_2/(13+(W_{1/2}) + KA)-4$
ISD_2: 500 L.F.
W_2: 62 L.F.
K_A: 0
L1: 144 L.F.

CURB LENGTH = L1

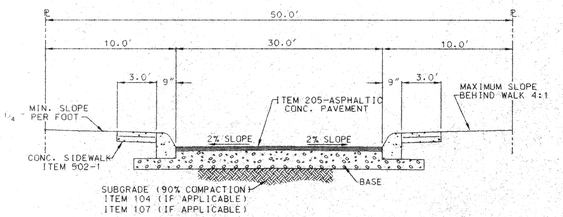
LOTS LOCATED ON THE PERIMETER SHALL ADHERE TO THE MINIMUM 20' REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT, WITH THE EXCEPTION OF THOSE LOT FRONTING ON A CUL-DE-SAC.

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	P1,R1
MAXIMUM DENSITY ALLOWED	N/A
PROPOSED DENSITY ALLOWED	4.24
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED	N/A
PROPOSED PERCENTAGE OF OPEN SPACE	
TOTAL SPACE:	44.53 (1,939,727 S.F.)
STREET/SAFETY LANE R.O.W.	268,940 S.F.
DRIVEWAY	70,680 S.F.
DRAINAGE R.O.W.	N/A
OUTDOOR STORAGE AREA	N/A
MECHANICAL EQUIPMENT	N/A
HOUSE SLABS 45' X 50' = 2250 S.F.	418,500 S.F.
OCCUPIED OPEN SPACE	758,120
NAT. OPEN SPACE	1,181,607 S.F.
TOTAL	44.53 AC. (1,939,727 S.F.)
OPEN SPACE PERCENTAGE	61%

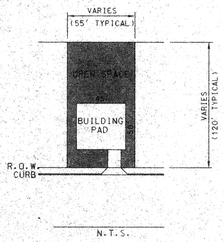
RECEIVED
98 JUL -7 PM 2:45
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 12-17-98
Secretary: 12-17-98



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.



N.T.S.

CURVE DATA				
No.	DELTA	RADIUS	LENGTH	TANGENT
C1	15°11'13"	743.00'	196.94'	99.05'
C2	15°48'23"	957.00'	264.01'	132.85'
C3	24°09'30"	1243.00'	524.10'	266.00'
C4	19°26'23"	1353.00'	459.06'	231.76'
C6	14°30'20"	1157.00'	292.92'	147.25'
C7	15°48'23"	1043.00'	287.74'	144.79'
C8	15°11'13"	657.00'	174.15'	87.59'
C9	90°13'06"	25.00'	39.47'	25.10'
C10	28°14'17"	86.70'	42.73'	21.81'

SUMMARY :

No. OF LOTS: 186 lots
ACREAGE: 44.53 ac.
AVG. DENSITY: 4.24 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, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
MAILING ADDRESS: P.O. BOX 700605 SAN ANTONIO, TEXAS 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

KINGSZONE1.DGN

DATE	DESCRIPTION
6/25	ADD 2 CUL
6/26	ADD FBC & S/T

DRAWN BY: R.M./E.C. | DATE: MARCH 1998
CHECKED BY: S.L.V. | JOB NO. : 148007-08
SHEET 1 OF 1

#98028B

#98-028