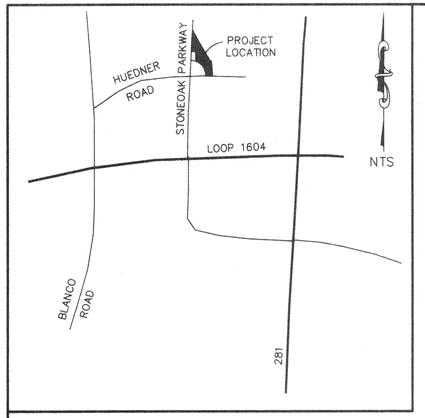
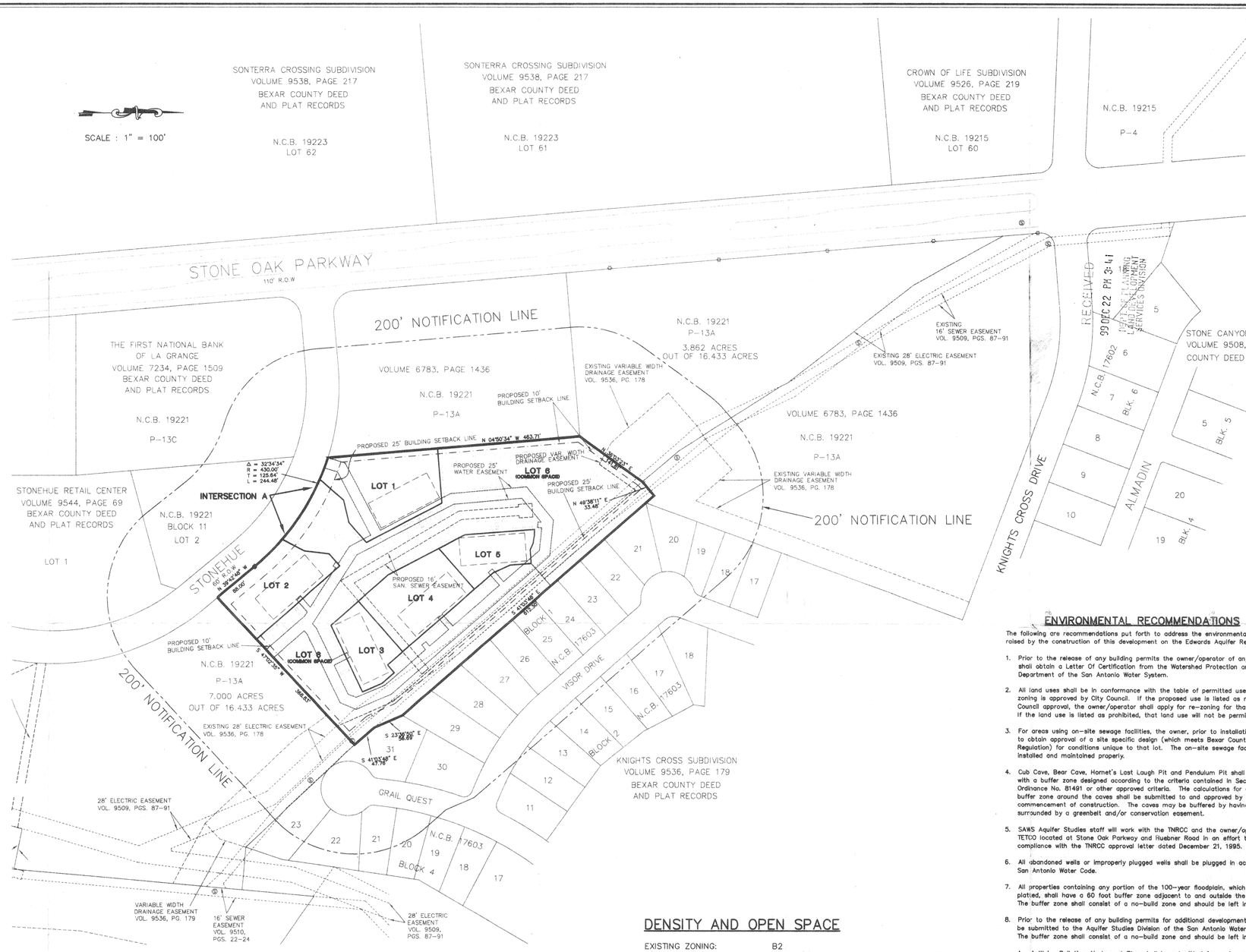
99-013



LOCATION MAP



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 1-12-00
Secretary: Date: 1-14-00

CLEAR VISION AREAS

INTERSECTION A

TWO WAY – EQUATION "D"
$R = 0.65(ISD_2)-(W_1/2)+K_B$
$ISD_2 =$ 360 L.F.
$W_1 =$ 22 L.F.
$K_B =$ 0
$R =$ 223.00 L.F.

TWO WAY – EQUATION "A"
$L = 13(ISD_1)/(13+(W_1/2)+K_A)-4$
$ISD_1 =$ 300 L.F.
$W_1 =$ 22 L.F.
$K_A =$ 7
$L =$ 121.81 L.F.

TWO WAY – EQUATION "D"
$R = 0.65(ISD_2)-(W_1/2)+K_B$
$ISD_2 =$ 300 L.F.
$W_1 =$ 44 L.F.
$K_B =$ 2
$R =$ 171.00 L.F.

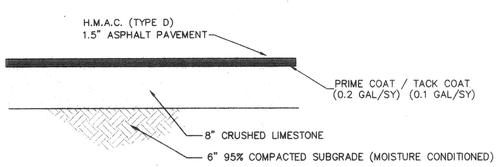
TWO WAY – EQUATION "A"
$L = 13(ISD_1)/(13+(W_1/2)+K_A)-4$
$ISD_1 =$ 360 L.F.
$W_1 =$ 44 L.F.
$K_A =$ 7
$L =$ 107.43 L.F.

DEVELOPER

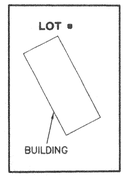
KELLER STONEHUE PARTNERS
280 S. BEVERLY DRIVE, SUITE 316
BEVERLY HILLS, CALIFORNIA 90212

LEGEND

- LOT BOUNDARY
- P.U.D. BOUNDARY
- BUILDINGS
- SEWER MANHOLE



TYPICAL PAVEMENT SECTION
N.T.S.



NOTES:
1. THERE ARE NO SETBACKS FOR INTERIOR LOTS PROVIDED THE REQUIREMENTS OF THE UNIFORM BUILDING CODE ARE MET.
2. LOTS LOCATED ON THE PERIMETER OF A P.U.D. SHALL ADHERE TO THE MINIMUM SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT.

TYPICAL LOT DETAIL
N.T.S.

DENSITY AND OPEN SPACE

EXISTING ZONING:	B2
PROPOSED ZONING:	B2-P1
NUMBER OF LOTS:	6
TOTAL ACREAGE:	5.571 ACRES
DENSITY:	1.08
DRIVES/PARKING/CONCRETE:	2.155 ACRES
BUILDINGS:	0.689 ACRES
OPEN SPACE:	2.727 ACRES

PERCENT OPEN SPACE = (2.727 / 5.571) x 100 = 48.9 %

STONEHUE
PLANNED UNIT DEVELOPMENT (P.U.D.) 1

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920(b) of Ordinance No. 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
5. SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the TETCO located at Stone Oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
7. All properties containing any portion of the 100-year floodplain, which have not yet been platted, shall have a 60 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System: The buffer zone shall consist of a no-build zone and should be left in a natural condition.
   A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
   B. A set of site specific plans which must have a signed Engineer's Seal from the State of Texas.
   C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
   D. A copy of the approved Water Pollution Abatement Plan. Pollution Abatement Plan.
9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser of occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
10. The storage, handling, use and disposal of all over the counter hazardous material within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
12. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

NO.	DATE	REVISIONS	APP.
1	3/23/99	ENVIRONMENTAL RECOMMENDATION NOTES PER SAWS REQUEST	
2	3/25/99	ADDED 25' BUILDING SETBACK LINE PER ZONING DEPT.	
3	6/22/99	MODIFIED FROM 9.433 ACRES TO 5.571 ACRES	

JOB NO: 525-003
DATE: January 29, 1998
FILE: 525PUD DISK: EGB3

SHEET NUMBER

KELLER STONEHUE PARTNERS

STONEHUE P.U.D 1 PLAN

Rosin Group, Inc.
Environmental / Planning / Engineering / Project Management
Registered Professional Land Surveyors

99-013