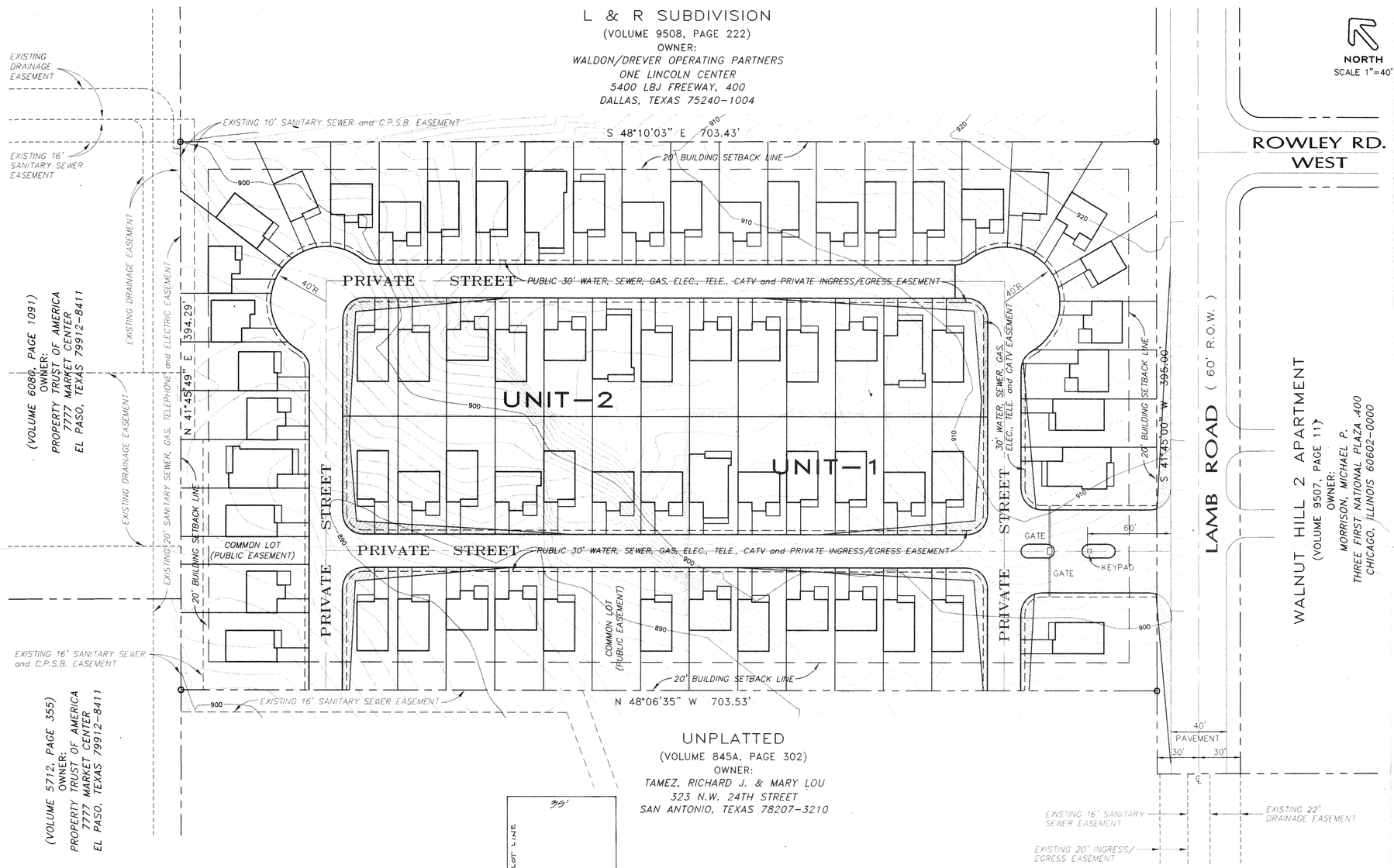
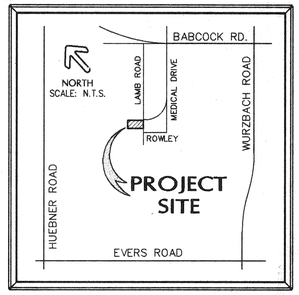




LOCATION MAP

GENERAL NOTES

SITE DATA

SUBDIVISION AREA: .....6.373 ACRES

ZONING: .....(P-1) R-3

PROPOSED LAND USE: .....SINGLE FAMILY RESIDENTIAL DETACHED (ZERO LOT LINE GARDEN HOMES)

NUMBER OF TOTAL PROPOSED RESIDENTIAL LOTS: 70
UNIT-1 : .....19 LOTS
UNIT-2 : .....51 LOTS

AVERAGE LOT SIZE: .....3300 S.F.

MAXIMUM PERMITTED DENSITY: .....33 DWELLING UNITS PER ACRE

PROPOSED DENSITY: .....11 DWELLING UNITS PER ACRE

RESIDENTIAL AREA: .....5.273 ACRES
PRIVATE STREET AREA: .....1.000 ACRE
COMMON AREA: .....0.100 ACRE

MINIMUM OPEN SPACE REQUIRED:
RESIDENTIAL USE .....6.373 ACRES x 35% =2.23 ACRES

MINIMUM OPEN SPACE PROVIDED:
* HOUSE AND DRIVEWAY AREA: 3.03 ACRES
RESIDENTIAL LOT AREA: .....2.24 ACRES (5.27 - 3.03)
COMMON AREA: .....0.10 ACRE
2.34 ACRES

OFFSTREET PARKING PROVIDED: .....2 SPACES PER DWELLING UNIT
* NO ONSTREET PARKING PERMITTED

PROPOSED STREETS: .....PRIVATE

PROPOSED UTILITIES: .....PUBLIC

PROPOSED DRAINAGE IMPROVEMENTS: .....PUBLIC
(TO CONVEY UPSTREAM DRAINAGE THROUGH SITE BY PROPOSED UNDERGROUND STORM DRAIN CULVERT)

THE PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN. (F.E.M.A. MAP NO. 48029C0264E, DATE: FEBRUARY 16, 1996)

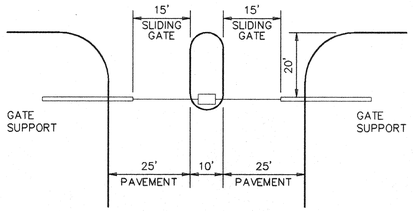
CLEAR VISION AREAS ARE PROVIDED AT EACH INTERSECTION AS REQUIRED.

EXISTING PROPERTY IS WOODED. 50% OF PROTECTED TREES (10 INCHES AND LARGER) LOCATED WITHIN THE REQUIRED 20 FOOT PERIMETER SETBACK WILL BE PRESERVED OR MITIGATED FOR IN ACCORDANCE WITH THE TREE PRESERVATION REQUIREMENTS. TREE AFFIDAVIT IS PROVIDED WITH THE PUD PLAN.

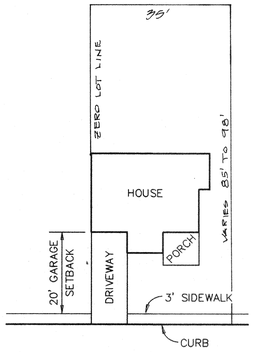
TRAFFIC IMPACT ANALYSIS WORKSHEET (0.72 PHT x 70=51 PHT) IS PROVIDED WITH THE PUD PLAN.

PRIVATE STREETS AND COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

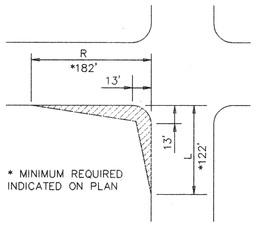
MAINTENANCE EASEMENT (RIGHT TO ACCESS) WILL BE PROVIDED ON EACH LLOT ADJACENT TO A ZERO LOT LINE.



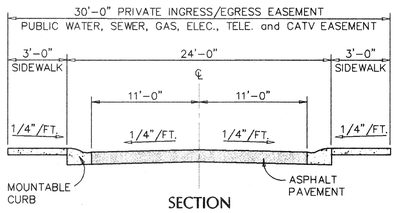
GATE DETAIL
N.T.S.



TYPICAL LOT and
TYPICAL HOUSE DETAIL
N.T.S.



TYPICAL
CLEAR VISION AREA
N.T.S.



SECTION
TYPICAL PRIVATE STREET
N.T.S.

NO.	DESCRIPTION	DATE	REVISED BY
1.	PLANNING COMMENTS	8/19/99	

REVISIONS

RECEIVED 99 SEP 27 AM 11:10 DESIGNATED CITIZENS INTERPRETER OFFICE

EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

PREPARED FOR:
GLOBAL VILLAGE BUILDERS, INC.

ROCKWELL VILLAGE A PLANNED UNIT DEVELOPMENT PUD / POADP
SAN ANTONIO, TEXAS

APPROVED PLANNED UNIT DEVELOPMENT
City of San Antonio Planning Commission
Chairman: 10/12/99
Secretary: 10/12/99

#99-025

DESIGNED: J.E.
DRAWN: T.M.JR.
CHECKED: J.E.
DATE: 07/23/99
SCALE: AS SHOWN

SHEET 1 OF 1

FILE NAME: RCKWEL-PUD.dwg PROJECT NO.: 99A007

99-025