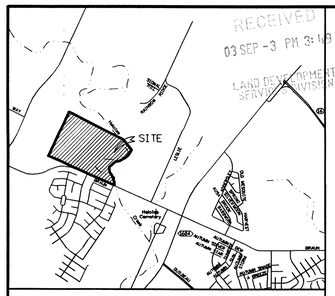
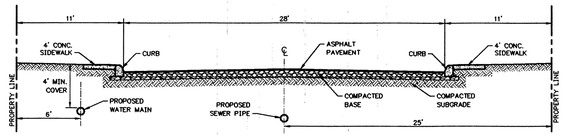
LAUREL CANYON
MASTER DEVELOPMENT PLAN

DATE : 6/5/03

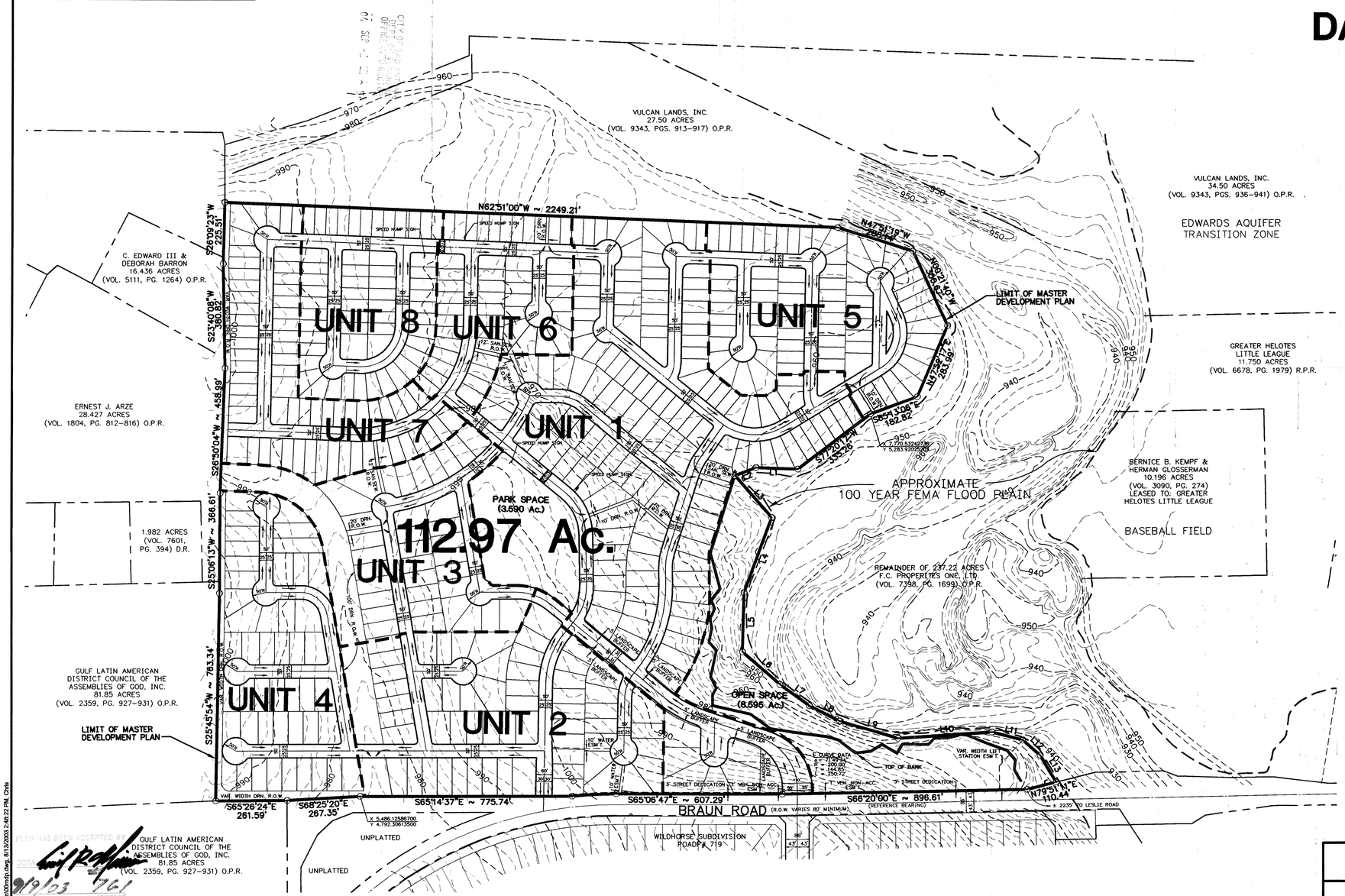


LOCATION MAP N.T.S.

SCALE: 1" = 200'



TYPICAL STREET CROSS-SECTION
(N.T.S.)



LINE TABLE		
LINE	LENGTH	BEARING
L1	153.19	N62°57'00"W
L2	82.30	S86°19'18"E
L3	203.64	N16°17'57"W
L4	292.79	N44°58'17"E
L5	217.02	N26°23'00"E
L6	181.94	N23°59'44"W
L7	132.63	N29°49'51"W
L8	123.17	N38°09'50"W
L9	223.39	N48°58'34"W
L10	345.12	N68°51'24"W
L11	116.24	N51°05'26"W
L12	85.29	N23°27'12"W
L13	115.79	N05°51'13"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	6°17'09"	1472.40'	161.54'	80.85'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	28.959	143	4.938	1
UNIT 2	14.910	59	3.957	2
UNIT 3	10.152	35	3.448	3
UNIT 4	11.271	46	4.081	4
UNIT 5	10.812	74	6.844	5
UNIT 6	6.968	49	7.032	6
UNIT 7	9.505	66	6.944	7
UNIT 8	7.812	57	7.296	8
PARK SPACE	3.590	–	–	–
OPEN SPACE	8.540	–	–	–
3' STREET DEDICATION	0.108	–	–	–
LANDSCAPE BUFFER	0.354	–	–	–
TOTAL DEVELOPMENT	112.97	529	4.683	–

OPEN SPACE CALCULATION METHOD: 529 OF LOTS x 0.009 = 4.76 AC. REQUIRED

NOTE:

SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.

CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121

ZONING CASE# Z2002253 (R4)

STREETSCAPE SHALL BE PROVIDED ALONG BRAUN ROAD & SHALL BE MAINTAINED BY HOME ONWER'S ASSOCIATION.

OWNER & DEVELOPER

ARMADILLO CONSTRUCTION CO., LTD.
14026 NORTHBROOK
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: ARTHUR ZUNIGA
PHONE: (210) 662-0066
FAX: (210) 666-8787

MDP LIMITS

PHASE LIMITS

CHAIRPERSON DATE

SECRETARY DATE

PLAN HAS BEEN ACCEPTED BY
9/3/03 761
(date) (number)
If no plats are filed, plan will expire
on 3/10/05
If plat filed on _____

LAUREL CANYON SUBDIVISION
MASTER DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
7/3/03	MAJ. TH. COMMENTS
8/8/03	STR. & DRN. COMMENTS
8/13/03	ARBORIST COMMENTS

DRAWN BY: C.R.D.	DATE: 7/30/03	SHEET 1 OF 1	P17
CHECKED BY: I.J.C.	JOB NO.: 120870		

S:\Armadillo Homes\Laurel Canyon\00mdp.dwg, 8/13/2003 2:48:22 PM, Chris

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