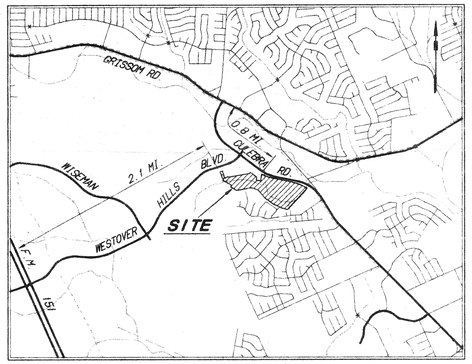


LOCATION MAP
(N.T.S.)

LINE DATA		
T. NO.	DIRECTION	DISTANCE
1	N 37°13'36" E	58.60'
2	S 07°57'05" W	127.15'
3	S 82°02'55" E	180.00'
4	N 07°57'05" E	274.22'
5	N 73°42'30" W	275.87'
6	N 28°58'19" E	74.00'
7	N 26°17'59" E	54.21'
8	N 17°54'13" W	211.65'
9	S 17°54'13" E	149.74'
10	S 15°45'09" E	132.87'
11	N 65°37'04" E	134.35'
12	S 84°20'51" E	102.60'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	014°52'55"	1989.86'	257.27'	511.65'	S 70°15'33" E	510.21'
2	019°21'04"	1849.86'	315.39'	624.77'	S 68°01'29" E	621.81'
3	028°44'34"	260.00'	64.05'	125.40'	N 32°16'25" W	124.09'
4	004°28'38"	1265.00'	49.06'	98.07'	N 13°46'02" E	98.04'
5	011°44'45"	110.00'	11.31'	22.55'	S 21°37'32" E	22.51'

OPEN SPACE AND DENSITY CALCULATIONS

UNIT NO	BLK. NO	BLK. AREA	NO LOTS	ST. R.O.W	DRN R.O.W	O.S LOT	UNIT SIZE
1-A	-79-	2.671	10	1.230	—	—	
"	"	0.745	4		—	—	
"	"	0.874	7		—	—	
"	-80-	3.589	25		—	—	
SUB-TTL		7.875	48	1.230			9.106
1-B	-79-	1.684	10	1.008	4.528	—	
"	"	0.964	8		—	—	
"	-80-	1.811	12		—	—	
SUB-TTL		4.459	30	1.008	4.528		9.995
2	-79-	9.222	59	2.850	1.693	—	
	-81-	2.740	22		—		
SUB-TTL		11.962	81	2.850	1.693		16.705
3	-79-	3.811	29	3.487	2.900	0.223	
"	-80-	6.920	44		0.526	0.169	
SUB-TTL		10.731	73	3.487	3.406	0.392	18.016
TOTAL		35.028	232	8.575	9.627	0.392	53.822

LOT IMPERVIOUS COVER = 232 LOTS X 2,206 SF = 11.749 AC

LOT OPEN SPACE = 35.028 AC − 11.749 AC = 23.279 AC

OPEN SPACE = 23.279 AC + 9.827 AC + 0.392 AC = 33.498 AC

OPEN SPACE PERCENTAGE = 33.498 AC / 53.822 AC = 62%

UNIT 1-A DENSITY = 48 / 9.016 = 5.3 UNITS PER AC

UNIT 1-B DENSITY = 30 / 9.995 = 3.0 UNITS PER AC

UNIT 2 DENSITY = 81 / 16.705 = 4.8 UNITS PER AC

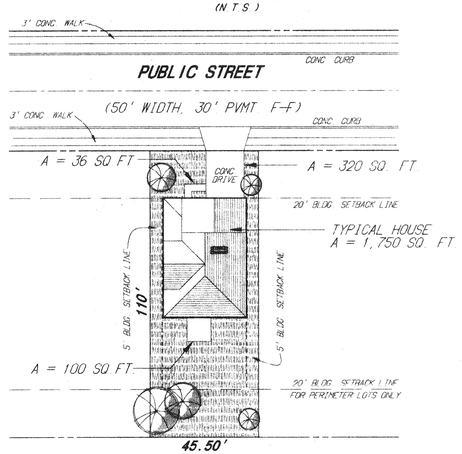
UNIT 3 DENSITY = 73 / 18.016 = 4.1 UNITS PER AC

AVERAGE DENSITY = (5.3 + 3.0 + 4.8 + 4.1) / 4 = 4.3 UNITS PER AC

LEGEND

B.S.L.	BUILDING SETBACK LINE
O.C.L.	OUTSIDE CITY LIMITS
I.C.L.	INSIDE CITY LIMITS
ELEC.	ELECTRIC
TELE.	TELEPHONE
C.A.T.V.	CABLE TELEVISION
ESMT.	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.S.	SANITARY SEWER

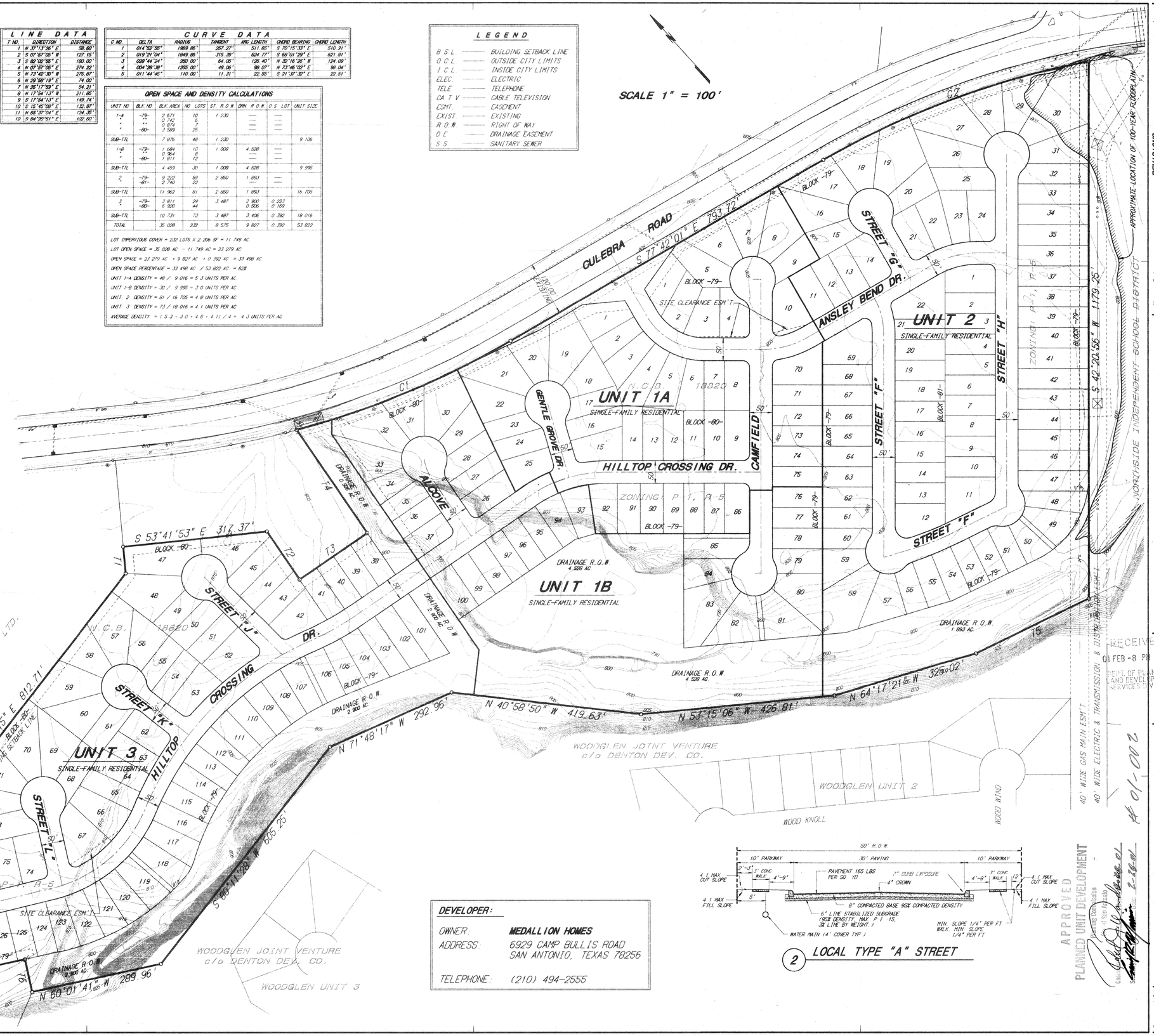
SCALE 1" = 100'



OPEN SPACE

IMPERVIOUS COVER PER LOT = 2,206 SQ. FT.

1 TYPICAL LOT OPEN SPACE
SCALE 1" = 30'



DEVELOPER:	
OWNER:	MEDALLION HOMES
ADDRESS:	6929 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78256
TELEPHONE:	(210) 494-2555

2 LOCAL TYPE "A" STREET

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Date: 2-8-01
City Clerk
Date: 2-8-01

RECEIVED
01 FEB -8 PM 3:02
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

No.	Date	REVISIONS	App.

/home/projects1/Medallion/Meadows/Drawings/final/issue/ pudplan 29 08 Jan 2001

DWN. ____ APP. MB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1100 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5811

JOB NO. 332-005-00
DATE 05/23/00

MEDALLION HOMES
THE MEADOWS SUBDIVISION

PLANNED UNIT DEVELOPMENT PLAN

SHEET NO. 1 OF 1

01-002