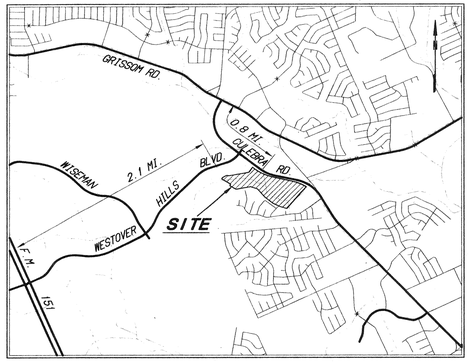


LOCATION MAP
(N.T.S.)

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 53°41'53" W	93.66'
2	S 73°42'30" E	275.87'
3	S 29°59'19" W	74.00'
4	S 25°17'59" W	54.21'
5	N 51°16'40" E	68.13'
6	N 65°37'04" E	124.35'
7	S 84°20'51" E	102.60'
8	N 42°01'37" E	50.29'
9	S 47°30'04" W	97.52'
10	S 48°27'02" W	68.07'
11	S 37°13'26" W	78.21'

LEGEND

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

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-	1.615	10	2.167	—	—	
"	"	0.742	6		—	—	
"	"	0.974	7		—	—	
"	-80-	3.590	26		—	—	
SUB-TTL		6.921	48	2.167			8.988
1-B	-79-	1.079	9	0.790	3.734	—	
"	-80-	1.911	12		—	—	
SUB-TTL		2.890	21	0.790	3.734		7.414
1-C	-79-	1.660	10	0.339	1.829	—	
SUB-TTL		1.660	10	0.339	1.829		3.827
2	-79-	9.222	59	2.850	1.893	—	
"	-61-	2.740	22			—	
SUB-TTL		11.962	81	2.850	1.893		16.705
3A	-79-	1.016	9	1.725	0.789	—	
"	-80-	2.563	18		—	—	
"	-62-	1.385	9		—	—	
SUB-TTL		4.964	35	1.725	0.789		7.478
4	-79-	3.010	23	1.904	1.761	—	
	-62-	4.566	28			—	
SUB-TTL		7.576	51	1.904	1.761		11.240
TOTAL		35.873	246	9.774	10.006	—	55.652

LOT IMPERVIOUS COVER = 246 LOTS X 2,206 SF = 12.458 AC.
LOT OPEN SPACE = 35.873 AC. − 12.458 AC = 23.415 AC.
OPEN SPACE = 23.415 AC. + 10.006 AC. = 33.421 AC.
OPEN SPACE PERCENTAGE = 33.421 AC. / 55.652 AC. = 60%
UNIT 1A DENSITY = 48 / 8.988 = 5.3 UNITS PER AC.
UNIT 1B DENSITY = 21 / 7.414 = 2.8 UNITS PER AC.
UNIT 1C DENSITY = 10 / 3.827 = 2.6 UNITS PER AC.
UNIT 2 DENSITY = 81 / 16.705 = 4.8 UNITS PER AC.
UNIT 3A DENSITY = 35 / 7.478 = 4.7 UNITS PER AC.
UNIT 4 DENSITY = 51 / 11.240 = 4.5 UNITS PER AC.
AVERAGE DENSITY = (5.3 + 2.8 + 2.6 + 4.8 + 4.7 + 4.5) / 6 =
= 4.1 UNITS PER AC.

REVISIONS OF PUD #01-002

1. THE BOUNDARY OF THE MEADOWS SUBDIVISION HAS BEEN REVISED.
2. UNIT 3 HAS BEEN SPLIT INTO UNIT 3A & 4.
3. UNIT 1B HAS BEEN SPLIT INTO UNIT 1B AND UNIT 1C.
4. REVISED PROPOSED STREETS AND PROPOSED ACCESS POINT IN UNIT 3A AND UNIT 4.
5. REVISED 2.434 ACRES OF LAND USAGE FROM COMMERCIAL TO RESIDENTIAL.
6. REVISED OPEN SPACE AND DENSITY CALCULATIONS TO REFLECT UNIT SPLITS AND BOUNDARY REVISION.

GENERAL NOTES

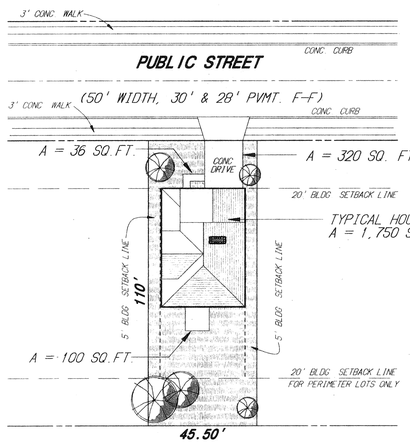
1. UNIT 3A AND UNIT 4 SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2. 35-506 (q)

ALL OF THAT CERTAIN 55.256 ACRE TRACT DESCRIBED IN INSTRUMENT TO MEDALLION, LTD. RECORDED IN VOLUME 6251, PAGE 1109 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. BEING SITUATED WITHIN NEW CITY BLOCK 18820, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE 1" = 100'

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

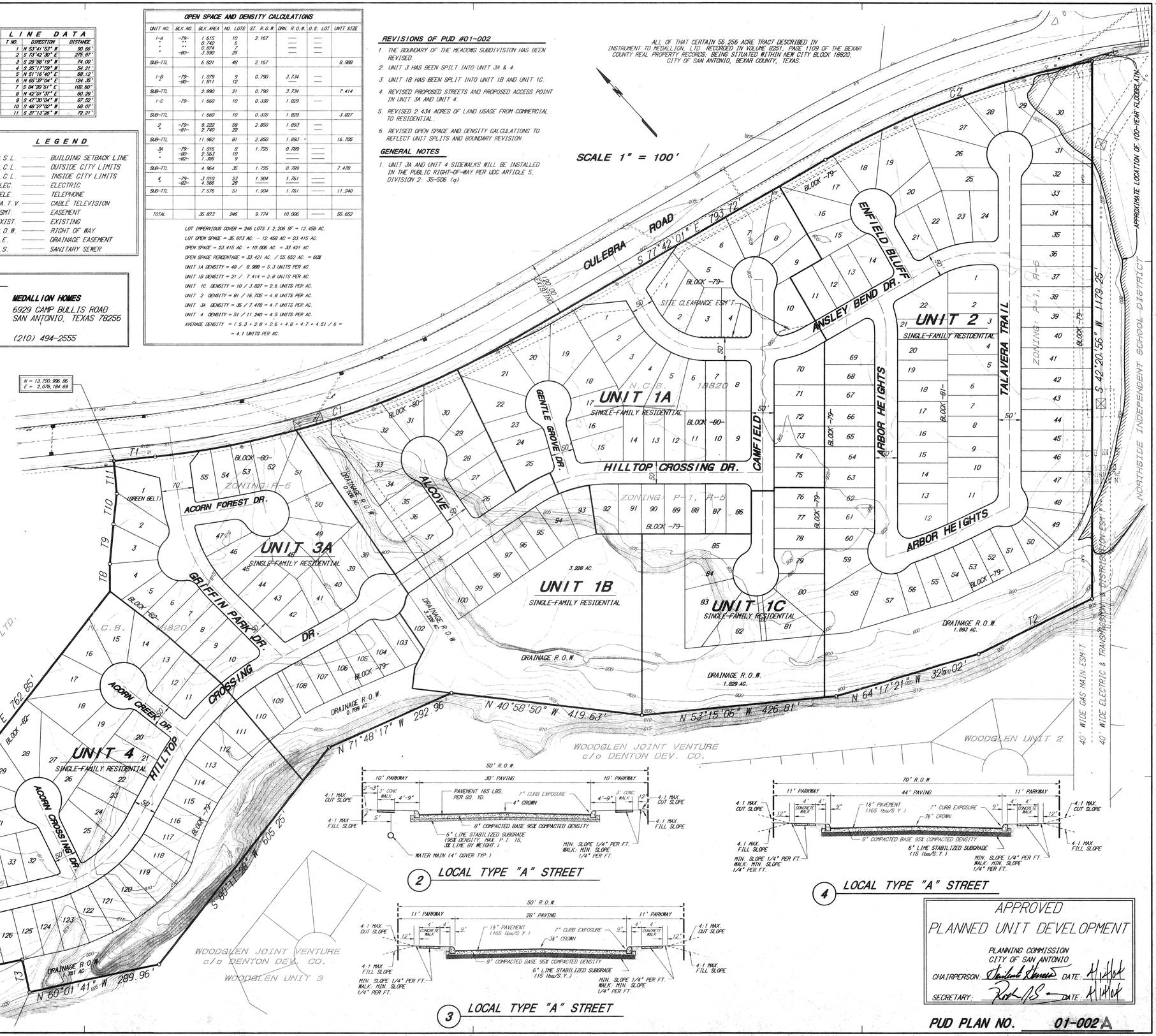
CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	024°00'08"	1969.86'	416.74'	825.20'	S 65°41'57" E	819.18'
2	019°21'04"	1849.86'	315.39'	624.77'	S 68°01'29" E	621.81'



OPEN SPACE

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

1 TYPICAL LOT OPEN SPACE
SCALE: 1" = 30'



2 LOCAL TYPE "A" STREET

3 LOCAL TYPE "A" STREET

4 LOCAL TYPE "A" STREET

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: 4/14/04
SECRETARY: _____ DATE: 4/14/04

PUD PLAN NO. 01-002A

No.	Date	REVISIONS	App.
2	12/30/03	ADDED GENERAL NOTE #1 PER CSA, REVISED STREET SECTION DETAIL	CAC
1	10/22/03	REVISED TO SPLIT UNIT 3 INTO 3A & 4	CAC

/home/projects/Medallion/Meadows/Drawings/Overall/Issued/ pudplan_R1 2:09:03 Jan 2001

DWN: _____ APP: _____ JOB: _____

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
10000 HUEBNER ROAD, BLDG. 2
SAN ANTONIO, TEXAS 78230
PHONE (210) 494-5511

JOB NO. 333-005-00 DATE: 05/23/00

MEDALLION HOMES
THE MEADOWS SUBDIVISION

PLANNED UNIT DEVELOPMENT PLAN

SHEET NO. 1 OF 1

#01-002A