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LAND USAGE

DWELL UNIT (A)= 49 UNITS X 2912 SQ.FT.= 142,688 SQ.FT.
(B)= 24 UNITS x 2304 SQ.FT.= 55,296 SQ.FT.
(C)= 18 UNITS x 3364 SQ.FT.= 60,552 SQ.FT.
91 LOTS 258,536 SQ.FT.

[(A)+(B)+(C)]=(D)

TOTAL AREA = 976,571.64 SQ.FT. (A)
FLOOR AREA: -258,536 SQ.FT. (B)
-171,282.67 SQ.FT. STREET AREA (C) } = −429,818.67 SQ. FT.
546,752.97 SQ.FT. OPEN SPACE (D)

DENSITY= 91 UNITS/22.419 ACRES = 4.059 UNITS/ACRE
DENSITY: 4.05 UNITS/ACRE

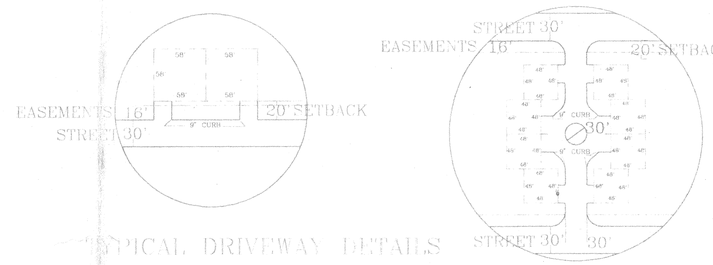
OPEN SPACE PERCENTAGE = 55.98 % = $\frac{\text{OPEN SPACE } 546,752.97}{\text{TOTAL AREA } 976,571.64} \times 100$
OPEN SPACE PERCENTAGE = OPEN SPACE (100) / TOTAL AREA

CLEAR VISION AREA FORMULAS

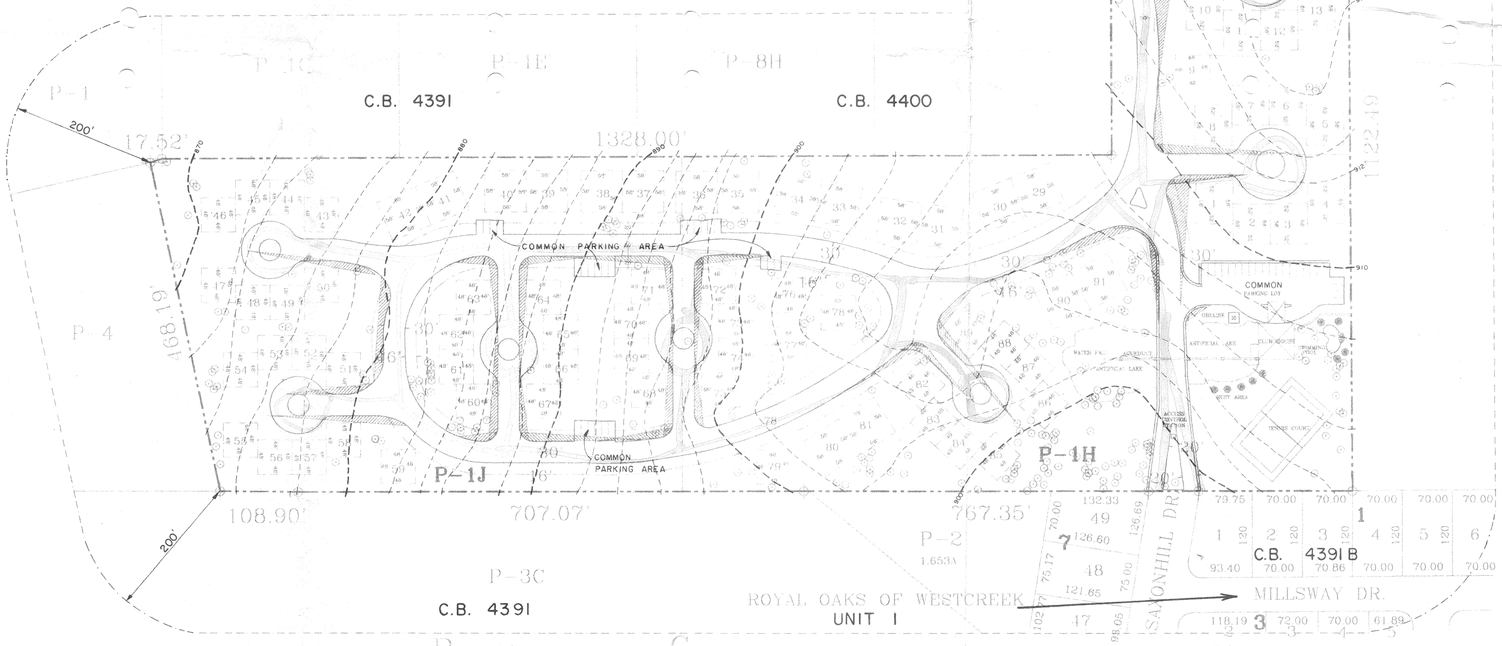
EQUATION A: $L = (13(ISD_1)/(13+(W_1/2)+K_1)/4$
EQUATION D: $R = 0.65(ISD_2)/(W_1/2+K_0)$
L=13(300')/(13+(30'/2)+7)/4= 107.40'
R=0.65(300')/(30'/2)=178.00'

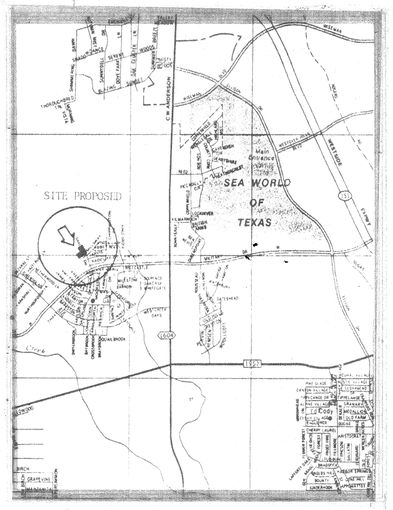
TYPICAL CLEAR VISION AREAS

NOTE: WITH EXCEPTION OF LOTS THE REMAINING PORTION WILL BE COMMON AREA.

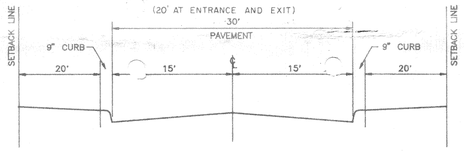


TYPICAL DRIVEWAY DETAILS





LOCATION MAP



STREET SECTION
(N.T.S.)

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 4-27-94
Secretary: D. Poole Date: 4-27-94

PRELIMINARY PLAN

SIA ENGINEERING, INC.
1222 N. MAIN, SUITE 823
SAN ANTONIO, TEXAS 78212
(210) 222-9383

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DEPT. OF PLANNING
LAND DEVELOPMENT
SUBDIVISIONS DIVISION

OBRA: PLANNED UNIT DEVELOPMENT

ESTE PLANO ES PROPIEDAD DE Albuerne y Asociados
QUEDA PROHIBIDA LA REPRODUCCION TOTAL O PARCIAL SIN AUTORIZACION POR ESCRITO DE Albuerne y Asociados

PROP. ALBUERNE DEVELOPERS GROUP,CORP.
UBICACION WESTCREECK, SAN ANTONIO, TX.
PLANO PLANNED UNIT DEVELOPMENT
ESCALA 1"=100'
FECHA OCT/27/93
NO TOMAR MEDIDAS CON ESCALIMETRO
DIBUJO L.M./R.G.
PLANO No. AN-08

FECHA	ORDEN	MODIFICACION	POR

Albuerne y Asociados
Grupo Operacional de Orderamiento Corporativo de Diseno
Arquitectos
Consultores en Planificacion
203 Angela Peralta
Col. Ex-seminario
Monterrey,N.L. 64060
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Mexico

Albuerne Developers Group, Corp. U.S.A.
1519 Babcock No. 703
San Antonio, Texas 78229
Ph. (210) 308-88-24
U.S.A.

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