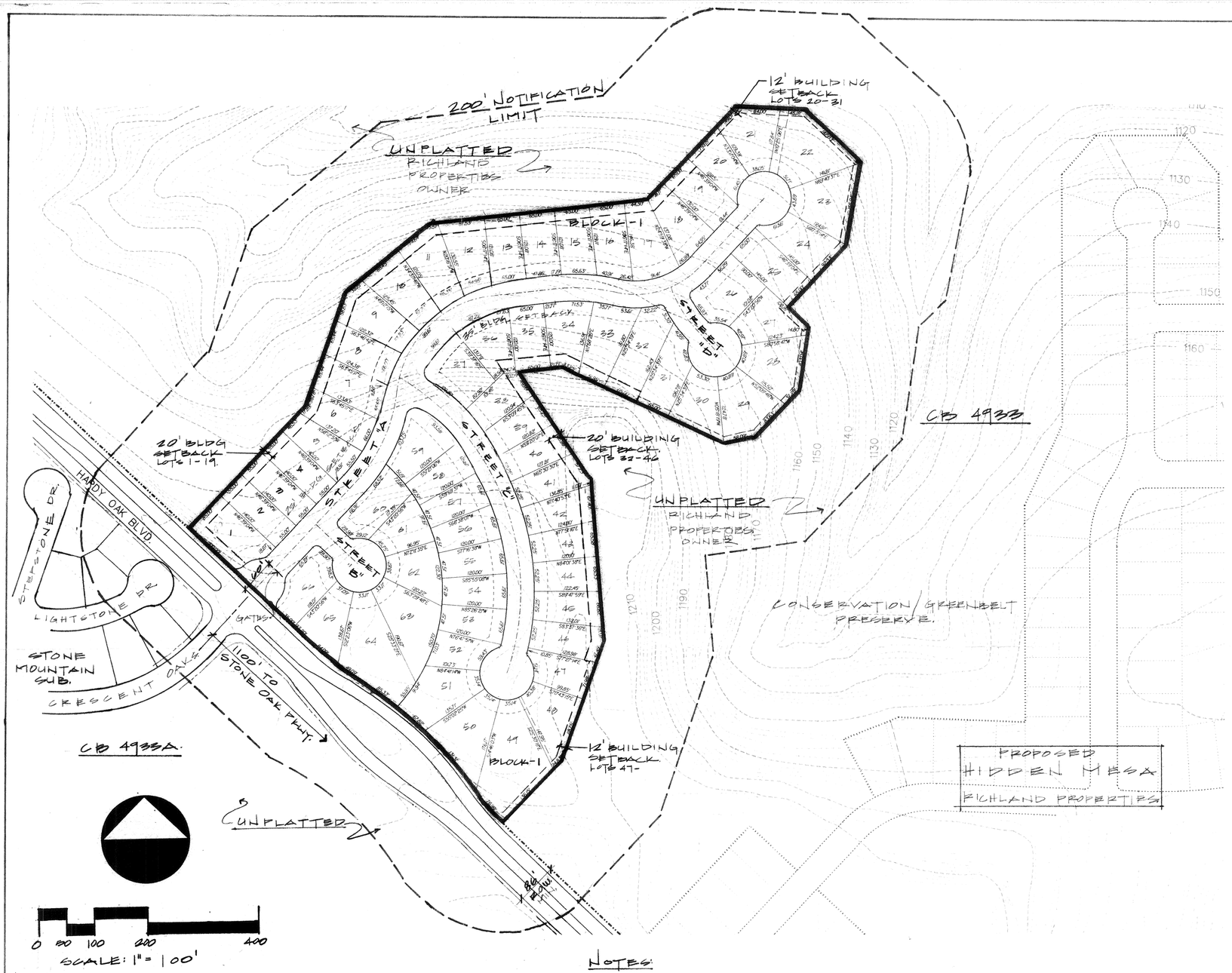
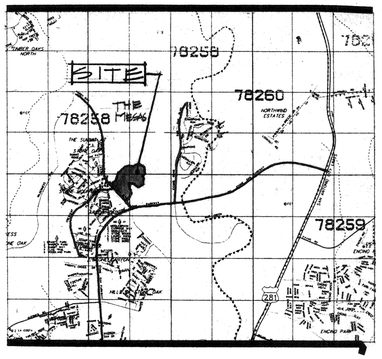


SUMMARY

- 66 LOTS - SINGLE FAMILY
- 16.05 ACRES
- 4.11 du./ac.



LOCATION MAP

HARDY OAK BLVD.

CLEAR VISION AREA

Curb Length: LT = Equation A
L = 13(ISD)/(13 + (W$_1$/2 + K$_A$) - 4
= 13(480')/(13 + (22/2 + 7) - 4
= 6240/(24 + 7) - 4
= 6240/27
= 231'

Curb Length: RT = Equation D
R = 0.65(ISD$_2$ - (W$_1$/2 + K$_D$)
= 0.65(480' - (22/2 + 2)
= 312 - 13
= 299'

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: LT = Equation A
L = 13(ISD)/(13 + (W$_1$/2 + K$_A$) - 4
= 13(300')/(13 + (27/2 + 7) - 4
= 3900/(26.5 + 7) - 4
= 3900/29.5
= 132'

Curb Length: RT = Equation D
R = 0.65(ISD$_2$ - (W$_1$/2 + K$_D$)
= 0.65(300' - (27/2 + 2)
= 195 - 15.5
= 180'

DENSITY AND OPEN SPACE RATIO

Base Zoning District	-	Project area not within City Limits
Max Density Allowed	-	N/A
Proposed Density 66 units	-	4.11 units per acre
Minimum Required Percentage of open space allowed	-	30%
Proposed percentage of open space	-	58%
Total Space	-	699,000 S.F. 16.05 ac.

126,400 S.F.	-	Street/Alley Int. R.O.W.
32,175 S.F.	-	Driveway 195 x 25 x 66
2,535 S.F.	-	Drainage R.O.W.
N/A	-	Outdoor Storage Area
N/A	-	Mechanical Equipment
133,650 S.F.	-	House Slabs 45' x 45' = 2025 x 66 units

Occupied Open Space	=	294,760 S.F.	6.77 ac.
Net Open Space	=	404,240 S.F.	9.28 ac.
Total	=	699,000 S.F.	16.05 ac.
Open Space Percentage	=	58%	

CITY OF SAN ANTONIO
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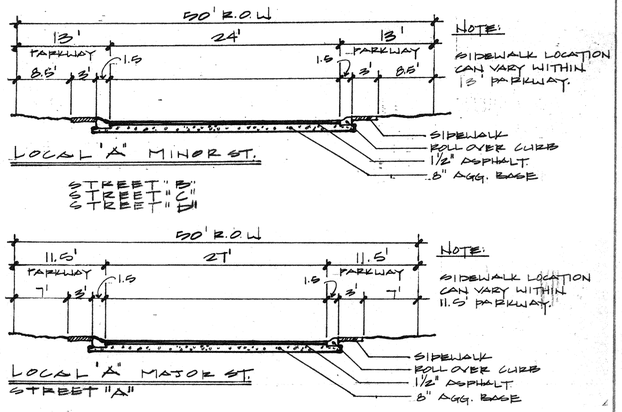
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 10/12/94
Secretary: Date: 10/12/94



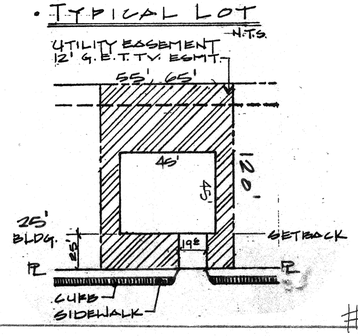
- LOCAL 'A' MINOR ST.

STREET "B"
STREET "C"
STREET "D"

- LOCAL 'A' MAJOR ST.

STREET "A"

- TYPICAL LOT



KOSSL CUDE GROUP INC
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Landscape Architecture
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San Antonio, TX 78250
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APA ASLA

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
MAILING ADDRESS: P. O. BOX 700905 SAN ANTONIO, TX 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TX 78250

DATE: 8-4-94
DRAWN BY: FBB
CHECKED BY: FBB

NOTES:

ALL STREETS HAVE A 50' R.O.W UNLESS NOTED OTHERWISE.

THE GATED ENTRANCE HAS A 60' DEPTH FOR 2 VEHICLE STORAGE. STORAGE FOR 1 VEHICLE IS REQUIRED - SEE QUEING CALCULATIONS ON ATTACHED SHEET

MESA CIELO IS (1) SINGLE UNIT

PLANNED UNIT DEVELOPMENT
MESA CIELO OF STONE OAK

DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609

#94-029