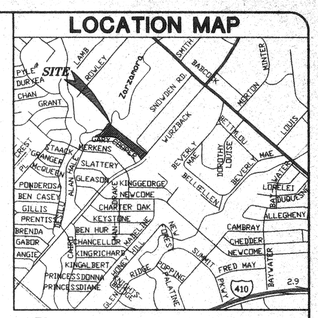
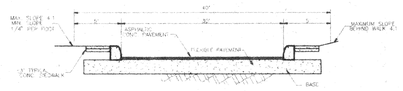
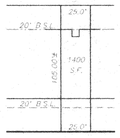
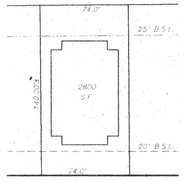
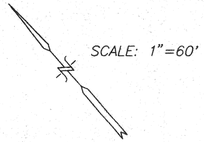
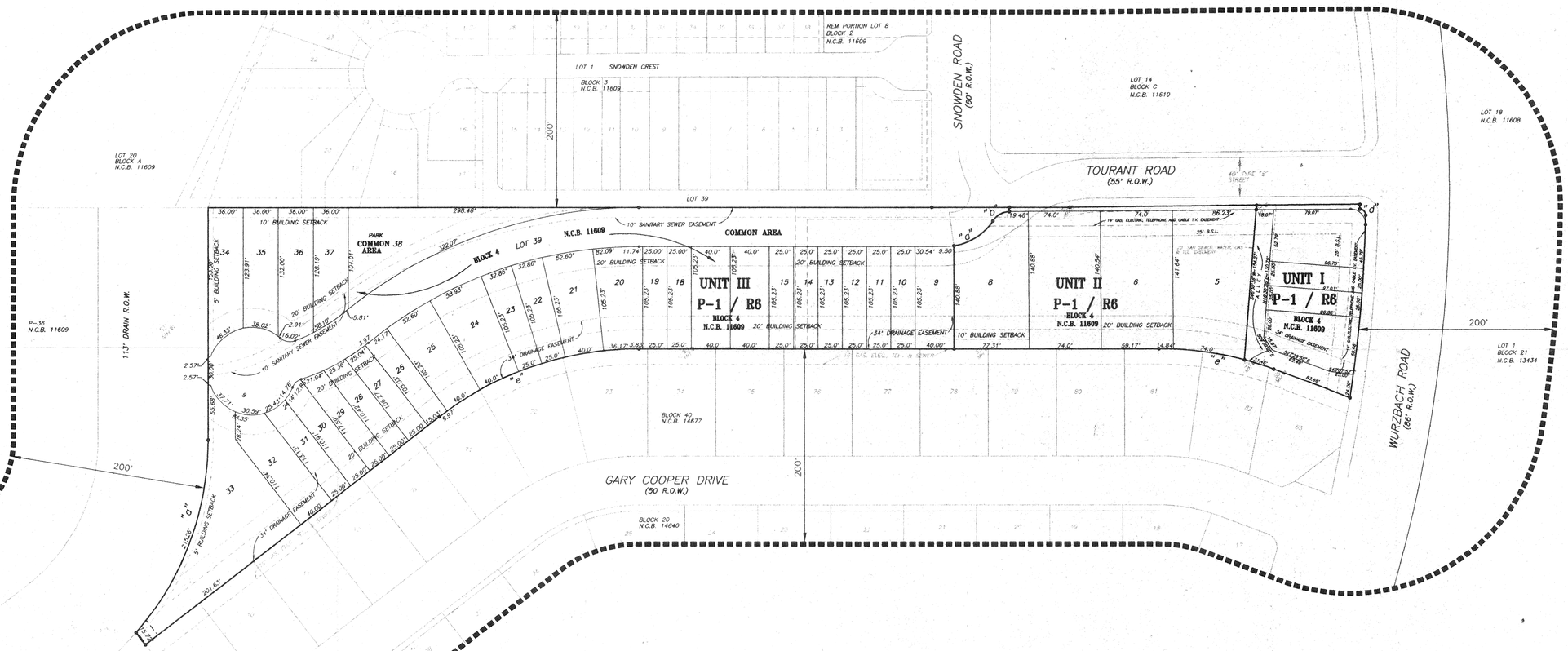






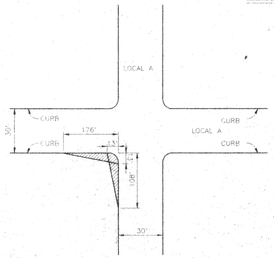


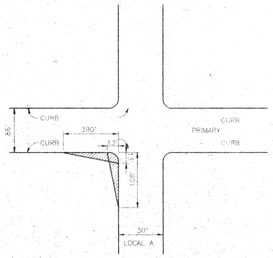




CURVE	RADIUS	LENGTH	TANGENT	DELTA
a	60.00'	49.38'	26.18'	47°09'07"
b	20.00'	19.49'	10.60'	55°50'49"
c	6.00'	9.55'	6.13'	91°12'06"
d	1389.40'	188.63'	94.46'	07°46'43"
e	335.00'	120.31'	60.81'	20°34'35"

CLEAR VISION AREA





DENSITY AND OPEN SPACE RATIOS			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	223,332	5.13	N/A
BUILDING COVERAGE AREA	57,400	1.32	25.7
OTHER (STREET)	28,800	0.66	12.9
OPEN SPACE	137,132	3.15	61.4

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A, RIGHT-EQUATION D

L=13(ISD)/(13+[W/2]+K_A)-4=108 FT.
R=0.65(ISD)-(W/2+K_D) =178 FT.
ISD=300 FT. W=30FT. K_A=7 K_D=2

ALL CORNERS LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A, RIGHT-EQUATION D

L=13 (ISD)/(13+[W/2]+K^A)-4=108 FT.
R=0.65 (ISD)-(W/2+K^D) =390 FT.
ISD(1)=300 FT. W=30 FT. K^A=7 K^D=2
ISD(2)=625 FT.

ZONING	P-1/R-6
MAXIMUM DENSITY ALLOWED	20 UNITS/AC
NUMBER OF RESIDENTIAL LOTS	37
AVERAGE HOME SIZE (SQ. FT.)	1400 (TOWNHOME) 2800 (DUPLEX)
DENSITY (TOWNHOME FAMILY UNITS PER ACRE)	8.0
DENSITY (DUPLEX FAMILY UNITS PER ACRE)	4.0

NOTES

1. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
2. GAS & ELECTRIC PROVIDED BY CITY PUBLIC

REVISIONS

REVISED ON MAY 17, 1999.
REVISED ON JUNE 23, 1999.
REVISED ON JULY 28, 1999.

Flores & Company, Inc.
Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247 (210) 490-9963

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 8-11-99
Secretary: [signature] Date: 8-11-99

JORGE GAMBOA
MIRAGE & WURZBACH RD.
PUD & POADP PLANS
San Antonio, Texas

#99-017

JOB NO.
589-00
DATE
APRIL 1999
SHEET
1 OF 1

F&C JOB NO. 589-00
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