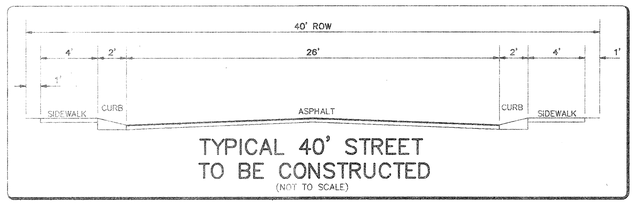
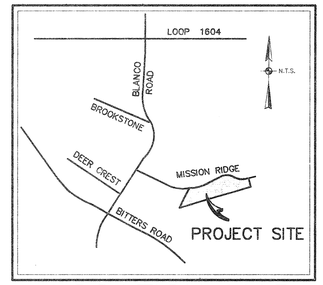
TABLE A	
YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK ALL LOTS	20'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINE	5'
B. CORNER LOT LINE ABUTTING STREET	20'
3. MAXIMUM STRUCTURE HEIGHT (MAY EXCEED IF SET BACK 1' FOR EACH 2' OF ADDITIONAL HEIGHT)	25'
4. 4' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS	

TABLE B	
AREA COMPUTATIONS AND RATIOS	AREA (AC)
1. GROSS PROJECT SITE	15.053
LESS	
A. TOTAL STREET RIGHT OF WAY	3.944
B. TOTAL DRIVEWAYS (32 DRIVES @ 20'x20' EACH)	0.294
C. TOTAL STRUCTURE COVERAGE (32 HOMES @ 2500 SF EACH)	1.837
2. TOTAL OPEN SPACE	8.978
3. OPEN SPACE RATIO	59.6%

TABLE C			
SPECIAL LOTS			
1. STREETS	PAVEMENT (AC)	ROW (AC)	AREA (AC)
A. LOT 289	2.772	3.944	
2. OPEN SPACE LOTS			
A. LOT 290			0.502
B. LOT 291			1.873
			2.375

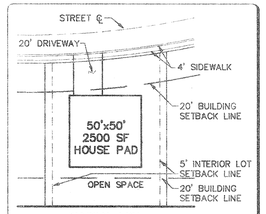


TYPICAL 40' STREET TO BE CONSTRUCTED
(NOT TO SCALE)



LOCATION MAP

TABLE D	
DENSITY TABLE	MAXIMUM DENSITY
FOR BASE ZONING DISTRICT (P-1) R-1	8 UNITS/AC
AREA OF PUD	15.053 AC
DWELLING UNITS	32 UNITS
DENSITY	2.1 UNITS/AC



TYPICAL LOT
(NOT TO SCALE)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CLEAR VISION AREA CALCULATIONS REF: CSA UDC EXHIBIT G

STREET: MISSION RIDGE TO MISSION TRAIL — NOTE 1

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

ISD2: 300 LF
W1: 44 LF
KD: 2
CURB LENGTH = R1: R1: 171 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

ISD1: 330 LF
W1: 44 LF
KA: 7
CURB LENGTH = L1: L1: 98 LF

STREET: MISSION TRAIL TO MISSION RIDGE — NOTE 2

TWO WAY - EQUATION D: R2 = 0.65x(ISD2) - (W1/2 + KD)

ISD2: 330 LF
W1: 52 LF
KD: 2
CURB LENGTH = R2: R2: 187 LF

TWO WAY - EQUATION A: L2 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

ISD1: 300 LF
W1: 52 LF
KA: 7
CURB LENGTH = L2: L2: 81 LF

STREET: MISSION TRAIL TO MISSION CREST — NOTE 3

TWO WAY - EQUATION D: R3 = 0.65x(ISD2) - (W1/2 + KD)

ISD2: 300 LF
W1: 52 LF
KD: 2
CURB LENGTH = R3: R3: 167 LF

TWO WAY - EQUATION A: L3 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

ISD1: 300 LF
W1: 52 LF
KA: 7
CURB LENGTH = L3: L3: 81 LF

STREET: MISSION CREST TO MISSION TRAIL — NOTE 4

TWO WAY - EQUATION D: R4 = 0.65x(ISD2) - (W1/2 + KD)

ISD2: 300 LF
W1: 30 LF
KD: 2
CURB LENGTH = R4: R4: 178 LF

TWO WAY - EQUATION A: L4 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

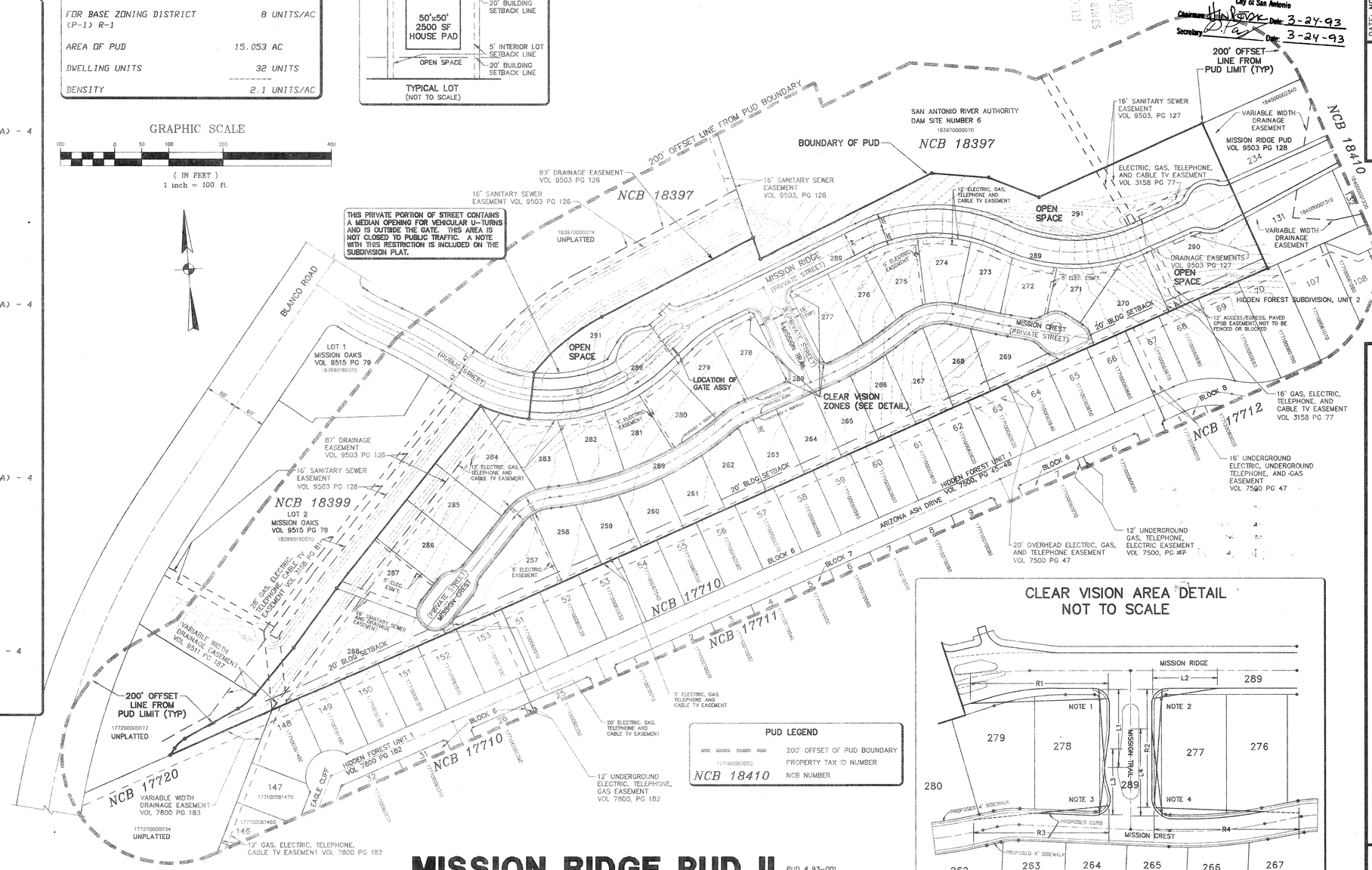
ISD1: 300 LF
W1: 30 LF
KA: 7
CURB LENGTH = L4: L4: 107 LF

RECAP	CORNER	R (LF)	L (LF)
	NOTE 1	171	98
	NOTE 2	187	81
	NOTE 3	167	81
	NOTE 4	178	107

MISSION RIDGE PUD II: PLAT# 920297

POADP #338 APPROVED 9DEC92

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



CLEAR VISION AREA DETAIL
NOT TO SCALE

MISSION RIDGE PUD II

PUD # 93-001

JOB No. 92701

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(512) 349-6571
78216

DATE: NOV 92
DESIGNED BY: WLT
DRAWN BY: FGH
CHECKED BY: CRH
SCALE: 1" = 100'
FILE: 92701PUD
SUPPORT: P\92701

RECEIVED 93 MAR 12 PM 4:02 CITY OF SAN ANTONIO PLANNING & DEVELOPMENT SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 3-24-93
Secretary: Date: 3-24-93

12m4293

NO.	DATE	DESCRIPTION	BY

MISSION RIDGE PUD II

A SINGLE FAMILY PUD

PUD PLAN

SHEET 01 OF 01

#93-001