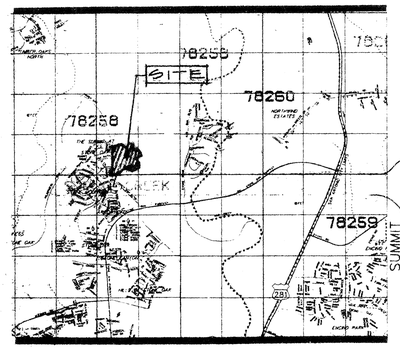
94-012 Plan Director July 8, 1999 Date

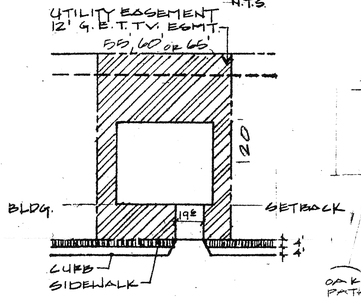


LOCATION MAP

SEE ADDITIONAL ENCLOSED STAGE 2 MAP

• TYPICAL LOT

N.T.S.

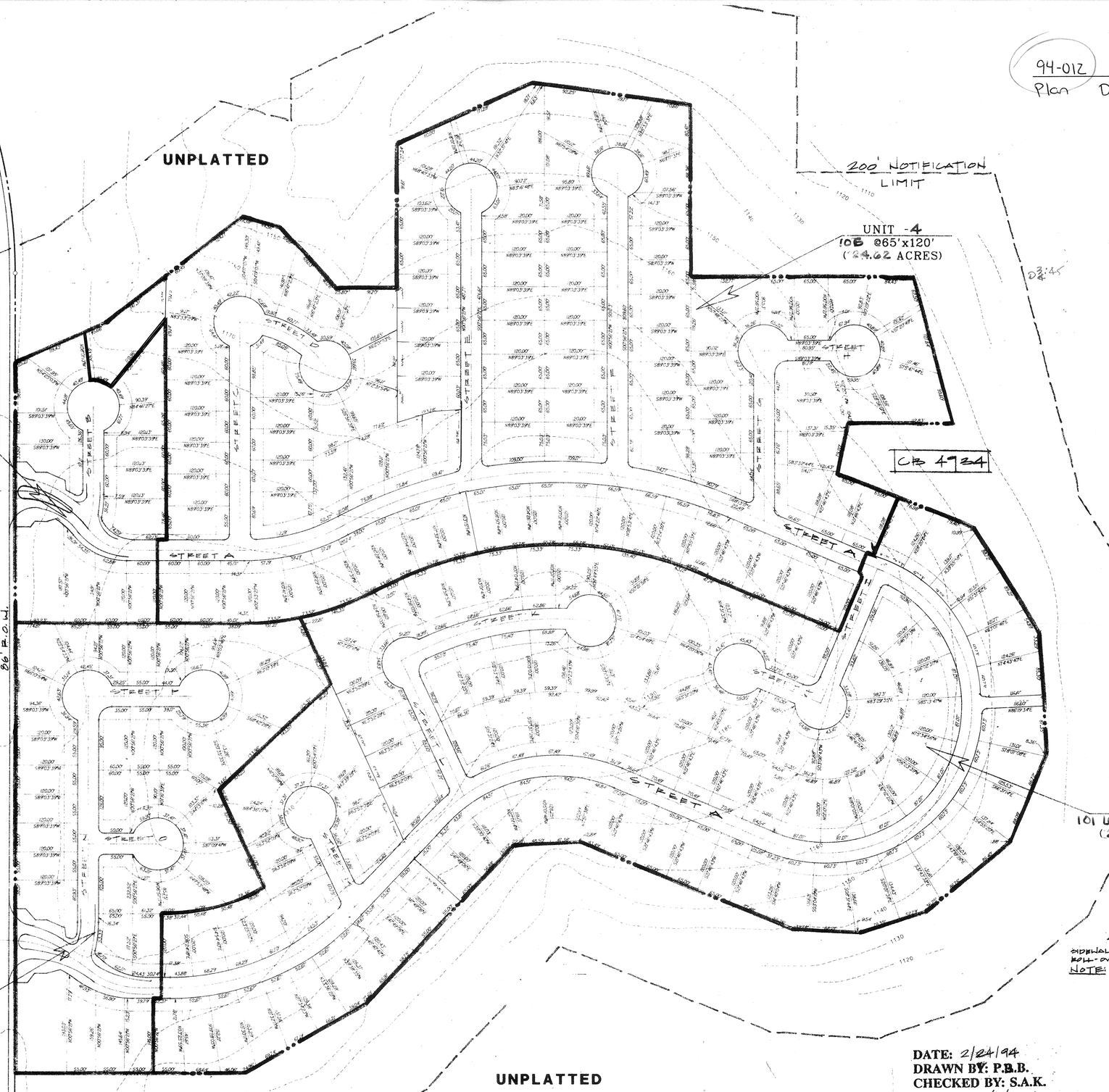


THE SUMMIT AT STONEOAK

NOTE:

ALL PROPERTY TO THE NORTH, EAST AND SOUTH OF MESA VERDE IS OWNED BY RICHLAND PROPERTIES.

CB 4934-A



0 50 100 200 400

SCALE: 1" = 100'

CLEAR VISION AREA

Curb Length:	LT	=	Equation A
	L	=	13(ISD)/(13 + (W_1/2 + K_A) - 4
		=	13(300')/(13 + (21/2 + 7) - 4
		=	3900/(23 + 7) - 4
		=	130' Street A – Street P
Curb Length:	RT	=	Equation D
	R	=	0.65(ISD_2 - (W_1/2 + K_D)
		=	0.65(300' - (21/2 + 2)
		=	195 - 12.5
		=	182' Street A – Street P
Curb Length:	RT	=	Equation D
	R	=	0.65 (ISD_1 - (W_1/2 + K_D)
		=	0.65(480' - (62/2 + 2)
		=	312 - 22
		=	290' HARDY OAK
Curb Length:	LT	=	Equation A
	L	=	13 (ISD_1)/(13 ÷ (W_1/2 + K_D) - 4
		=	13(480')/(13 + (62/2) + 7) - 4
		=	6240/(44) - 4
		=	126' HARDY OAK

UNPLATTED

Density and Open Space Ratio

Base Zoning District	-	P-1, R-1
Max Density Allowed	-	8.0 units per acre
Proposed Density 288 units	-	4.32 units per acre
Minimum Required Percentage of open space allowed	-	35%
Proposed percentage of open space	-	55%
Total Space	-	2,569,430 ft² 58.980 ac.

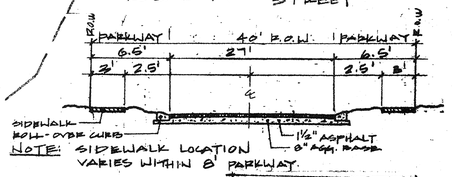
309,750	Street/safety lane R.O.W.
124,312	Driveway 19.5 x 25 x 255
8,080	Drainage R.O.W.
0	Outdoor Storage Area
0	Mechanical Equipment
714,000	House Slabs

Occupied Open Space	=	1,156,942 ft²
Net Open Space	=	1,412,488 ft²
Total	=	2,569,430 ft²
Open Space Percentage	=	55%

RECEIVED '99 JUL -7 PM 3:28 DEPT. OF PLANNING LAND DEVELOPMENT DIVISION

STREET A

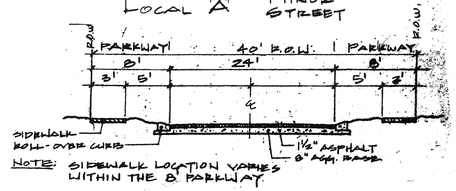
LOCAL "A" MAJOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN 8' PARKWAY.

STREETS B thru P

LOCAL "A" MINOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN THE 8' PARKWAY.

DATE: 2/24/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.
REV.: 7/6/99

UNPLATTED

PLANNED UNIT DEVELOPMENT

MESAVERDE OF STONE OAK

DEVELOPER

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

KOSSL CUDE GROUP INC.
Land Planning
Landscape Architecture
10325 Bandera Rd.
San Antonio, TX 78230
AIA AIA (210) 523-9544

M.W. CUDE & ASSOCIATES, INC.
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MAILING ADDRESS: P. O. BOX 700905 SAN ANTONIO, TX 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TX 78250

#94-012