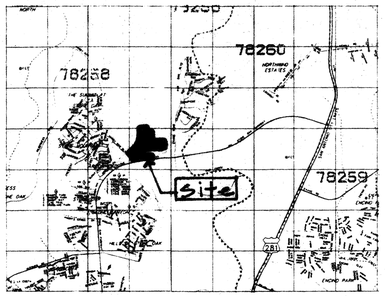
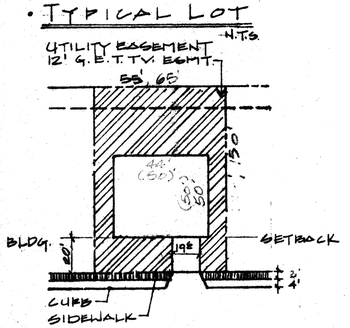
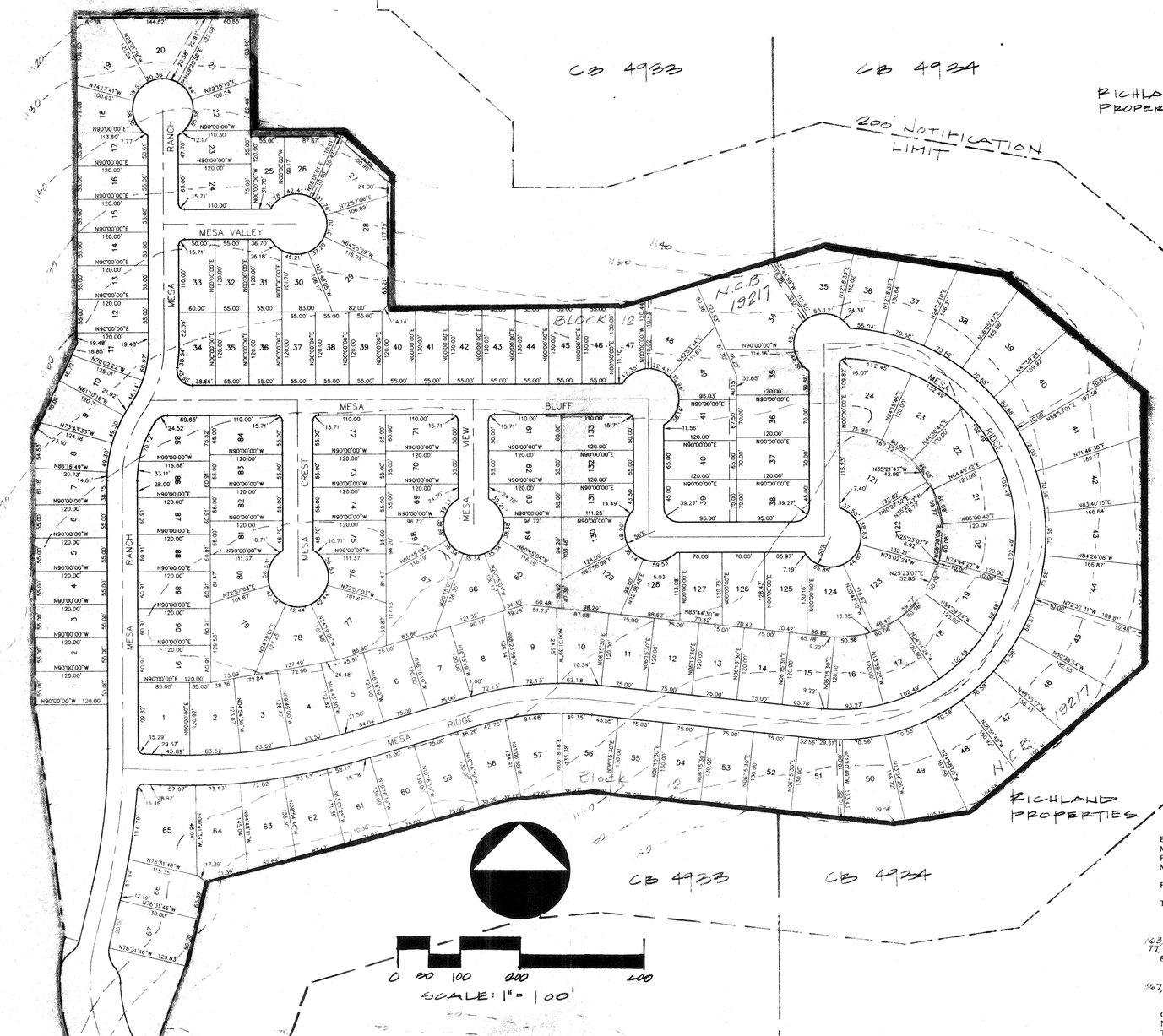


LOCATION MAP

- TYPICAL LOT

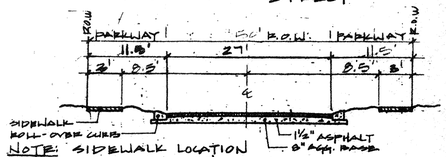


RICHLAND PROPERTIES



STREET A & B

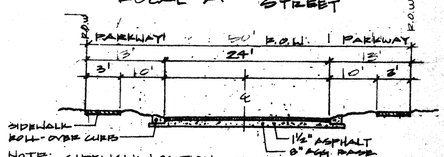
LOCAL "A" MAJOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN 11.5' PARKWAY.

STREETS C-H

LOCAL "A" MINOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN THE 13' PARKWAY.

STONE OAK PKWY

CLEAR VISION AREA

Curb Length:
LT = Equation A
L = 13(ISD)/(13 + (W$_2$/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$_2$/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$_2$/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$_2$/2 + K$_D$))
= 0.65(300' - (27/2 + 2)
= 195 - 15.5
= 180'

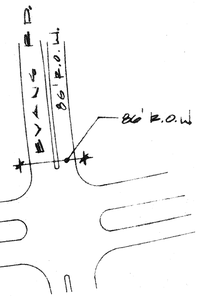
99 NOV 19 PM 3:39

DENSITY AND OPEN SPACE RATIO

Base Zoning District	-	R-1, R-1
Max Density Allowed	-	4DU/AC.
Proposed Density (158 Lots)	-	4 units per acre
Minimum Required percentage of open space allowed	-	35%
Proposed percentage of open space	-	65.6%
Total Space	-	1,786,831 S.F. 41.02 ac.

163,090 S.F.	-	Street/safety lane R.O.W.
77,052 S.F.	-	Driveway 19.5 x 25 x 211
8,390	-	Drainage R.O.W.
N/A	-	Outdoor Storage Area
N/A	-	Mechanical Equipment
367,700 S.F.	-	House Slabs : 44'x50' = 2200 x 91 50'x50' = 2500 x 27

Ocupied Open Space	=	614,208 S.F.
Net Open Space	=	11,172,623 S.F.
Total	=	1,786,831 S.F.
Open Space Percentage	=	65.6 %



NOTES:

ALL THE LOTS OF HIDDEN MESA ARE PART OF UNIT 1. THERE IS ONLY 1 UNIT.

REVISED: 10/1/98
DATE: 6/3/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

KOSSL CUDE GROUP
Land Planning
Landscape Architecture
10135 Bandera Rd.
San Antonio, TX 78250
AIA ASLA (210) 523-9544

11/22/99
DATE
DIRECTOR OF PLANNING
94-020
PLAN #

PLANNED UNIT DEVELOPMENT
HIDDEN MESA OF STONE OAK

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
MAILING ADDRESS: P. O. BOX 790605 SAN ANTONIO, TX 78279
LOCATION: 10325 BANDERA RD SAN ANTONIO, TX 78250

94-020

DEVELOPER

FLAIR / JAPHET J.V.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247
(210)494-1931