95-034

LEGEND:

(12) CORRESPONDS WITH THE NUMBER ON THE OWNERS MAILING LIST.

CLEAR VISION CALCULATION

* $L = \frac{13(300)}{13+15+7} - 4 = 107.4$ USE 108' TYP.
* $R = 0.65(300) - (15+2) = 178'$ TYP.
* LEFT & RIGHT DIMENSIONS TYPICAL FOR ALL INTERSECTIONS.

TYPICAL STREET SECTION
NTS
(PRIVATE)

TYPICAL LOT SIZE
N.T.S.

GROSS AREA = 552.1 ACRES
NO. OF LOTS = 185
AVERAGE HOME SIZE = 3000 SQ. FT. (APPROX.)
LOTS VARY FROM 43,560 SQ. FT. MIN.
TO 217,800 SQ. FT. MAX.

OPEN SPACE TO RATIO & DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	24,049,476	552.1	——
BUILDING COVERAGE AREA	555,000	12.7	2.3 %
OTHER (STREET)	1,315,500	30.2	5.5 %
OPEN SPACE	22,180,752	509.2	92.2 %

PROPOSED OPEN SPACE = 92.2 %
DENSITY = 0.33 SINGLE FAMILY UNITS / ACRE

DEVELOPER: BOERNE STAGE ROAD JOINT VENTURES
c/o DENTON DEVELOPMENT
3330 OAKWELL COURT SUITE NO. 110
SAN ANTONIO, TEXAS 78218

HR
Highlands Ranch

PAPE-DAWSON ENGINEERS

P.U.D. / P.O.A.D.P. PLAN

95-034

DATE: DEC., 1994

JOB NO. 1534.62