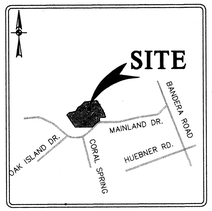


LOCATION MAP
N.T.S.

SCALE: 1" = 200'

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

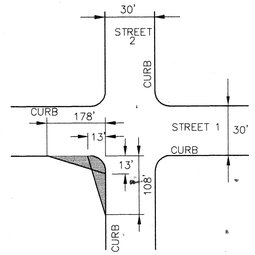
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

$$L = \frac{13\ (ISD\ 1\ )}{13 + W1/2 + K_A} - 4 = 108\ FT.$$

$R = 0.65(ISD_2)-(W1/2 + K_D) = 178\ FT.$

$ISD = 300\ FT. \quad W=30\ FT. \quad K_A = 7 \quad K_D = 2$



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

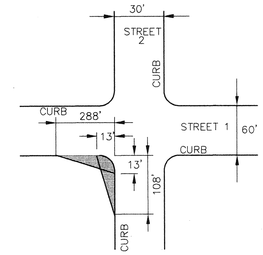
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$$L = \frac{13\ (ISD\ 1\ )}{13 + W1/2 + K_A} - 4 = 108\ FT.$$

$R = 0.65(ISD_2)-(W1/2 + K_D) = 288\ FT.$

$ISD(1) = 300\ FT. \quad W=30\ FT. \quad K_A = 7 \quad K_D = 2$

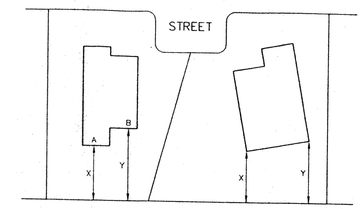
$ISD(2) = 480\ FT. \quad W=44\ FT.$



NOTE:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

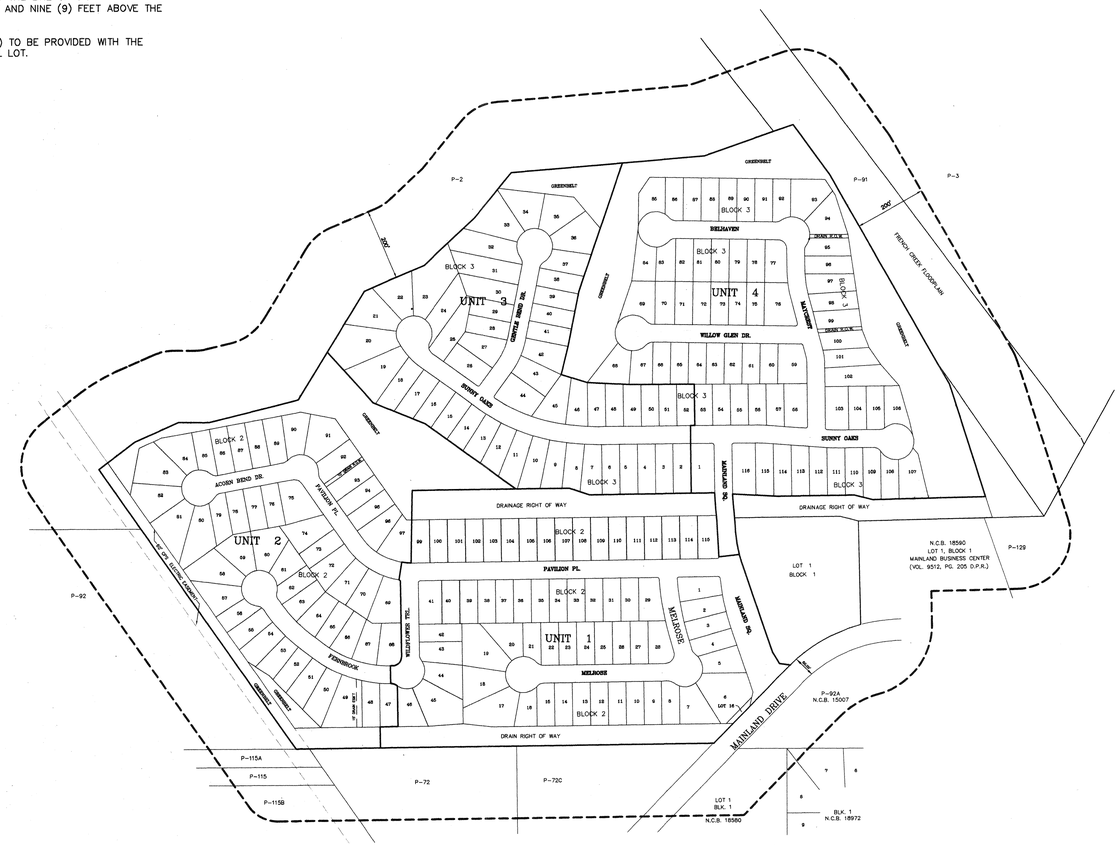


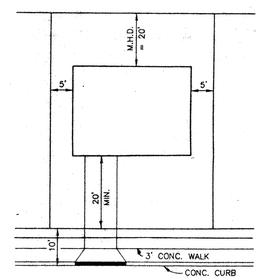
M.H.D. $\frac{(A)\ (X) + (B)\ (Y)}{A + B} = 15'$ M.H.D. $\frac{X + Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE





TYPICAL LOT

NOT TO SCALE

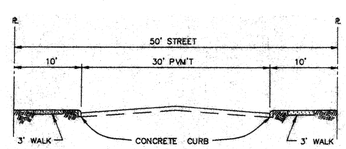
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	(P-1) R-5
MAXIMUM DENSITY ALLOWED	=	10 UNITS PER ACRE
PROPOSED DENSITY	=	3.64 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	69.02%
TOTAL SPACE	=	63.133 ACRES

6.200	ACRES	STREET PAVEMENT/CONC. ISLANDS & CONC. DRAINS
2.534	ACRES	DRIVEWAYS(16' x 30')
10.824	ACRES	HOUSE SLABS(INCLUDES GARAGE) (TYPICAL 2050 SF)
19.558	ACRES	TOTAL

NET OPEN SPACE = (63.133 – 19.558) = 43.575 ACRES / 63.133 ACRES

OPEN SPACE RATION = 69.02%



TYPICAL STREET SECTION

NOT TO SCALE

- 230 RESIDENTIAL UNITS
  2 RECREATIONAL/OPEN SPACE LOTS.
  (LOT 1, BLOCK 1 & LOT 116, BLOCK 2)
- TOTAL ACREAGE 63.133 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:

MEDALLION, LTD.
6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256
PHONE: (210)494-2555

97-039 PLAN #
DIRECTOR OF PLANNING
Feb 9, 1999 DATE

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY
SAN ANTONIO TEXAS 78216
210-375-9000

P.U.D. PLAN FOR MAINLAND SQUARE SUBDIVISION UNITS 1, 2, 3 & 4

JOB NO.	4299-02
DATE	FEBRUARY, 1999
DESIGNER	J.P.
CHECKED J.P.	DRAWN L.J.D.
SHEET 1	OF 1

L:\4299\00\DESIGN\CIVIL\PU429900.DWG

97-039