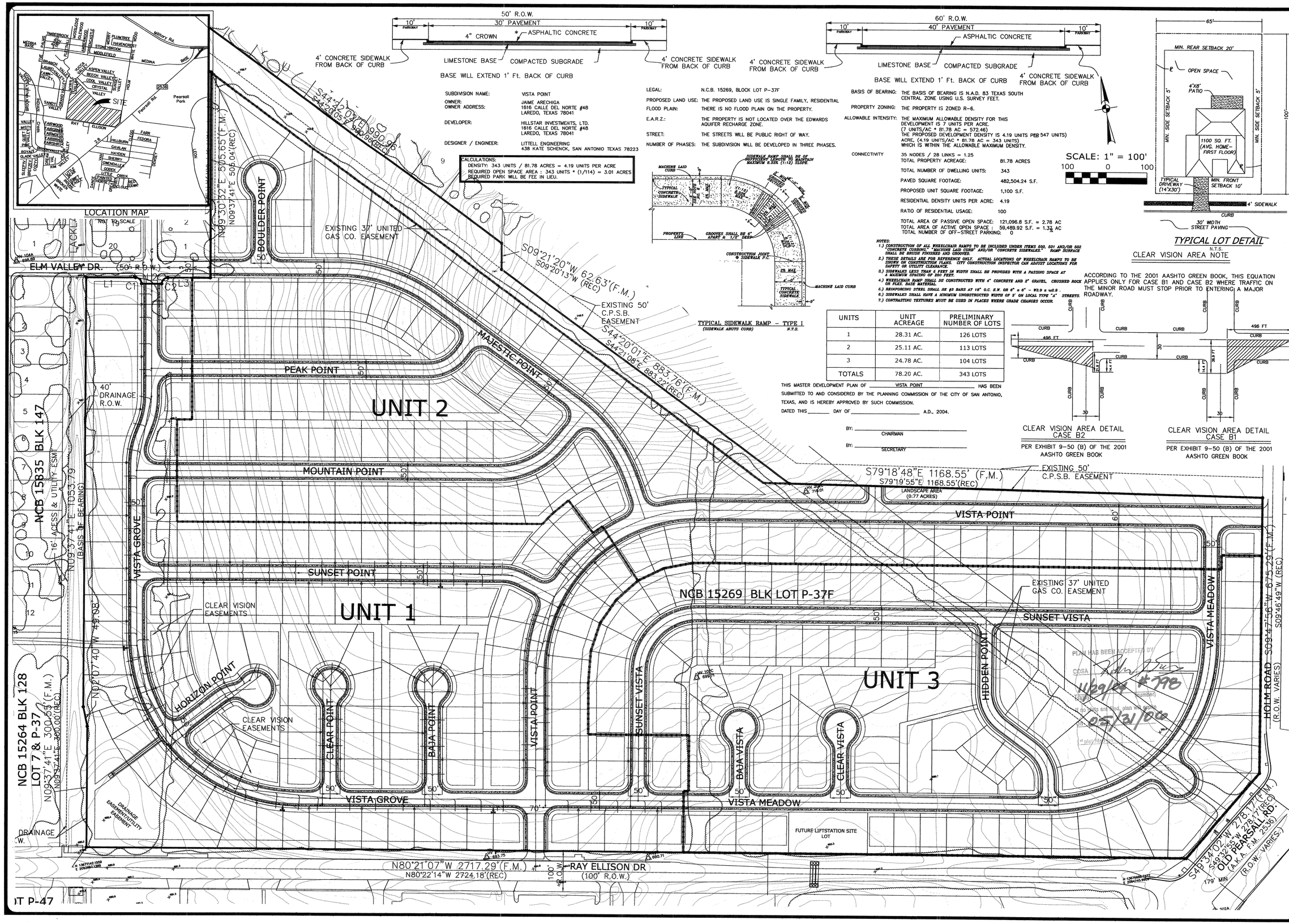

SUBDIVISION NAME: VISTA POINT

OWNER: JAIME ARECHIGA
OWNER ADDRESS: 1616 CALLE DEL NORTE #48, LAREDO, TEXAS 78041

DEVELOPER: HILLSTAR INVESTMENTS, LTD. 1616 CALLE DEL NORTE #48, LAREDO, TEXAS 78041

DESIGNER / ENGINEER: LITTELL ENGINEERING, 438 KATE SCHENCK, SAN ANTONIO TEXAS 78223

CALCULATIONS:
DENSITY: 343 UNITS / 81.78 ACRES = 4.19 UNITS PER ACRE
REQUIRED OPEN SPACE AREA : 343 UNITS * (1/114) = 3.01 ACRES
REQUIRED PARK WILL BE FEE IN LIEU.

LEGAL: N.C.B. 15269, BLOCK LOT P-37F

PROPOSED LAND USE: THE PROPOSED LAND USE IS SINGLE FAMILY, RESIDENTIAL

FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.

E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

STREET: THE STREETS WILL BE PUBLIC RIGHT OF WAY.

NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN THREE PHASES.

BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

PROPERTY ZONING: THE PROPERTY IS ZONED R-6.

ALLOWABLE INTENSITY: THE MAXIMUM ALLOWABLE DENSITY FOR THIS DEVELOPMENT IS 7 UNITS PER ACRE. (7 UNITS/AC * 81.78 AC = 572.46) THE PROPOSED DEVELOPMENT DENSITY IS 4.19 UNITS PER ACRE, (4.19 UNITS/AC * 81.78 AC = 343 UNITS) WHICH IS WITHIN THE ALLOWABLE MAXIMUM DENSITY.

CONNECTIVITY: 35 NODES / 28 LINKS = 1.25

TOTAL PROPERTY ACREAGE:	81.78 ACRES
TOTAL NUMBER OF DWELLING UNITS:	343
PAVED SQUARE FOOTAGE:	482,504.24 S.F.
PROPOSED UNIT SQUARE FOOTAGE:	1,100 S.F.
RESIDENTIAL DENSITY UNITS PER ACRE:	4.19
RATIO OF RESIDENTIAL USAGE:	100
TOTAL AREA OF PASSIVE OPEN SPACE:	121,096.8 S.F. = 2.78 AC
TOTAL AREA OF ACTIVE OPEN SPACE :	59,489.92 S.F. = 1.37 AC
TOTAL NUMBER OF OFF-STREET PARKING:	0

NOTES:
1.) CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS 500, 501 AND/OR 502 "CONCRETE CURBING," "MACHINE LAID CURB" AND/OR "CONCRETE SIDEWALKS." RAMP SURFACE SHALL BE BRUSH FINISHED AND GROOVED.
2.) THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
3.) SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
4.) WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CONCRETE AND 2" GRAVEL, CRUSHED ROCK OR FLEX. BASE MATERIAL.
5.) REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C. E.W. OR 6" x 6" - W2.9 x w2.9 .
6.) SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 5' ON LOCAL TYPE "A" STREETS.
7.) CONTRASTING TEXTURES MUST BE USED IN PLACES WHERE GRADE CHANGES OCCUR.

UNITS	UNIT ACREAGE	PRELIMINARY NUMBER OF LOTS
1	28.31 AC.	126 LOTS
2	25.11 AC.	113 LOTS
3	24.78 AC.	104 LOTS
TOTALS	78.20 AC.	343 LOTS

THIS MASTER DEVELOPMENT PLAN OF VISTA POINT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2004.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CLEAR VISION AREA NOTE

ACCORDING TO THE 2001 AASHTO GREEN BOOK, THIS EQUATION APPLIES ONLY FOR CASE B1 AND CASE B2 WHERE TRAFFIC ON THE MINOR ROAD MUST STOP PRIOR TO ENTERING A MAJOR ROADWAY.

REVISION	DESCRIPTION	DATE

LITTELL ENGINEERING
438 KATE SCHENCK
SAN ANTONIO, TEXAS
78223
210-333-6936

VISTA POINT SUBDIVISION
SAN ANTONIO, TX, BEXAR COUNTY

MASTER DEVELOPMENT PLAN

JOB NO.	
DATE	2/24/2004
DESIGNER	DG
CHECKED	DG
DRAWN	DJ
SHEET	1

#798