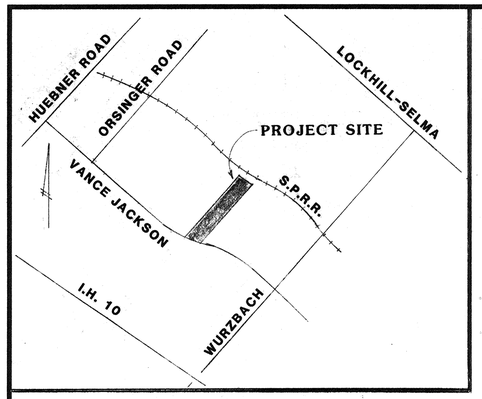
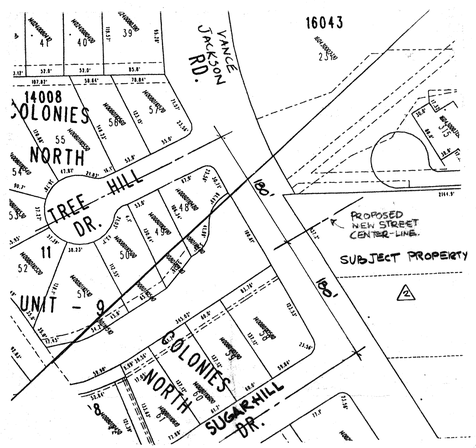
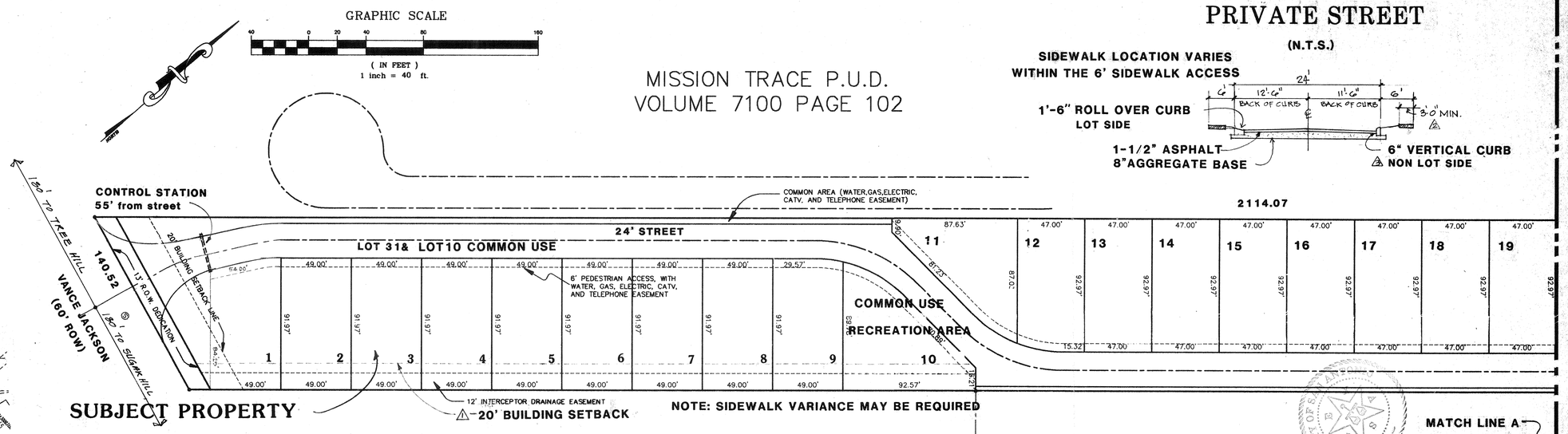


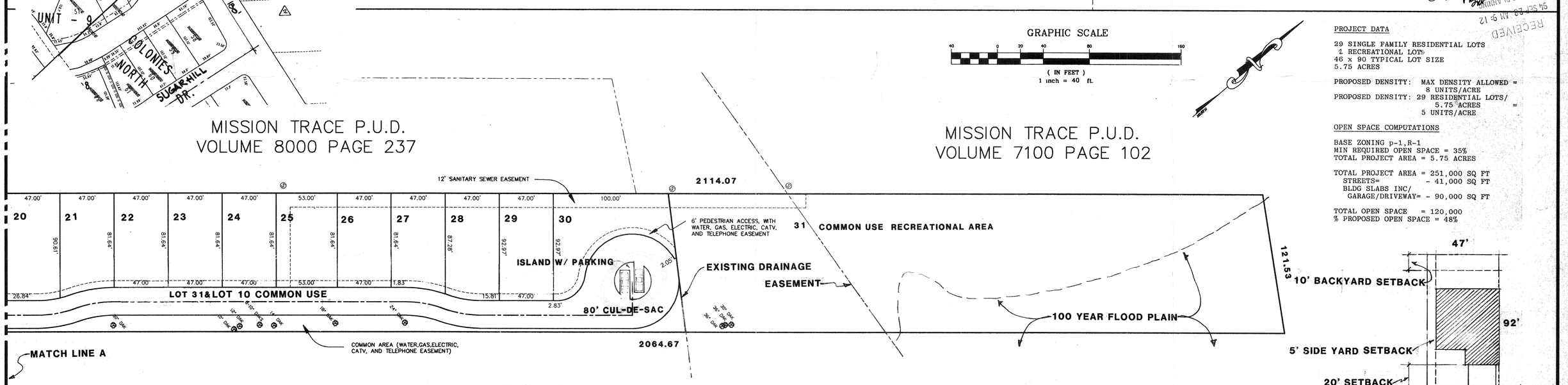
LOCATION MAP N.T.S.





PRIVATE STREET

(N.T.S.)



PROJECT DATA

29 SINGLE FAMILY RESIDENTIAL LOTS
2 RECREATIONAL LOTS
46 x 90 TYPICAL LOT SIZE
5.75 ACRES

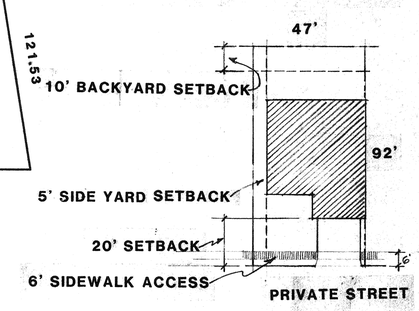
PROPOSED DENSITY: MAX DENSITY ALLOWED = 8 UNITS/ACRE
PROPOSED DENSITY: 29 RESIDENTIAL LOTS/ 5.75 ACRES = 5 UNITS/ACRE

OPEN SPACE COMPUTATIONS

BASE ZONING p-1,R-1
MIN REQUIRED OPEN SPACE = 35%
TOTAL PROJECT AREA = 5.75 ACRES

TOTAL PROJECT AREA = 251,000 SQ FT
STREETS= - 41,000 SQ FT
BLDG SLABS INC/ GARAGE/DRIVEWAY= - 90,000 SQ FT

TOTAL OPEN SPACE = 120,000
% PROPOSED OPEN SPACE = 48%



TYPICAL LOT

MATCH LINE A

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: 10/12/94
Secretary Date: 10/12/94

RECEIVED
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MISSION CREEK
PLANNED UNIT DEVELOPMENT

GVBT HOMES
(210)655-1671

DANIEL T. MUZQUIZ & ASSOCIATES
ARCHITECTURAL DESIGN GROUP
ARCHITECTS • CONSTRUCTION MANAGERS • PLANNERS
SAN ANTONIO, TEXAS 210/340 0077

CLEAR VISION:
PRIVATE STREET INTERSECTION @ VANCE JACKSON

CURB LENGTH RIGHT - EQUATION D
CURB LENGTH LEFT - EQUATION A

EQUATION D:
$R = 0.65(ISD_2) - (W_1/2+K_D)$
$R = 0.65(300) - (22/2+2)$
$R = 0.65(300) - (13)$
$R = 182$

EQUATION A:
$L = 13(ISD_1)/(13+(W_1/2)+K_A) - 4$
$L = 13(300)/(13+11+7-4)$
$L = 13(300)/13$
$L = 300$

PROJECT OWNER
CARPIO - MUZQUIZ II, J.V.
DOUGLAS MUZQUIZ, AGENT
3115 RENKER
SAN ANTONIO, TEXAS 78217
655-1671

REVISIONS 8/5/94
REVISIONS 9/15/94
REVISIONS 9/26/94

CIVIL ENGINEERING CONSULTANTS
9901 BROADWAY, SUITE 114
SAN ANTONIO, TEXAS (210) 826-5371

JOB NO. DATE: 7-25-94
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SHEET 1 OF 1

94-027