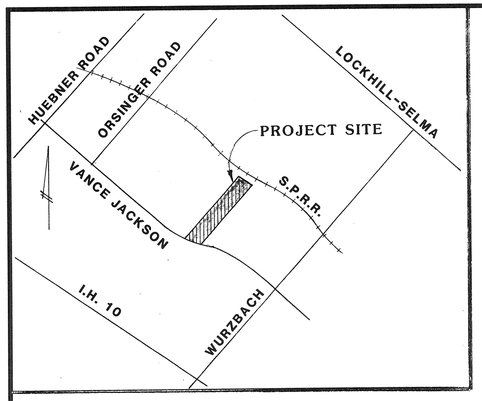
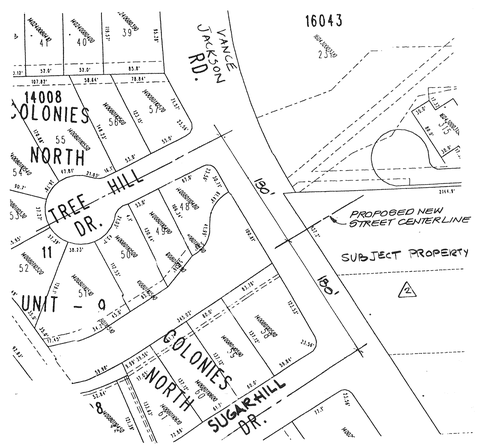
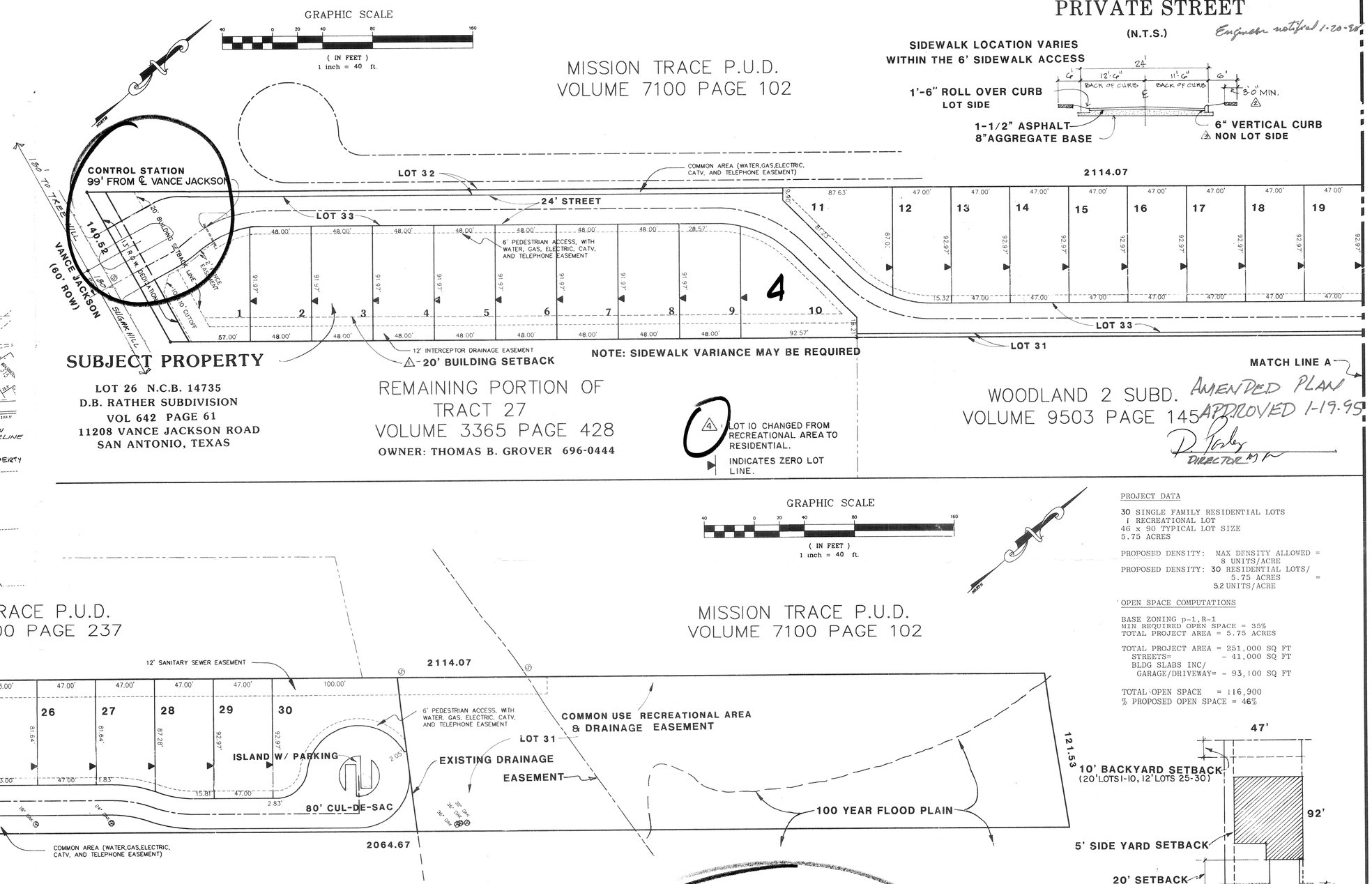
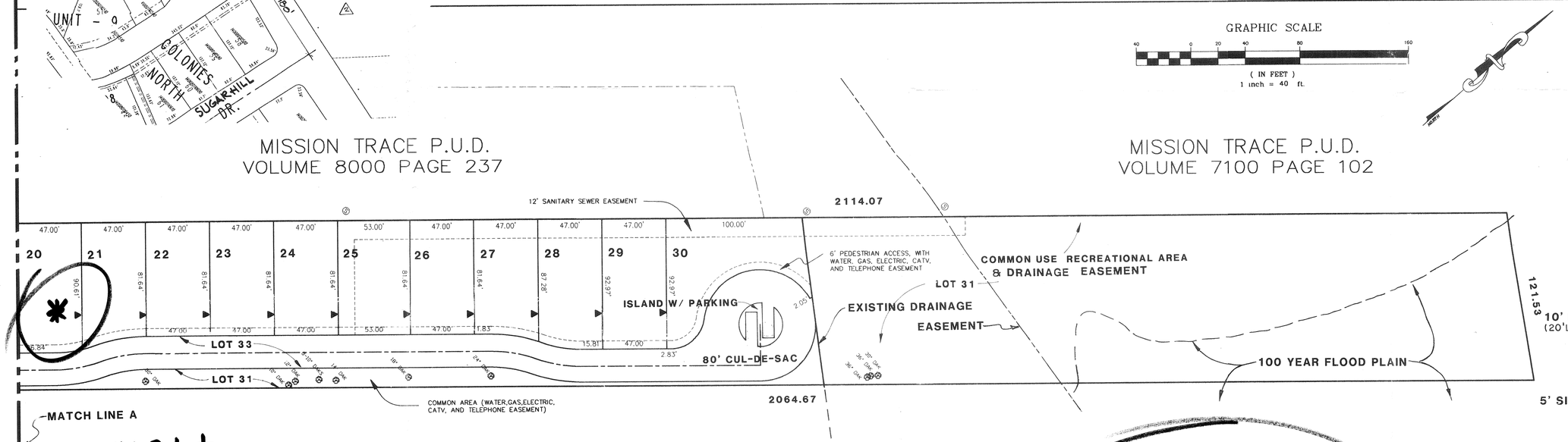
3782



LOCATION MAP N.T.S.







PROJECT DATA

30 SINGLE FAMILY RESIDENTIAL LOTS
1 RECREATIONAL LOT
46 x 90 TYPICAL LOT SIZE
5.75 ACRES

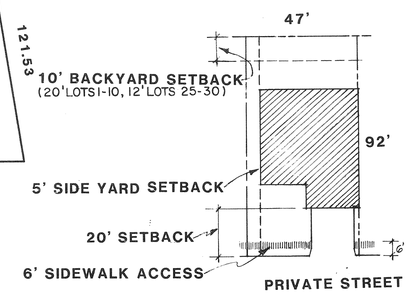
PROPOSED DENSITY: MAX DENSITY ALLOWED = 8 UNITS/ACRE
PROPOSED DENSITY: 30 RESIDENTIAL LOTS/ 5.75 ACRES = 5.2 UNITS/ACRE

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= - 93,100 SQ FT

TOTAL OPEN SPACE = 116,900
% PROPOSED OPEN SPACE = 46%



TYPICAL LOT

ORIGINAL DRAWING BY
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.
HECTOR VILLAREAL
CVM ENTERPRISES
401 ISOM RD., SUITE 280
SAN ANTONIO, TEXAS 78216
(210) 340-3844

REVISIONS 8/5/94
REVISIONS 9/15/94
REVISIONS 9/26/94
REVISIONS 1/6/95

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