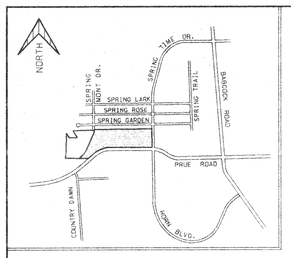


SCALE: 1" = 100'

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTIONS

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

CLEAR VISION AREA

CHELSEA CREEK @ PRUE ROAD

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

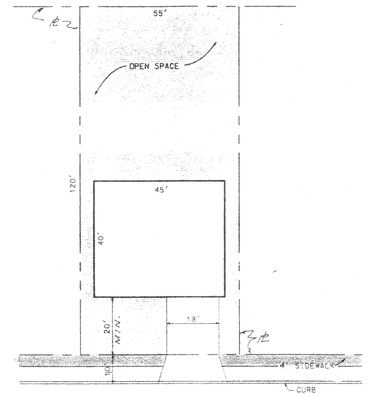
$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (568) - (60 / 2 + 2)$

$= 369 - 32$

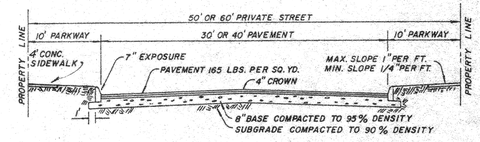
$R = 337'$



TYPICAL LOT SIZE

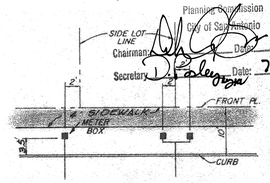
NOTES:

1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. * All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.
3. All interior private streets are 50' right-of-way with 30' pavement.

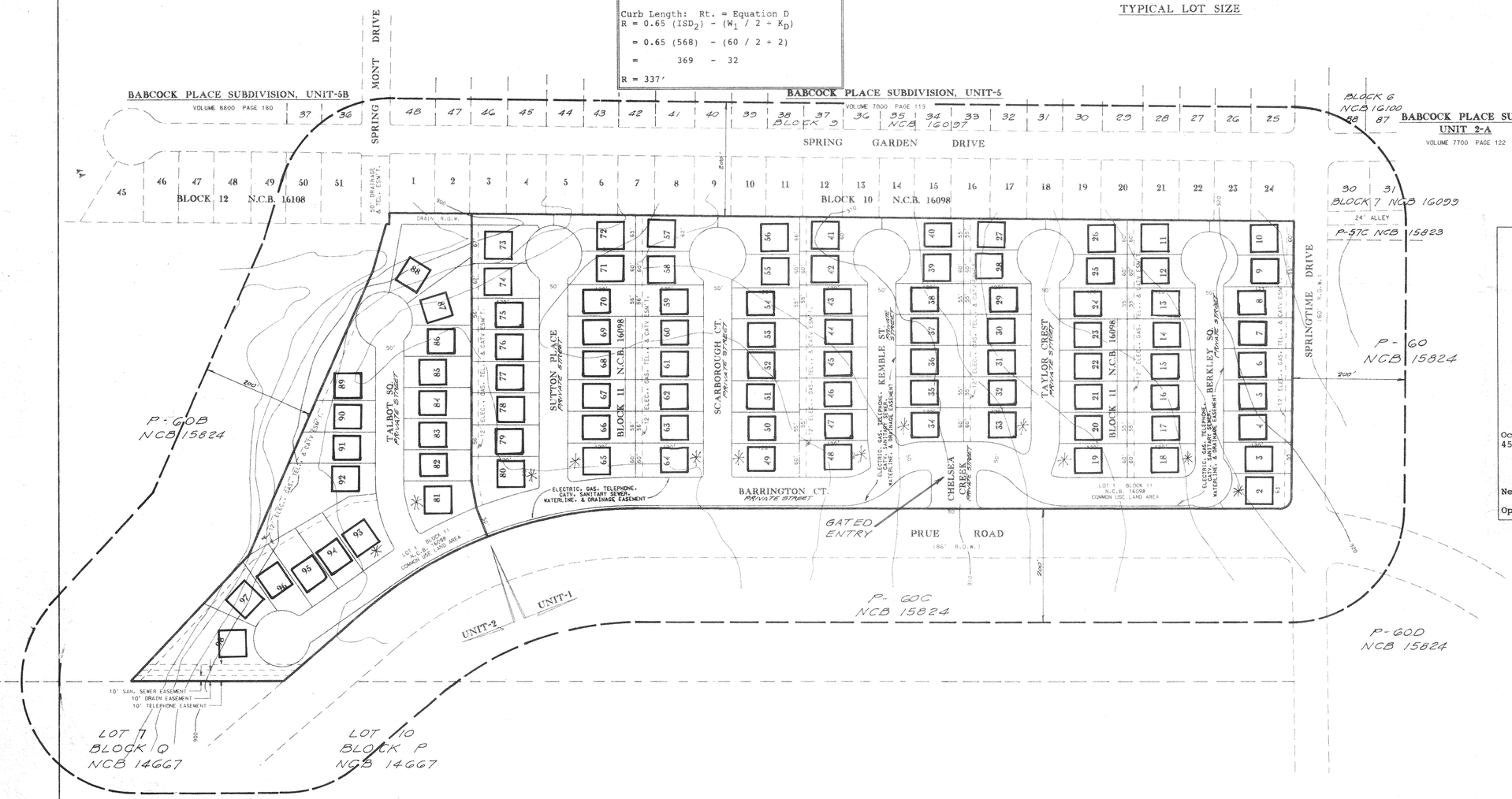


TYPICAL PRIVATE STREET SECTION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date
Secretary Date: 7-26-95



METER BOX LOCATION



Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	54%
Total Space	=	979,166 S.F.

Occupied Space -- 452,590 S.F.

233,170 S.F.	Exclude Street R.O.W.'s
34,920 S.F.	Driveway (18 x 20) 97
9,900 S.F.	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
174,600 S.F.	House Slabs (includes garage) 1800 x 97

Net Open Space = 526,576 S.F.
÷ 979,166 S.F.
Open Space Ratio = 0.54

DEVELOPER:
VISE NORTHWEST LC
815 CALTON ROAD
LAREDO, TEXAS 78040
TEL. No. (210) 722 - 5196

UNIT-1
79 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOT
17.2697 ACRES

UNIT-2
18 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOT
5.2088 ACRES

95-041

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

CHELSEA CREEK, UNIT-1 & UNIT-2
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN S. B. B.
DRAWN P. A. E.
CHECKED
DATE MARCH 21, 1995
JOB NO. 1-6091
SHT. 1 of 1

#95-041