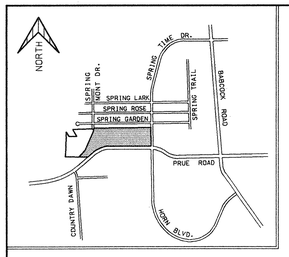


NORTH

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 $108'$

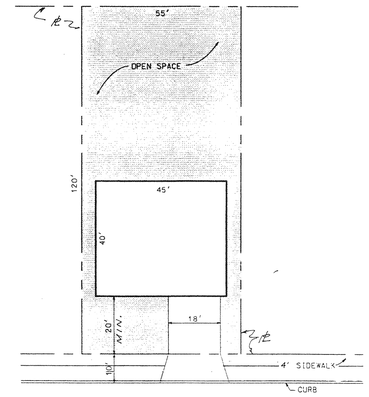
Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1\ /\ 2 + K_D)$

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

$= 369 - 32$

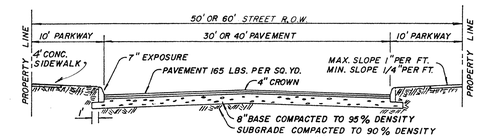
$R = 337'$



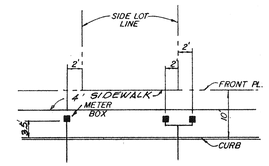
TYPICAL LOT SIZE

NOTES:

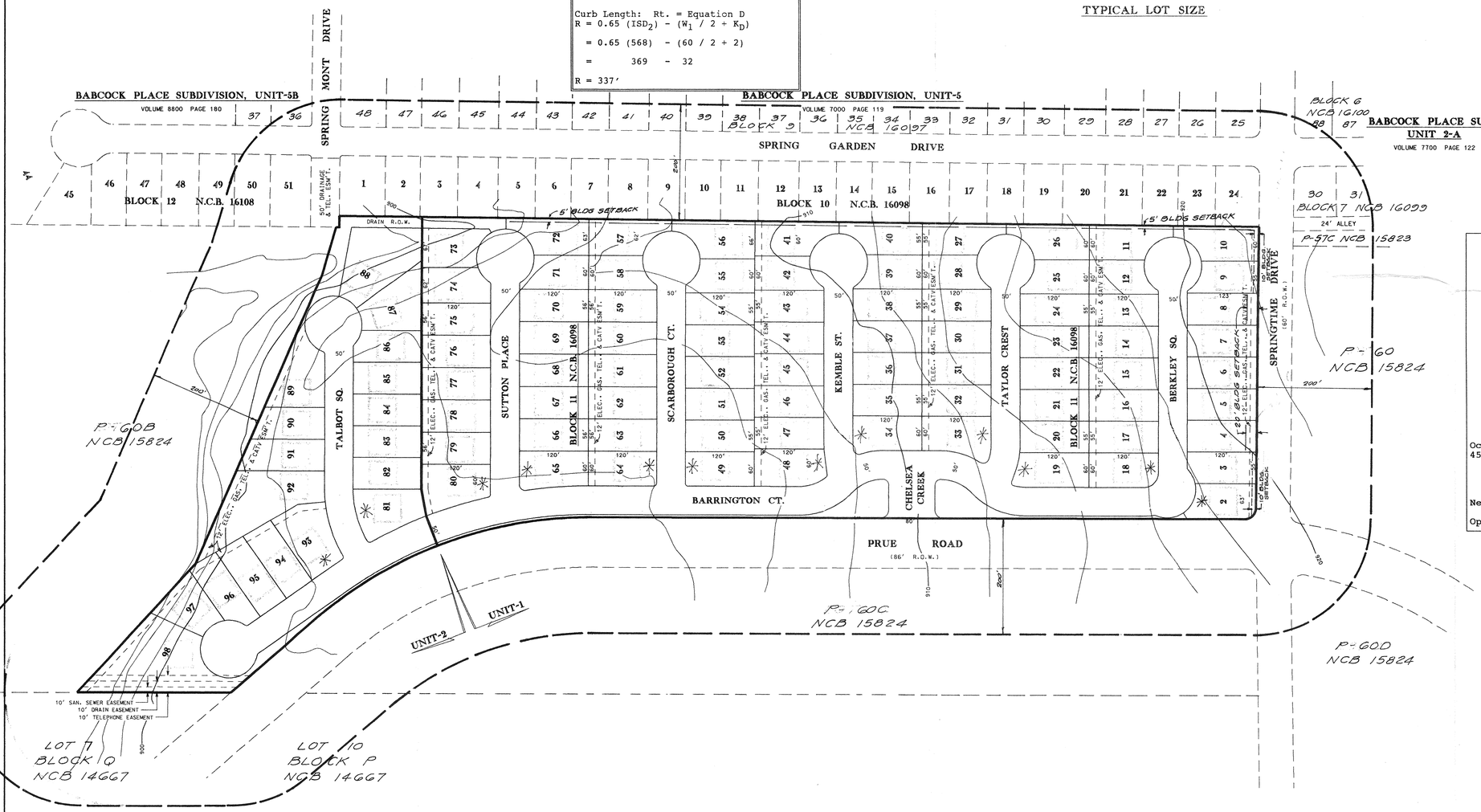
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots comply with the clear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



TYPICAL STREET SECTION



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

DIRECTOR OF PLANNING — DATE 2/13/99

PLAN # 95-041

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 7826
(210) 349-0151

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

95-041

REVISIONS: DATE	NO.	DESCRIPTION	BY
08/05/95	1	CHANGED PRIVATE STREETS TO PUBLIC STREETS.	

DESIGN S. B. B.
DRAWN P. A. E.
CHECKED
DATE MARCH 9, 1995
JOB NO. 1-6091
SHT. 1 of 1

95-041