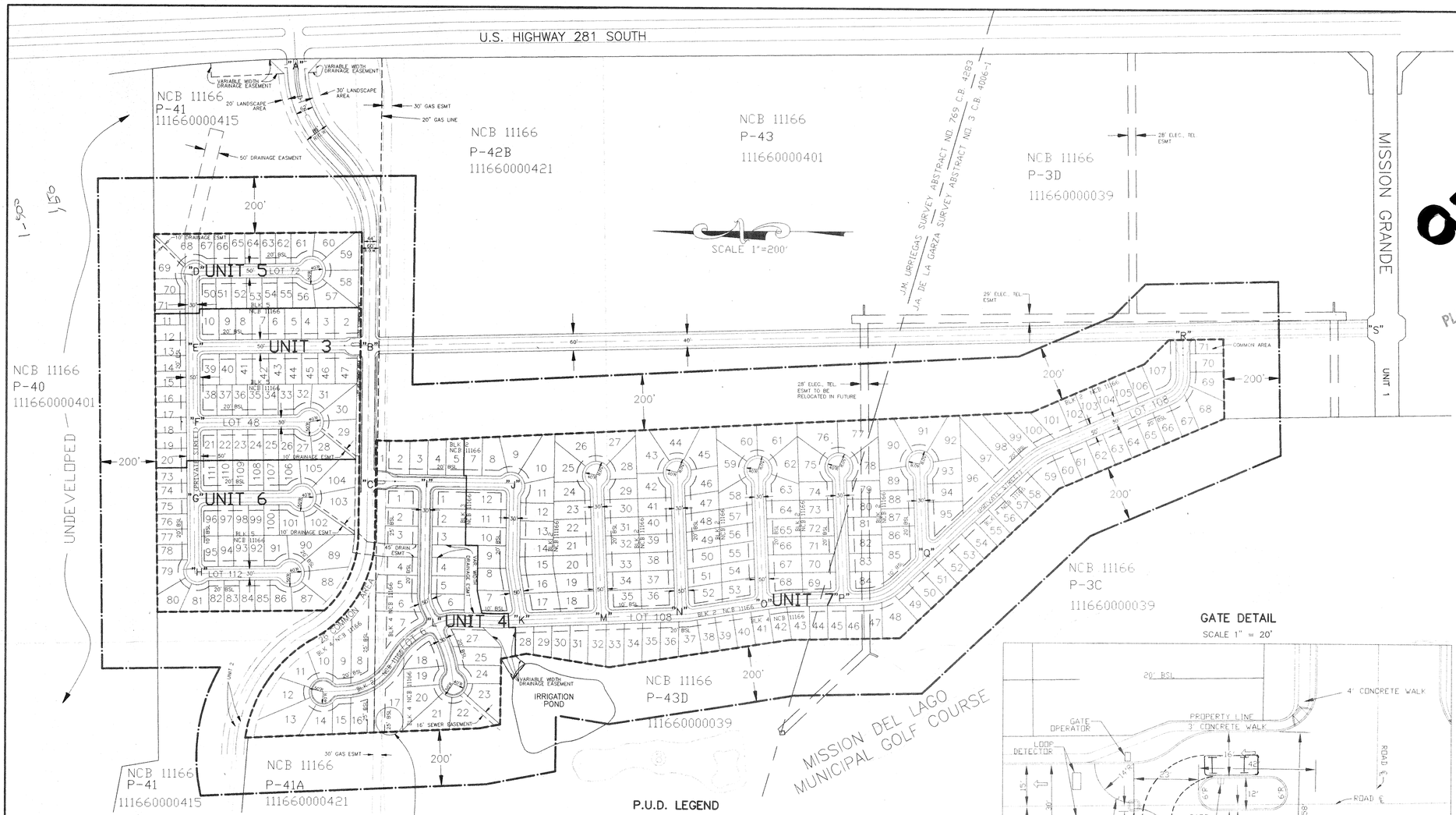
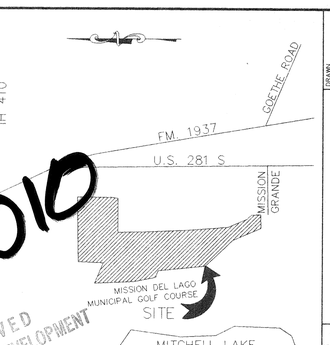
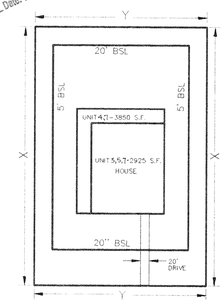




97-010

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 7-9-97
Chairman: [signature]
Secretary: [signature]
Date: 7-9-97

LOCATION MAP
N.T.S.

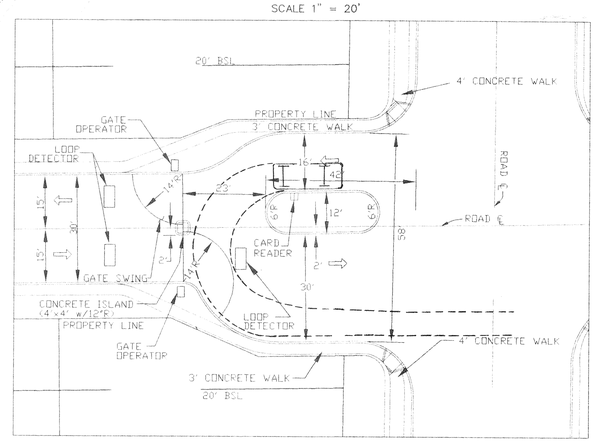


TYPICAL LOT

UNIT 3,5,6
X'=110' (TYP)
Y'=55' (TYP)

UNIT 4,7
X'=120' (TYP)
Y'=65' (TYP)

GATE DETAIL
SCALE 1" = 20'



GATE DETAIL

ITEM	DESCRIPTION	
1.	NUMBER OF GATES	6
2.	TYPE OF GATE	SWING
3.	MAXIMUM CAPACITY OF CARS/HOUR	240
4.	MANNED/MECHANICAL	MECHANICAL
5.	TURN AROUND RADIUS	N/A
6.	NUMBER OF LANES INTO UNIT	1
7.	LANE WIDTH	15'
8.	NUMBER OF CARS PER LANE	1

CLEAR VISION CALCULATIONS
TYPICAL 30' X 30' INTERSECTION (30 MPH)

TWO WAY - EQUATION D: $R1=0.65\times(ISD_R)-(W_1/2+K_R)$

RIGHT	ISD_R:	300 LF
	W_1:	30 LF
	K_R:	2
CURB LENGTH = R1	R1:	178 LF

TWO WAY - EQUATION A: $L1=(1.3\times(ISD_L))/(1.3+(W_1/2+K_A))$

LEFT	ISD_L:	300 LF
	W_1:	30 LF
	K_A:	7
CURB LENGTH = L1	L1:	107 LF

CLEAR VISION CALCULATIONS
TYPICAL 44' (40 MPH) X 30' INTERSECTION (30 MPH)

TWO WAY - EQUATION D: $R1=0.65\times(ISD_R)-(W_1/2+K_R)$

RIGHT	ISD_R:	480 LF
	W_1:	30 LF
	K_R:	2
CURB LENGTH = R1	R1:	295 LF

TWO WAY - EQUATION A: $L1=(1.3\times(ISD_L))/(1.3+(W_1/2+K_A))$

LEFT	ISD_L:	300 LF
	W_1:	30 LF
	K_A:	7
CURB LENGTH = L1	L1:	107 LF

INTERSECTION RECAP

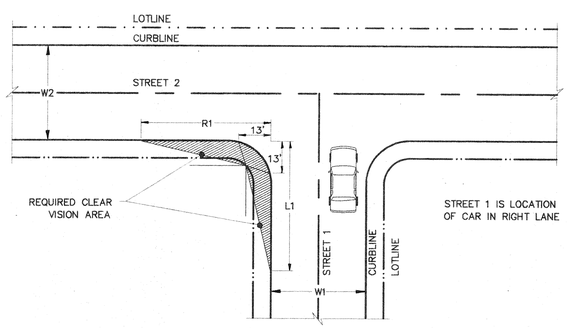
NAME	TYPE	R1 REQ	L1 REQ
A	62'x82'	357'	118'
B	30'x44'	295'	107'
C	30'x44'	295'	107'
D	30'x30'	178'	107'
E	30'x30'	178'	107'
F	30'x30'	178'	107'
G	30'x30'	178'	107'
H	30'x30'	178'	107'
I	30'x30'	178'	107'
J	30'x30'	178'	107'
K	30'x30'	178'	107'
L	30'x30'	178'	107'
M	30'x30'	178'	107'
N	30'x30'	178'	107'
O	30'x30'	178'	107'
P	30'x30'	178'	107'
Q	30'x30'	178'	107'
R	30'x40'	295'	107'
S	40'x40'	290'	152'

TABLE C
DENSITY COMPUTATIONS

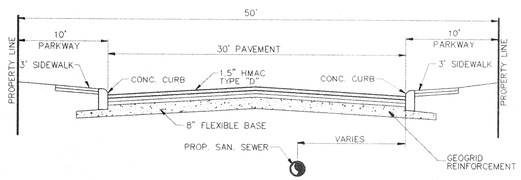
ITEM	DESCRIPTION	
1.	AREA OF PUD	73.4 AC
2.	DWELLING UNITS	294 EA
3.	DENSITY	4.005 EA/AC

P.U.D. LEGEND

"A"	INTERSECTION LABEL
	PUD BOUNDARY
	200' AREA OF NOTIFICATION
P-12A	PARCEL NUMBER
20' B.S.L.	BUILDING SETBACK LINE
ELEC	ELECTRIC
TEL	TELEPHONE
CATV	CABLE TELEVISION
ESMT	EASEMENT
	PARCEL DIVISION LINE



TYPICAL CLEAR VISION INTERSECTION LAYOUT
N.T.S.



TYPICAL STREET SECTION
N.T.S.

BEFORE PLACING ANY MATERIAL THE CONTRCTOR SHALL FURNISH THE CITY OF SAN ANTONIO WITH REPORTS OF ANALYSIS OF THE PROPOSED MATERIAL MADE BY AN APPROVED LABORATORY.

TABLE A
YARD REQUIREMENTS AND SETBACKS

ITEM	DESCRIPTION	DISTANCE
1.	FRONT YARD SETBACKS, ALL YARDS	20'
2.	SIDEYARD SETBACKS	
	A. INTERIOR LOT LINE	5'
	B. CORNER LOT LINE ABUTTING STREET	10'
3.	REAR YARD SETBACK, ALL LOTS	20'

TABLE B
AREA COMPUTATIONS AND RATIOS

ITEM	DESCRIPTION	LOTS	SUB AREA (SF)	SUB AREA (AC)	TOTAL AREA (AC)
1.	GROSS SITE AREA	-	-	-	73.113 AC
	UNIT 3,5,6 (LESS)				
	A. TOTAL STREET RIGHT OF WAY	-	115363	2.648	-2.648
	B. TOTAL DRIVEWAYS (20'x20', EACH LOT)	107	42800	0.983	-0.983
	C. TOTAL STRUCTURE COVERAGE, 2925 SF HOUSE/LOT	107	312975	7.185	-7.185
				SUBTOTAL:	-10.816 AC
	UNIT 4,7 (LESS)				
	A. TOTAL STREET RIGHT OF WAY	-	255538	5.866	-5.866
	B. TOTAL DRIVEWAYS (20'x20', EACH LOT)	187	74800	1.717	-1.717
	C. TOTAL STRUCTURE COVERAGE, 3850 SF HOUSE/LOT	187	716950	16.528	-16.528
				SUBTOTAL:	-24.111 AC
	(EQUALS)				
2.	TOTAL OPEN SPACE				34.927 AC
3.	OPEN SPACE RATIO				46.95%

P.U.D. PLAN NO. 97-010

97-010

DRAWN: VW	CHECKED:	BY:	APPROVED:	BY:	FILE:	NO:	FILE LOCATION:

NO.	DATE	DESCRIPTION
4		
3		
2		
1	5-7-97	REVISED GATE DETAIL

REVISIONS

7/16/97

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR:
MdL DEVELOPMENT, LTD.

MISSION DEL LAGO
P.U.D. PLAN
(PLANNED UNIT DEVELOPMENT)

COPYRIGHT: 1997

DATE: 5-7-97
SCALE
Vertical 1" = N/A
Horizontal 1" = 200
0 100 200 300

SHEET 1 OF 1

PROJ NO. 1552-002-019

DRAWING: M:\SDSKPROJ\1552-000\DWG\0PUD01