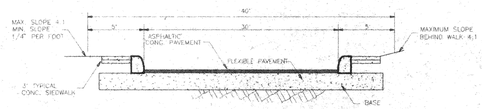
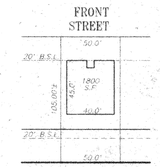


TYPICAL STREET SECTION

N.T.S.

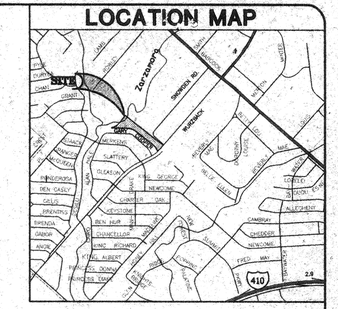


TYPICAL LOT

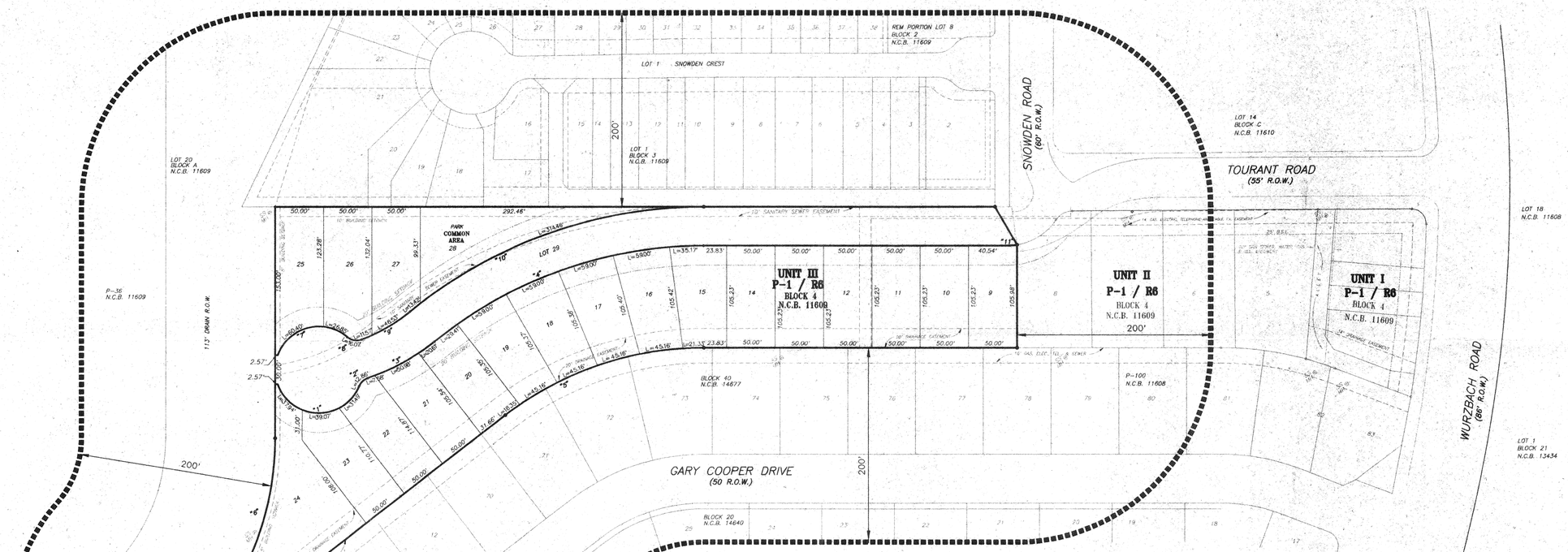
SCALE=1"=60'

NORTH
SCALE: 1"=60'

LOCATION MAP

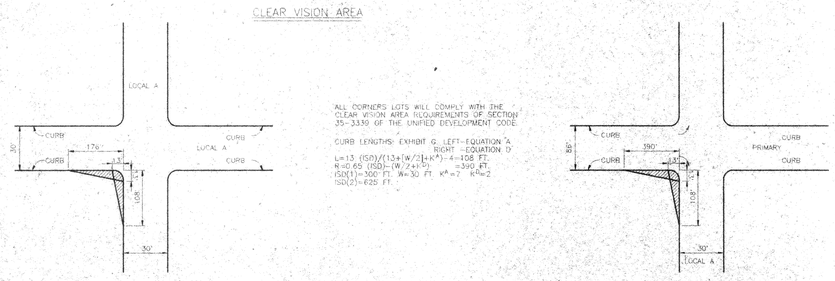


NTS



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	45.00'	108.50'	117.66'	138°08'
2	15.00'	12.86'	6.85'	49°07'
3	220.00'	79.16'	40.01'	20°37'
4	440.23'	300.57'	156.41'	39°07'
5	335.00'	220.30'	114.30'	37°41'
6	300.00'	215.26'	112.50'	41°07'
7	45.00'	87.26'	65.60'	111°06'
8	15.00'	16.02'	8.87'	61°12'
9	180.00'	58.10'	29.30'	18°30'
10	480.23'	327.88'	170.62'	39°07'
11	60.00'	9.50'	4.76'	09°04'

CLEAR VISION AREA



DENSITY AND OPEN SPACE RATIOS			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	157,673.79	3.619	N/A
BUILDING COVERAGE AREA	34,300.00	0.785	21.69
OTHER (STREET)	34,445.12	0.790	21.84
OPEN SPACE	89,036.64	2.044	56.47

ZONING: P-1/R-6
MAXIMUM DENSITY ALLOWED: 20 UNITS/AC
NUMBER OF RESIDENTIAL LOTS: 19
AVERAGE HOME SIZE (SQ. FT.): 1800 (HOMES)
DENSITY (DUPLEX FAMILY UNITS PER ACRE): 5.25

NOTES:

1. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
2. GAS & ELECTRIC PROVIDED BY CITY PUBLIC SERVICE

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13(SD)/(13+[W/2]+k_A)-4=108$ FT.
$R=0.65(SD)-(W/2+k_B)$ $=178$ FT.
$SD=300$ FT. $W=30$ FT. $k_A=7$ $k_B=2$

ALL CORNERS LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT -EQUATION D

$L=13(SD)/(13+[W/2]+k^A)-4=108$ FT.
$R=0.65(SD)-(W/2+k^B)$ $=390$ FT.
$SD(1)=300$ FT. $W=30$ FT. $k^A=7$ $k^B=2$
$SD(2)=625$ FT.

RECEIVED
00 AUG -7 PM 3:20
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Revision to P.U.D. # 99-017A
APPROVED
Director of Planning
12-20-00
Date

DEVELOPER:

C AND M PROPERTIES
MR. MARIO CHAPA
9204 BROWN LANE, SUITE 110
AUSTIN, TEXAS 78754
(512) 834-2666

FORMERLY
POADP# 643
PUD# 99-0017-A

REVISIONS

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Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247 (210) 490-9963

CREEKSIDE GLEN P.U.D.
TOURANT RD. & SNOWDEN RD.
PUD & POADP PLANS
San Antonio, Texas

JOB NO. 589-00
DATE JULY 2000
SHEET 1 OF 1

FDC JOB NO. 589-00
FILENAME C:\...p1589-00\589-PLAN.DWG

99-017A