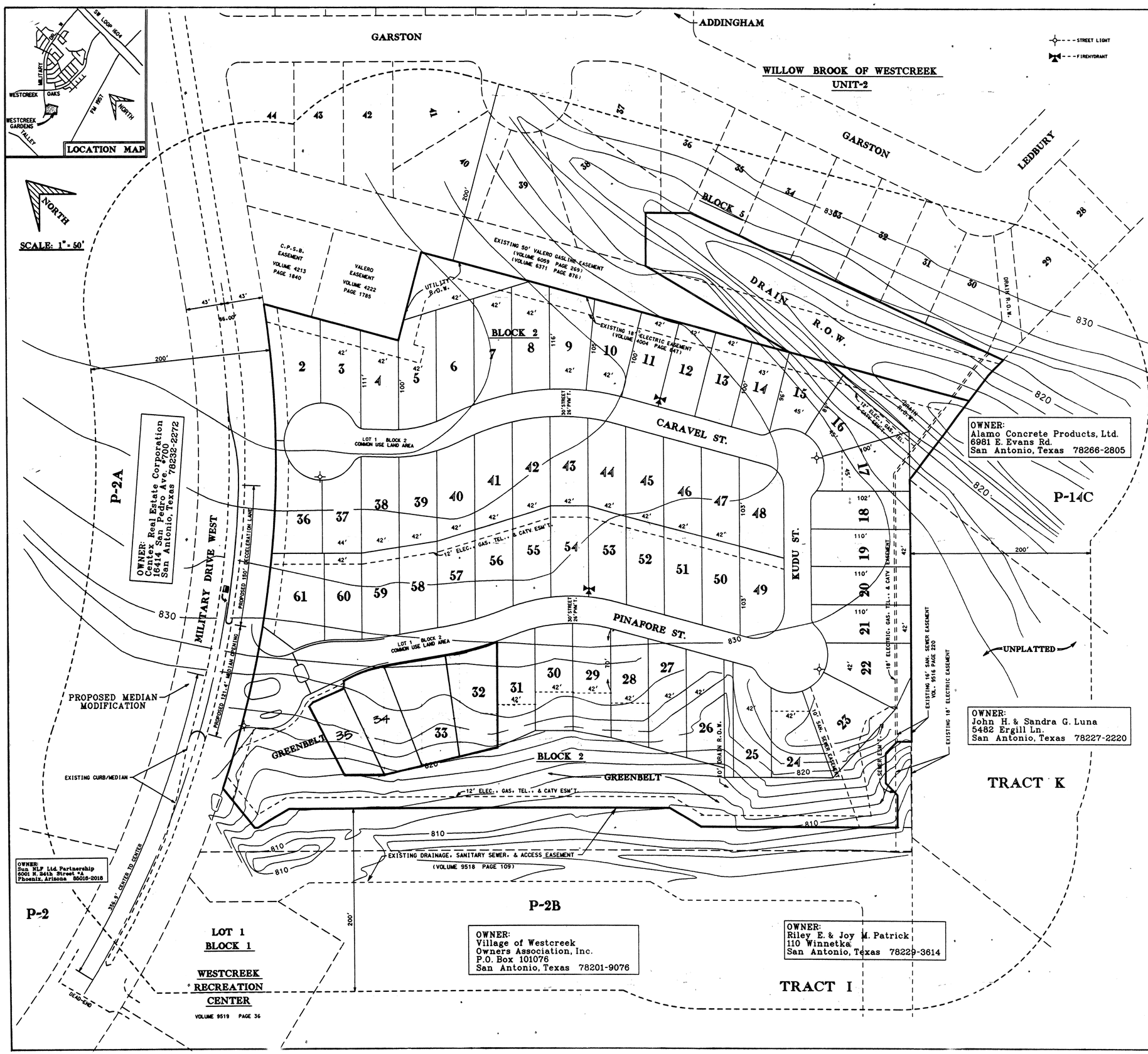
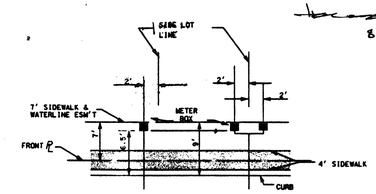
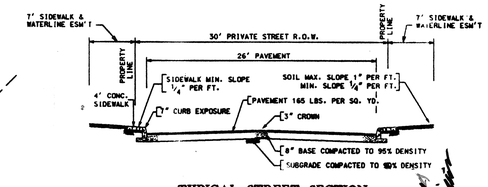
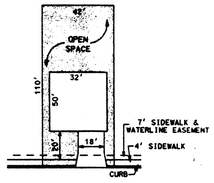




WATER METER BOX LOCATION



TYPICAL STREET SECTION
PRIVATE STREET



TYPICAL 42' LOT

WESTCREEK GARDENS Density and Open Space Ratios		
Base Zoning District	=	O.C.L.
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	6.6 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	52 %
Total Space	=	425.612 S.F.
Occupied Space 204.500 S.F.	55.298 S.F.	Exclude Street R.O.W.'s
	21.600 S.F.	Driveway (18 X 20) X 60
	31.602 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	96.000 S.F.	House Slabs (1600X60) (Includes garages)
Net Open Space	=	221.112 S.F.
	+	425.612 S.F.
Open Space Ratio	=	0.52

WESTCREEK GARDENS
INTERIOR STREETS
CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (SD_1) / [13 + (W_1 / 2) + K_a] - 4$

$13\ (300) / [13 + (26 / 2) + 7] - 4$

$= 3900 / (26 + 7) - 4$

$L = 114.2'$ or $115'$

Curb Length: Rt. = Equation D

$R = 0.65\ (SD_2) - (W_1 / 2 + K_p)$

$= 0.65\ (300) - (26 / 2 + 2)$

$195 - 15$

$R = 180'$

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. PRIVATE STREET, SHALL HAVE 30' RIGHT-OF-WAY WITH 26' PAVEMENT.
4. ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER.

DEVELOPER:
SEDCOR LTD.
AWE DEVELOPMENT CO., LLC, GENERAL PARTNER
ANTHONY W. EUGENIO
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS 78232
TEL. No. (210) 496 -7775

60 SINGLE FAMILY RESIDENTIAL LOTS
42' x 95' - 100' TYPICAL LOTS
9.0464 ACRES

STATE OF TEXAS
HARDIT SINGH
54783
REGISTERED PROFESSIONAL ENGINEER

SOUTH TEXAS ENGINEERING, INC.
CIVIL • STRUCTURAL • ENVIRONMENTAL
ENGINEERING • SURVEYING • MAPPING
6008 CEDERVOY DRIVE, SUITE 110 · TEL.(210) 736-2646
SAN ANTONIO, TEXAS 78228-1788 · FAX(210) 736-2359

01 AUG 15 RECEIVED

Revision to P.U.D. #00-006 APPROVED 8-16-01 Date

WESTCREEK GARDENS
PLANNED UNIT DEVELOPMENT PLAN

#00-006-A

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN
DRAWN
CHECKED
DATE
JOB NO.
SHT.

00-006 A