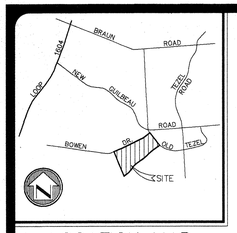


LOCATION MAP

CLEAR VISION AREA

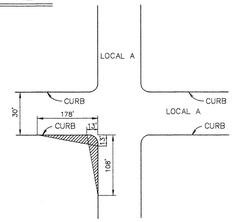
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

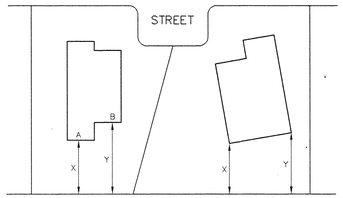
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

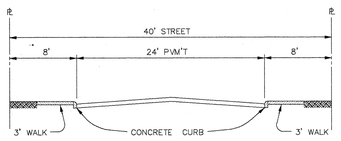
X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

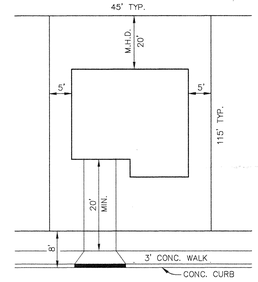
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Vice Chairman: 4-24-98
Secretary:

98-023



TYPICAL STREET SECTION

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= P1 – R1, ERZD
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 5.69 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 54%
TOTAL SPACE	= 16.87 ACRES
OCCUPIED SPACE	
2.68 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
0.75 ACRES	DRIVEWAYS (17' X 20')
4.41 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
7.84 ACRES	TOTAL

NET OPEN SPACE = 9.03 ACRES
÷ 16.87 ACRES
OPEN SPACE RATIO = 0.54

- 96 RESIDENTIAL UNITS
- TOTAL ACREAGE 16.871 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.

DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1431 GREENWAY DRIVE, SUITE 700
DALLAS, TEXAS 75038
PHONE: (972) 518-0177

98-023

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for VALLECITO RIDGE

W.F.CASTELLA & ASSOCIATES,INC.
Engineers – Surveyors – Planners
10.39 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46498.00
FILE: ~
DATE: 4/21/98
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

t:\DRAW\JADCO\TEZEL\TEZ-zone.dwg Thu Apr 23 08:39:34 1998 Luis Ramones