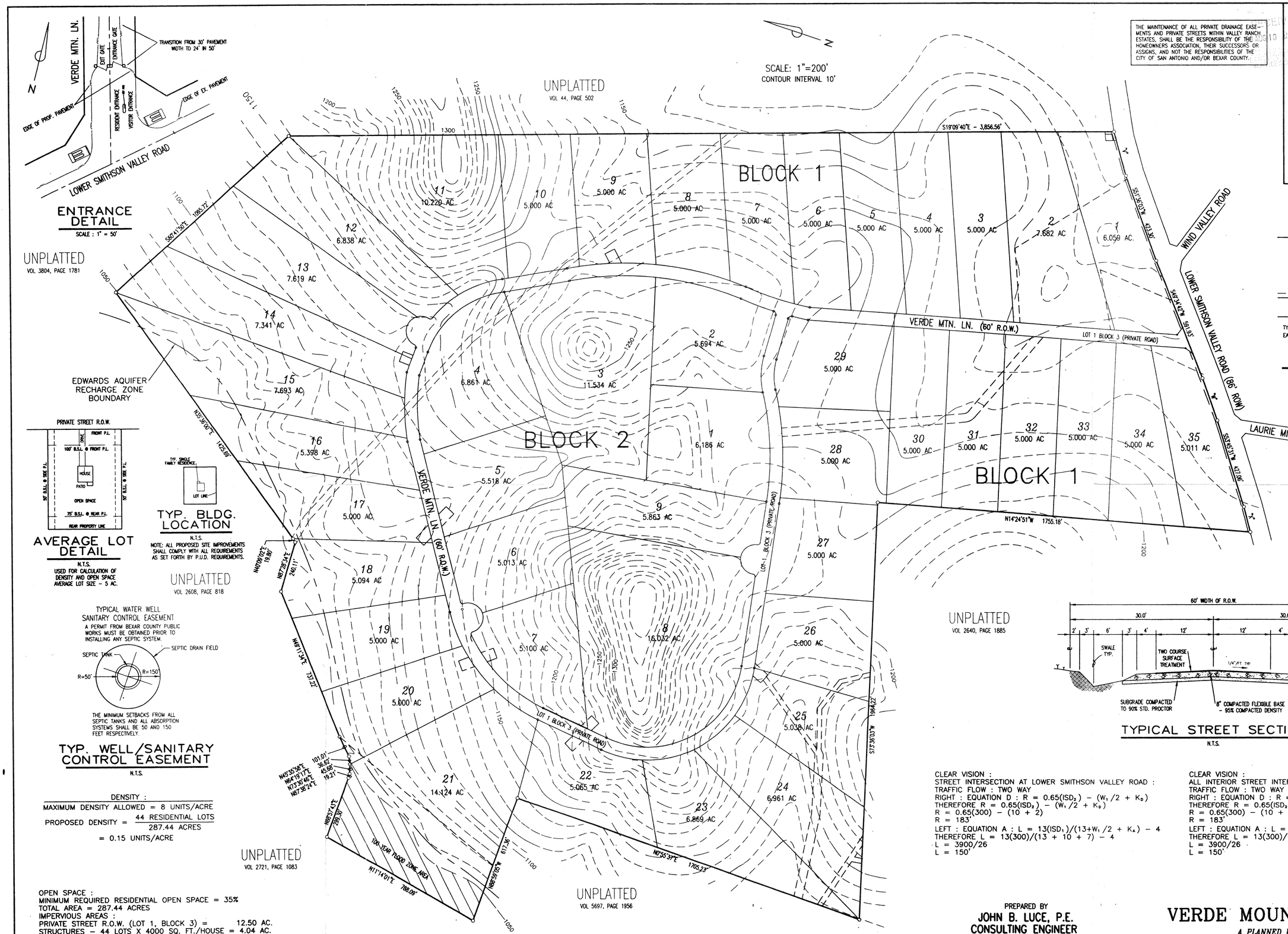
THE MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS WITHIN VALLEY RANCH ESTATES, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



ENTRANCE DETAIL

SCALE : 1" = 50'

AVERAGE LOT DETAIL

N.T.S.

USED FOR CALCULATION OF DENSITY AND OPEN SPACE AVERAGE LOT SIZE - 5 AC.

TYP. BLDG. LOCATION

N.T.S.

NOTE: ALL PROPOSED SITE IMPROVEMENTS SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH BY P.U.D. REQUIREMENTS.

TYPICAL WATER WELL SANITARY CONTROL EASEMENT

A PERMIT FROM BEXAR COUNTY PUBLIC WORKS MUST BE OBTAINED PRIOR TO INSTALLING ANY SEPTIC SYSTEM.

THE MINIMUM SETBACKS FROM ALL SEPTIC TANKS AND ALL ABSORPTION SYSTEMS SHALL BE 50 AND 150 FEET RESPECTIVELY.

TYP. WELL/SANITARY CONTROL EASEMENT

N.T.S.

DENSITY :

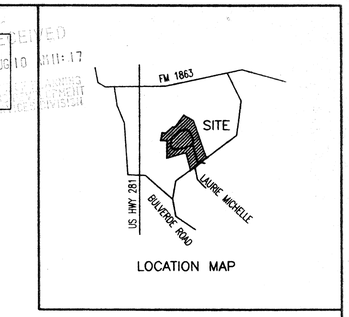
MAXIMUM DENSITY ALLOWED = 8 UNITS/ACRE

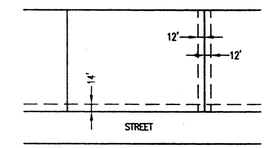
PROPOSED DENSITY = 44 RESIDENTIAL LOTS / 287.44 ACRES

= 0.15 UNITS/ACRE

OPEN SPACE :
MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%
TOTAL AREA = 287.44 ACRES
IMPERVIOUS AREAS :

PRIVATE STREET R.O.W. (LOT 1, BLOCK 3) =	12.50 AC.
STRUCTURES - 44 LOTS X 4000 SQ. FT./HOUSE =	4.04 AC.
DRIVEWAYS = 44 LOTS X 20' X 250' =	5.05 AC.
SIDEWALKS, PATIOS, ETC. = 44' X 1000 SQ. FT. =	1.01 AC.
TOTAL IMPERVIOUS AREA :	22.60 ACRES

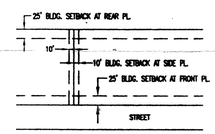




TYPICAL ELECTRIC, GAS, TELEPHONE AND TV CABLE EASEMENTS GRANTED AT ALL FRONT AND SIDE LOT LINES

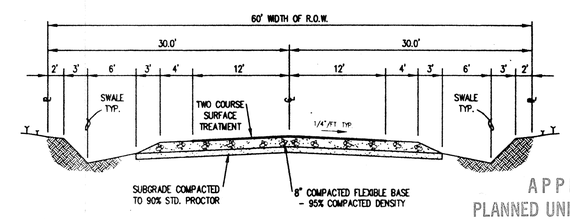
TYP. UTILITY ESMT. LOCATIONS

N.T.S.



TYP. BLDG. SETBACK LINE LOCATIONS

N.T.S.



TYPICAL STREET SECTION

N.T.S.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Teresa K. Bolton
Secretary: [illegible] Date: 8/26/98

CLEAR VISION :
STREET INTERSECTION AT LOWER SMITHSON VALLEY ROAD :
TRAFFIC FLOW : TWO WAY
RIGHT : EQUATION D : $R = 0.65(ISD_2) - (W_1/2 + K_b)$
THEREFORE $R = 0.65(ISD_2) - (W_1/2 + K_b)$
$R = 0.65(300) - (10 + 2)$
$R = 183'$
LEFT : EQUATION A : $L = 13(ISD_1)/(13+W_1/2 + K_A) - 4$
THEREFORE $L = 13(300)/(13 + 10 + 7) - 4$
$L = 3900/26$
$L = 150'$

CLEAR VISION :
ALL INTERIOR STREET INTERSECTIONS :
TRAFFIC FLOW : TWO WAY
RIGHT : EQUATION D : $R = 0.65(ISD_2) - (W_1/2 + K_b)$
THEREFORE $R = 0.65(ISD_2) - (W_1/2 + K_b)$
$R = 0.65(300) - (10 + 2)$
$R = 183'$
LEFT : EQUATION A : $L = 13(ISD_1)/(13+W_1/2 + K_A) - 4$
THEREFORE $L = 13(300)/(13 + 10 + 7) - 4$
$L = 3900/26$
$L = 150'$

PREPARED BY
JOHN B. LUCE, P.E.
CONSULTING ENGINEER
P.O. BOX 405
BULVERDE, TEXAS 78163
(830) 980-7878

VERDE MOUNTAIN ESTATES

A PLANNED UNIT DEVELOPMENT

BEING 287.441 ACRES COMPRISED OF 8.795 ACRES OUT OF THE ADAMS, BEATY, AND MOLTON SURVEY NO. 441, ABS. 36, C.B. 4873; 3.517 ACRES OUT OF THE THEO KOESTER SURVEY NO. 446, C.B. 4878 AND 275.129 ACRES OUT OF THE A. GAYTAN SURVEY NO. 194, ABS. 255, C.B. 4874, BEXAR COUNTY, TEXAS.

98-030

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