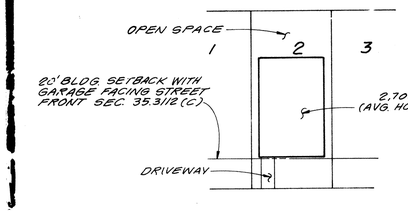


TYPICAL LOT SIZE

N.T.S.

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED. SEC. 35-3339.

OPEN SPACE RATIO & DENSITY TABLE

UNIT 1C

S.F.	ACRE	AREA	SQUARE FEET	ACREAGE
56,700	1.302	BUILDING COVERAGE AREA	1,239,300	28.45
41,338	0.949	OTHER COVERAGE	1,498,604	34.40
164,498	3.776	OPEN-SPACE	3,399,083	77.94
262,536	6.027	TOTAL-GROSS AREA	6,132,987	140.79

PROPOSED OPEN SPACE = 55.4 %

DENSITY = 3.26 UNITS PER ACRE. (If Applicable)

P-1, R-5
ZONING/CONCEPT.

459 RESIDENTIAL LOTS
60' X 120' AVERAGE

CLEAR VISION AREA CALCULATIONS

All clear vision areas were calculated based on equation A and equation D shown on Exhibit G, Section 35-G101, CSA Unified Development Code.

Equation A: $L = 13\ (ISD_1)/(13 + (W_1/2) + K_a) - 4$
Equation B: $R = 0.65\ (ISD_2) - 4$
Equation C: $R = 0.65\ (ISD_2) - 2$
Equation D: $R = 0.65\ (ISD_2) - (W_1/2 + K_p)$

$R = 0.65\ (ISD_2) - (W_1/2 + K_p)$
$R = 0.65\ (300') - (30/2 + 2)$
$R = 195 - 17$
$R = 178'$

$R = 0.65\ (ISD_2) - (W_1/2 + K_p)$
$R = 0.65\ (300') - (40/2 + 2)$
$R = 195 - 22$
$R = 173'$

$L = 13\ (ISD_1)/(13 + (W_1/2) + K_a) - 4$
$L = 13\ (300')/(13 + 12 + 7) - 4$
$L = 3900/32 - 4$
$L = 121.88 - 4$
$L = 117.888$
USE 118'

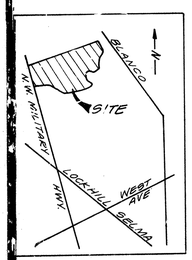
$L = 0.65\ (ISD_1) - 4$
$L = 0.65\ (300) - 4$
$L = 195 - 4$
$L = 191$

$L = 13\ (ISD_1)/(13 + (W_1/2) + K_a) - 4$
$L = 13\ (300')/(13 + 15 + 7) - 4$
$L = 3900/35 - 4$
$L = 111.43 - 4$
$L = 107.43$
USE 108'

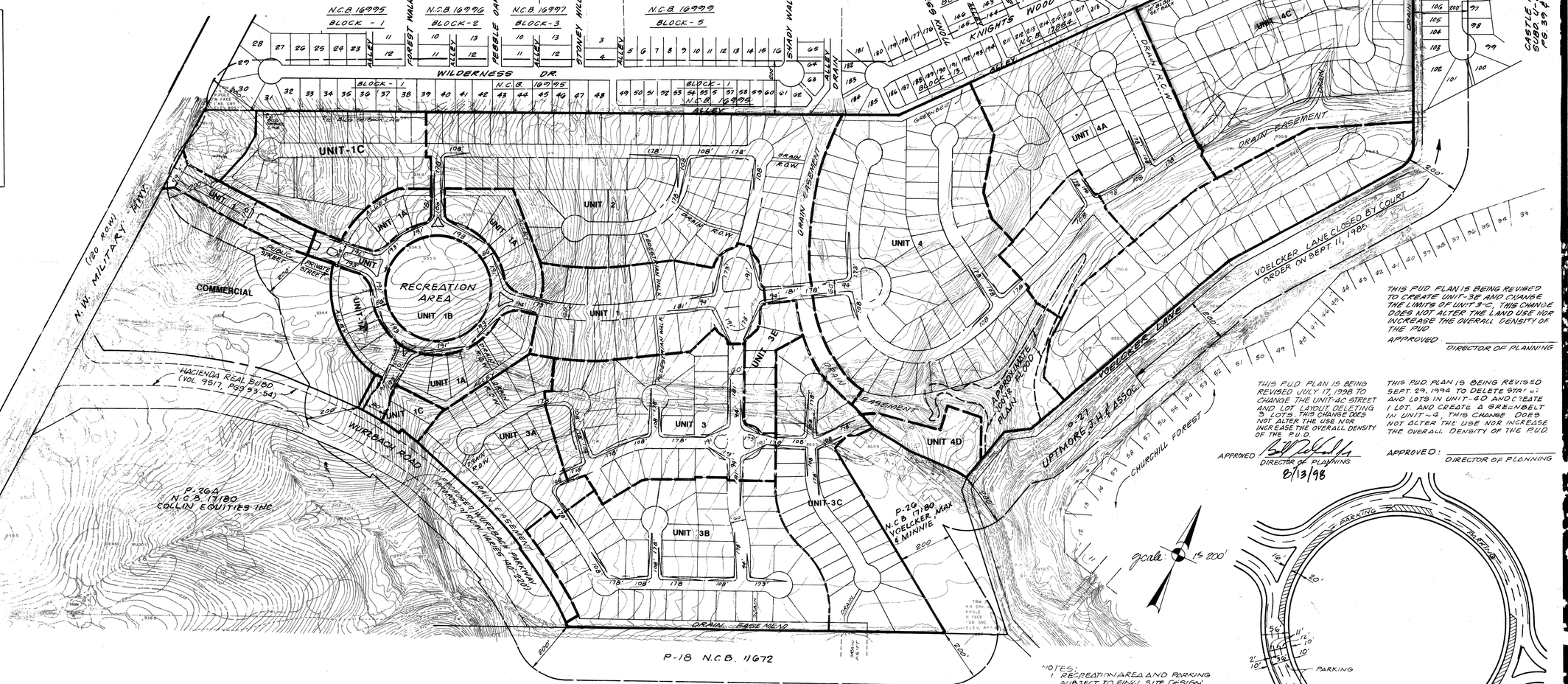
$L = 13\ (ISD_1)/(13 + (W_1/2) + K_a) - 4$
$L = 13\ (300')/(13 + 20 + 7) - 4$
$L = 3900/40 - 4$
$L = 97.50 - 4$
$L = 93.50$
USE 94'

$R = 0.65\ (ISD_2) - (W_1/2 + K_p)$
$R = 0.65\ (300') - (24/2 + 2)$
$R = 195 - 14$
$R = 181'$

$R = 0.65\ (ISD_1) - 2$
$R = 0.65\ (300') - 2$
$R = 195 - 2$
$R = 193'$



LOCATION MAP



THIS PUD PLAN IS BEING REVISED TO CREATE UNIT-3E AND CHANGE THE LIMITS OF UNIT-3-C, THIS CHANGE DOES NOT ALTER THE LAND USE NOR INCREASE THE OVERALL DENSITY OF THE PUD

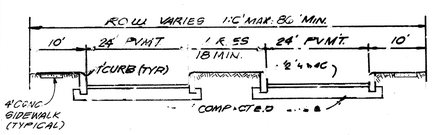
APPROVED _____ DIRECTOR OF PLANNING

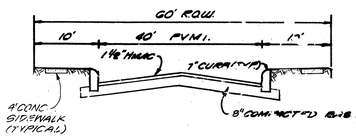
THIS PUD PLAN IS BEING REVISED JULY 17, 1998 TO CHANGE THE UNIT-4C STREET AND LOT LAYOUT, DELETING 3 LOTS. THIS CHANGE DOES NOT ALTER THE USE NOR INCREASE THE OVERALL DENSITY OF THE P.U.D.

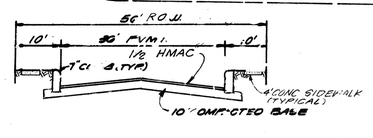
APPROVED _____ DIRECTOR OF PLANNING 8/13/98

THIS PUD PLAN IS BEING REVISED SEPT. 29, 1998 TO DELETE STREET AND LOTS IN UNIT-4D AND CREATE 1 LOT AND CREATE A GREENBELT IN UNIT-4. THIS CHANGE DOES NOT ALTER THE USE NOR INCREASE THE OVERALL DENSITY OF THE P.U.D.

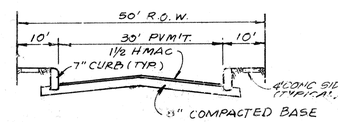
APPROVED: _____ DIRECTOR OF PLANNING



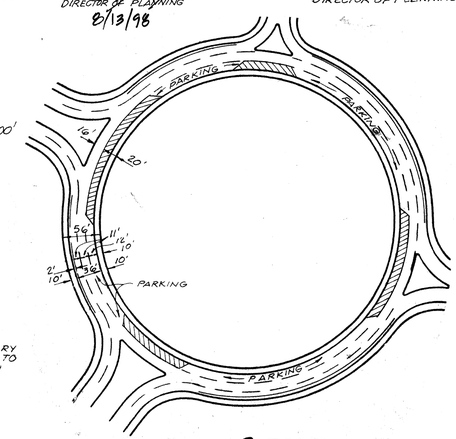




NOTE: ALL STREETS ARE 50' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



NOTES:
1. RECREATION AREA AND PARKING SUBJECT TO FINAL SITE DESIGN
2. ALL STREETS ARE PRIVATE
3. WATER DISTRIBUTION AND SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
4. DRAINS SHALL BE DEDICATED TO THE CITY OF SAN ANTONIO
5. ALLEYS ARE PRIVATE
6. PEDESTRIAN WALKWAY TO BE MAINTAIN BY HOMEOWNERS ASSOCIATION



TRAFFIC CIRCLE
SCALE: 1" = 100'

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DEVELOPMENT SERVICES DIVISION

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO TEXAS 78217
512-824-9494

VOELCKER RANCH
PLANNED UNIT DEVELOPMENT
PUD PLAN / POADP

JOB NO. 3076.48
DATE: DEC. 18, 1992
DESIGNER: J.P.
CHECKED: D. RAMIREZ
SHEET 1 OF 1

93-012

PUD NO. 93-012