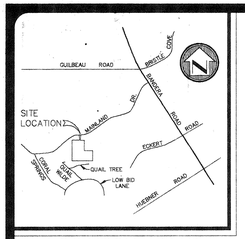
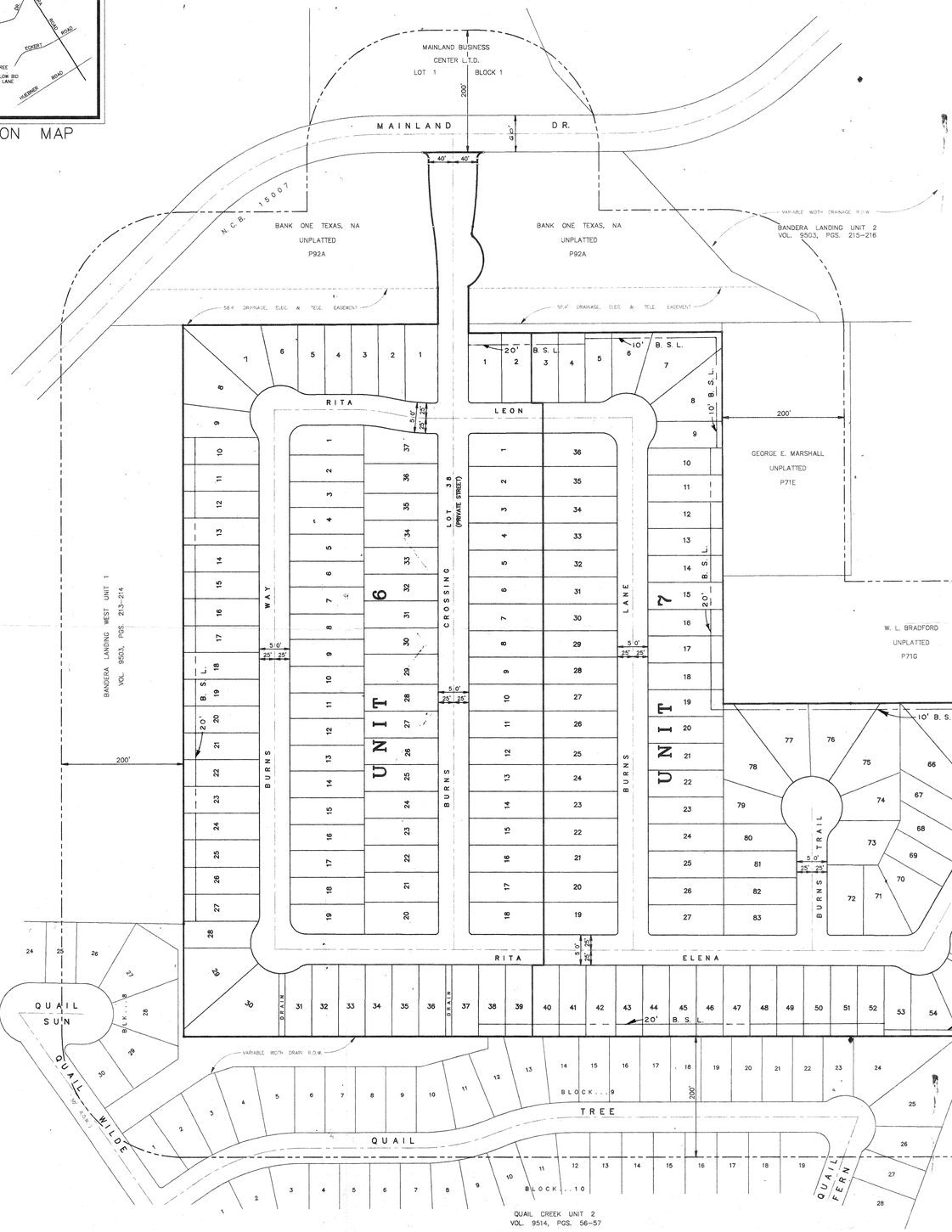
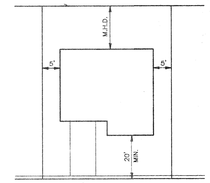
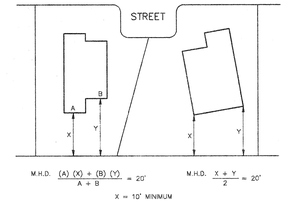



LOCATION MAP




TYPICAL LOT
NOT TO SCALE




MEAN HORIZONTAL DISTANCE
NOT TO SCALE

- 183 RESIDENTIAL UNITS
- TOTAL ACREAGE 31.66 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 38 IS A PRIVATE STREET

## 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 DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

## DENSITY AND OPEN SPACE RATIOS

| | | |
|---|---|---|
| BASE ZONING DISTRICT | = (P - 1) R - 7 | |
| MAXIMUM DENSITY ALLOWED | = 12 UNITS PER ACRE | |
| PROPOSED DENSITY | = 5.8 UNITS PER ACRE | |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = 35% | |
| PROPOSED PERCENTAGE OF OPEN SPACE | = 60% | |
| TOTAL SPACE | = 31.66 ACRES | |
| OCCUPIED SPACE | | |
| | 4.03 ACRES | STREET PAVEMENT AND ISLANDS |
| | 2.14 ACRES | DRIVEWAYS (TYPICAL 16 X 20) |
| | 5.67 ACRES | HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1350 SF) |
| | 0.11 ACRES | DRAINS |
| | 0.72 ACRES | SIDEWALKS |
| | 12.67 ACRES | TOTAL |

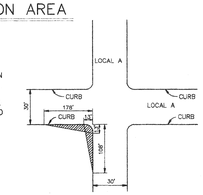
NET OPEN SPACE = 18.99 ACRES
÷ 31.66 ACRES
OPEN SPACE RATIO = 0.60

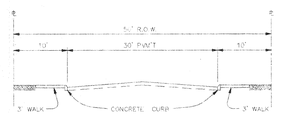
## CLEAR VISION AREA

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

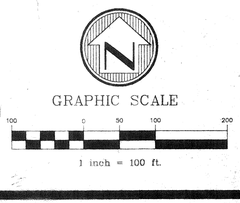
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

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




TYPICAL STREET SECTION
NOT TO SCALE




DEVELOPER:
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"A PLANNED UNIT DEVELOPMENT"

# P.U.D. PLAN for QUAIL CREEK SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 45569.00
FILE: —
DATE: 10/04/94
DESIGN: M.J.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

#95-001