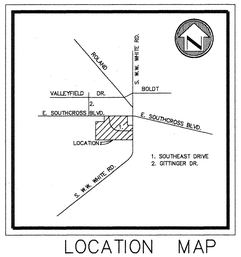


LOCATION MAP

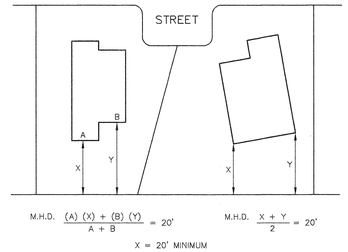
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – 5
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 5.32 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 56%
TOTAL SPACE	= 29.72 ACRES
OCCUPIED SPACE	

4.318 ACRES	STREET PAVEMENT AND ISLANDS
1.233 ACRES	DRIVEWAYS (MINIMUM 17' X 20')
7.617 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2100 SF)
13.17 ACRES	TOTAL

NET OPEN SPACE = 16.55 ACRES
+ 29.72 ACRES

OPEN SPACE RATIO = 0.56



MEAN HORIZONTAL DISTANCE

NOT TO SCALE

CLEAR VISION AREA

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

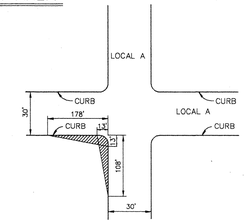
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

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

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

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

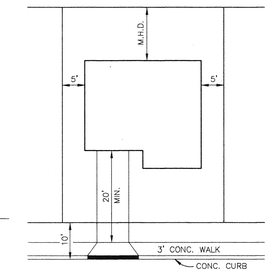
- 158 RESIDENTIAL UNITS
- TOTAL ACREAGE 29.72 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

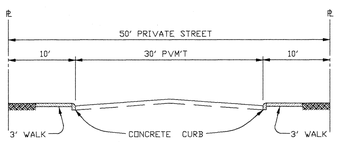


TYPICAL LOT

NOT TO SCALE

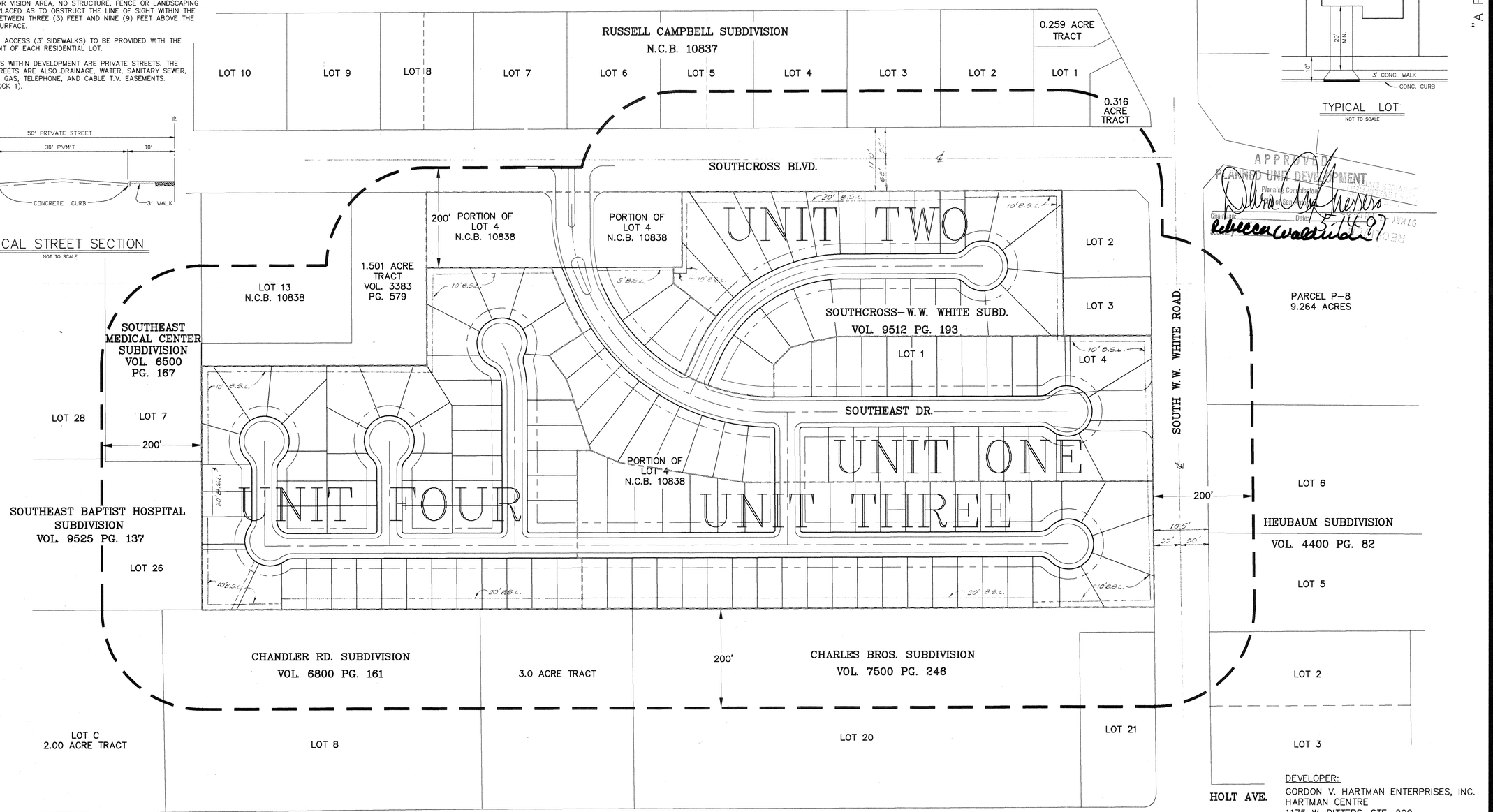
NOTES:

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. (LOT 1, BLOCK 1).



TYPICAL STREET SECTION

NOT TO SCALE



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman Date
Secretary 4-14-97

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
HARTMAN CENTRE
1175 W. BITTERS, STE. 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for PECAN VALLEY HEIGHTS

97-007

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1139 W. Hildebrand San Antonio, Texas 78201 - (210)734-5351

REVISIONS:
4/28/97

JOB NO. 46191.00
FILE: ~
DATE: 12/3/96
DESIGN: G.W.P.
DRAWN: G.W.P.
CHECKED:
SHEET 1 OF 1

97-007

H:\DRAW\HARTMAN\PECAN\UNIT-1\PCANPUD Mon Dec 23 14:48:41 1996 GEORGE PECK