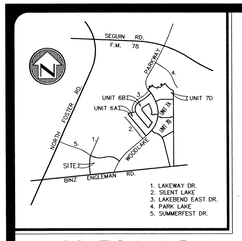


LOCATION MAP

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 ARE PUBLIC STREETS.
4. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM), BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48029C0478 E, EFFECTIVE DATE: FEBRUARY 16, 1996.

- 110 RESIDENTIAL UNITS
- TOTAL ACREAGE 14.91 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	(P – I) R – I
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	7.38 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	51%

2.63	ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.09	ACRES	DRIVEWAYS (16' X 27')
+ 3.54	ACRES	HOUSE SLABS, TYPICAL 1,400 SF (INCLUDES GARAGE)
7.26	ACRES	OCCUPIED SPACE
14.91	ACRES	TOTAL AREA
– 7.26	ACRES	OCCUPIED SPACE
7.65	ACRES	OPEN SPACE

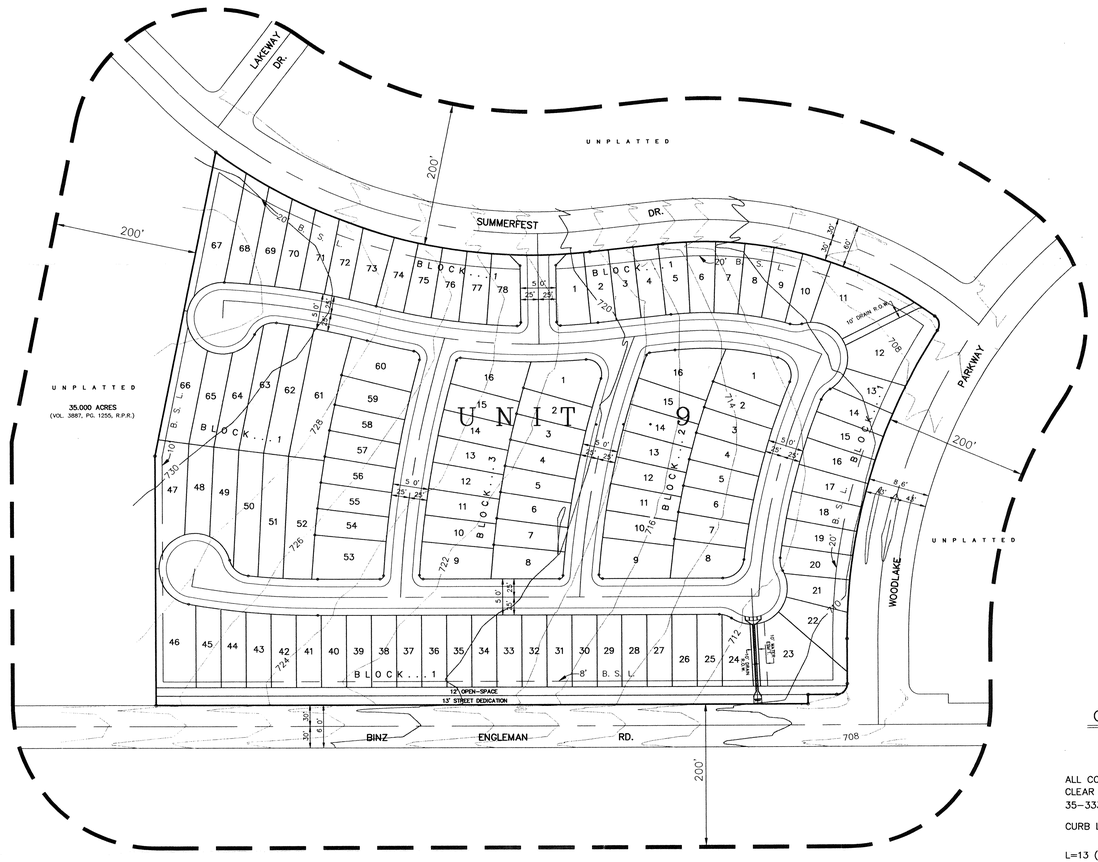
7.65 / 14.91 = 0.51 OPEN SPACE RATIO

0.51 x 100 = 51% PERCENTAGE OF OPEN SPACE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



RECEIVED
00 JUL 13 PM 2:33
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
COMMISSION
Date: 8-2-00
Secretary: 8-2-00

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for
WOODLAKE PARK SUBDIVISION
UNIT 9

CLEAR VISION AREA

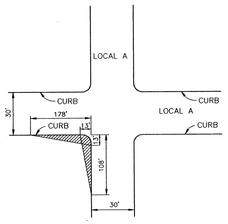
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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. $K_A=7$ $K_D=2$



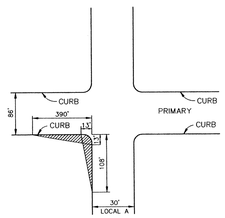
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

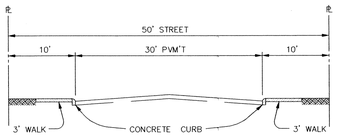
CURB LENGTHS: EXHIBIT G. LEFT–EQUATION A
RIGHT–EQUATION D

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

$R=0.65\ (ISD) - (W/2+K_D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.

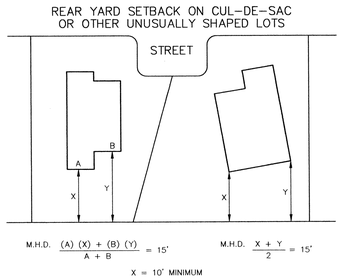




TYPICAL STREET SECTION

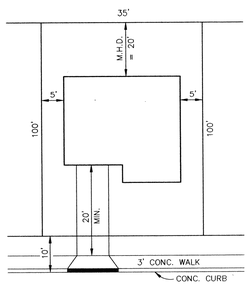
NOT TO SCALE

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



MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

#00-019

W.F. CASTELLA & ASSOCIATES, INC.
A TGB INC. Company
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
05/10/00
ADDED B.S.L.

JOB NO. 46785.00
FILE:
DATE: 03/20/00
DESIGN: G.W.P.
DRAWN: M.G.
CHECKED:
SHEET 1 OF 1