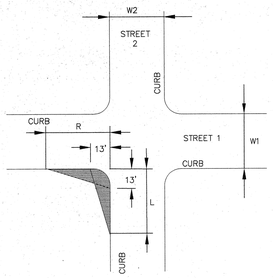


NOTES:

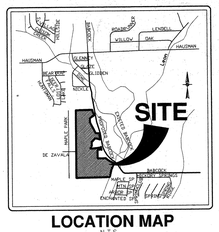
1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
8. DEZAVALA WILL BE DESIGNATED AS A PUBLIC STREET AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO.
9. ALL STREETS WITHIN RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED

LEGEND:

- PUD/POADP
- (1) PROPERTY OWNER INFORMATION
- 8' HIGH PERIMETER FENCE

SCALE : 1"=100'



LOCATION MAP
N.T.S.

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$R = 0.65(SD_2)-(W1/2 + K_a)$

$L = \frac{13\ (SD_2)}{13 + W1/2 + K_a} - 4$

$R = 0.65(300)-(30/2 + 2) = 178'$

$R = 0.65(300)-(26/2 + 2) = 180'$

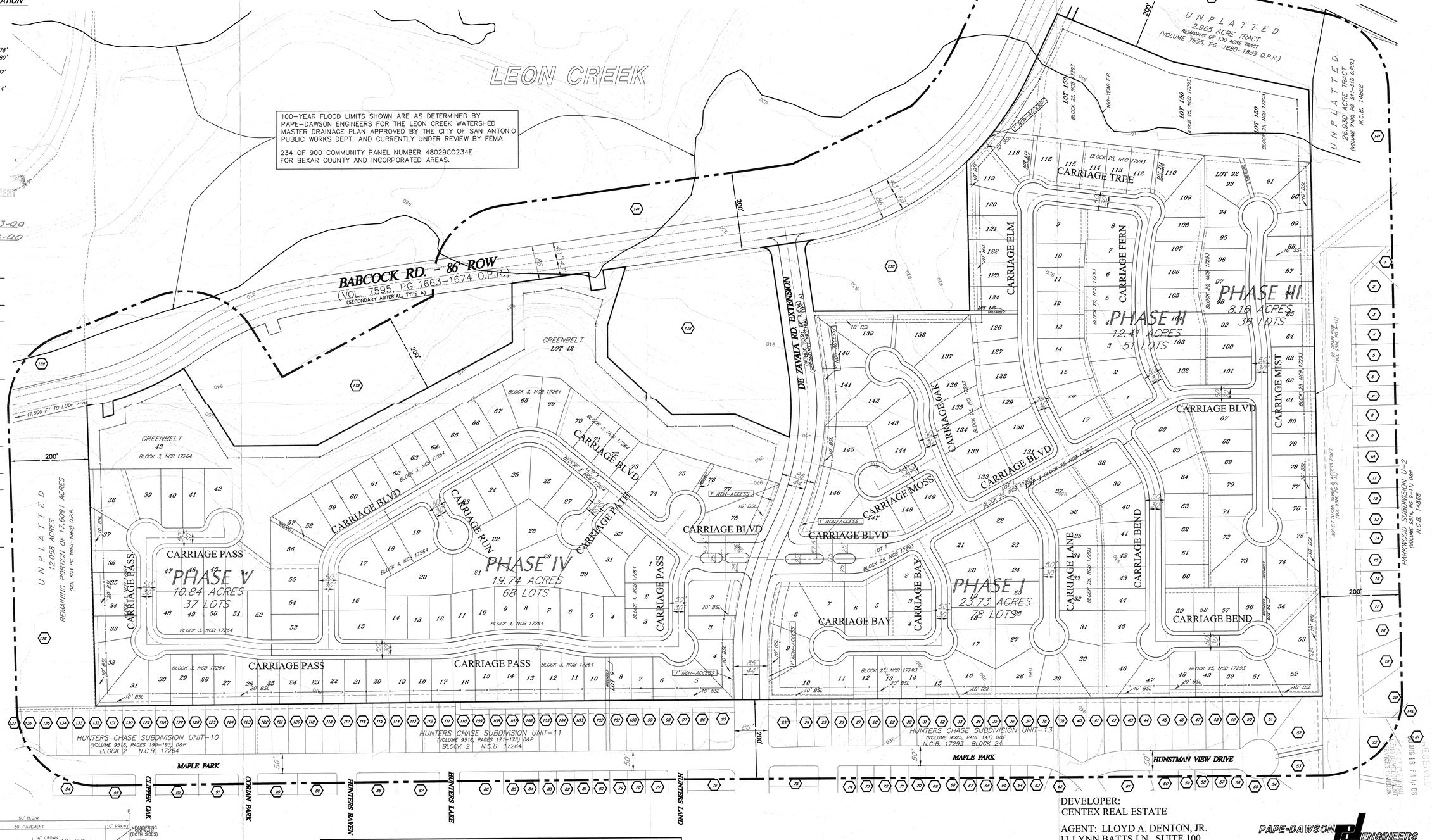
$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$

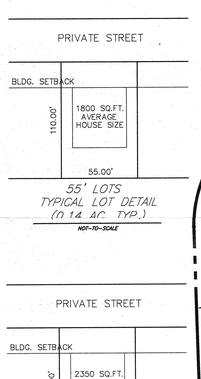
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$

APPROVED
PLANNED UNIT DEVELOPMENT
City Planning Commission
City of San Antonio
Date: 8-13-00
Date: 8-13-00

100-YEAR FLOOD LIMITS SHOWN ARE AS DETERMINED BY PAPE-DAWSON ENGINEERS FOR THE LEON CREEK WATERSHED MASTER DRAINAGE PLAN APPROVED BY THE CITY OF SAN ANTONIO PUBLIC WORKS DEPT. AND CURRENTLY UNDER REVIEW BY FEMA

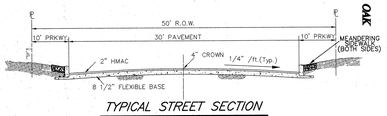
234 OF 900 COMMUNITY PANEL NUMBER 48029C0234E FOR BEXAR COUNTY AND INCORPORATED AREAS.



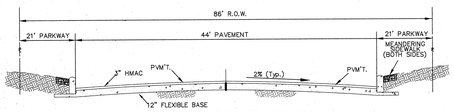


55' LOTS
TYPICAL LOT DETAIL
(0.14 AC. TYP.)
NOT-TO-SCALE

60' LOTS
TYPICAL LOT DETAIL
(0.17 AC. MIN)
NOT-TO-SCALE



TYPICAL STREET SECTION
NOT-TO-SCALE



DEZAVALA STREET SECTION
NOT-TO-SCALE

NOTE: FINAL PAVEMENT SECTIONS THICKNESS TO BE DETERMINED AT A LATER DATE

OPEN SPACE TO RATIO AND DENSITY TABLE

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,281,400	75.33	N/A
BUILDING COVERAGE AREA	545,950	12.53	16.6
OTHER (STREET PAVEMENT)	431,200	9.90	13.1
OPEN SPACE	2,304,250	52.90	70.2

NUMBER OF RESIDENTIAL LOTS	270
55' LOTS	161
60' LOTS	109
AVERAGE HOME SIZE (SQ. FT.)	2022
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.58

DEVELOPER:
CENTEX REAL ESTATE

AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210.828.6131
FAX: 210.828.6137

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CARRIAGE HILLS
PUD / POADP PLAN

DATE: MAY 26, 2000

JOB NO. 3571-16

POADP NO. 673 APPROVAL DATE: 7-7-00

PUD NO. 00-021 APPROVAL DATE:

I:\3571\15\DESIGN\CIVIL\PUDPLAN.DWG

#00-021