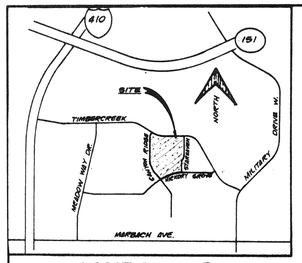
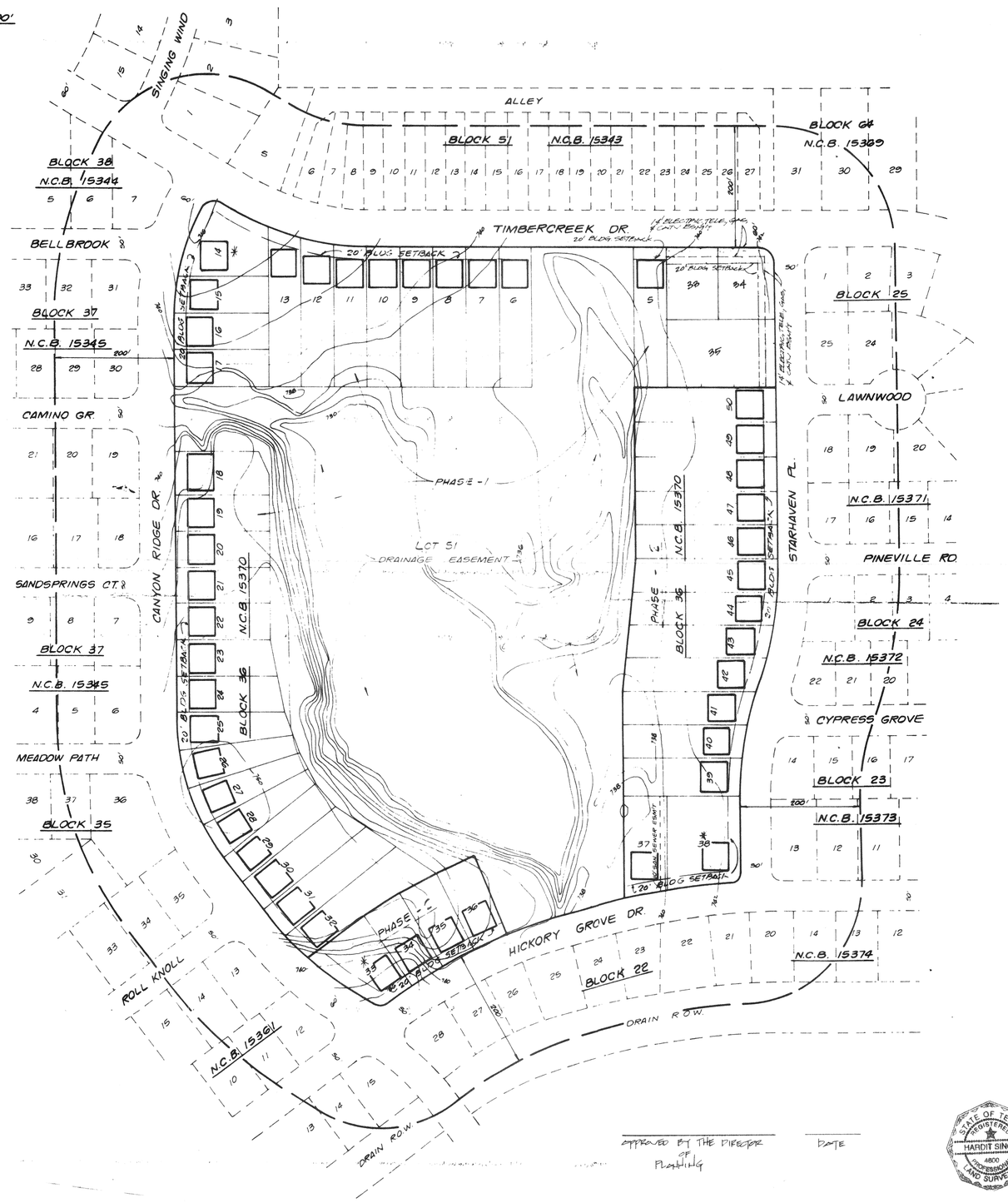


LOCATION MAP

NORTH

SCALE: 1" = 100'



TIMBERCREEK DR. & STARHAVEN PL.

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1\ /\ 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30\ /\ 2) + 7) - 4$

$= 3900\ /(28 + 7) - 4$

$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1\ \ 2 + K_D)$

$= 0.65\ (300)\ \ - (42\ /\ 2 + 2)$

$= \quad 195 \quad - \quad 23$

$R = 172'$

TIMBERCREEK DR. & CANYON RIDGE DR.

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1\ /\ 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 42\ /\ 2) + 7) - 4$

$= 3900\ /\ (34 + 7) - 4$

$L = 105.4'$ or $106'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1\ \ 2 + K_D)$

$= 0.65\ (300)\ \ - (42\ /\ 2 + 2)$

$= \quad 195 \quad - \quad 23$

$R = 172'$

CANYON RIDGE DR. & HICKORY GROVE DR.

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1\ /\ 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 42\ /\ 2) + 7) - 4$

$= 3900\ /\ (34 + 7) - 4$

$L = 105.4'$ or $106'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1\ \ 2 + K_D)$

$= 0.65\ (300)\ \ - (30\ /\ 2 + 2)$

$= \quad 195 \quad - \quad 17$

$R = 178'$

HICKORY GROVE DR.& STARHAVEN PL.

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1\ /\ 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30\ /\ 2) + 7) - 4$

$= 3900\ /(28 + 7) - 4$

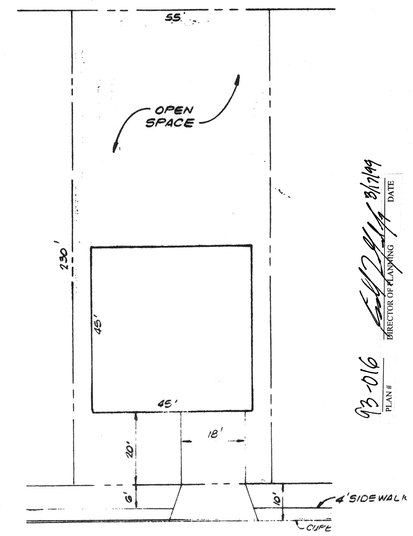
$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1\ \ 2 + K_D)$

$= 0.65\ (300)\ \ - (30\ /\ 2 + 2)$

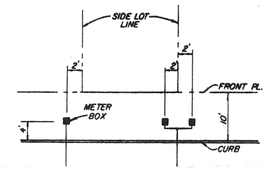
$= \quad 195 \quad - \quad 17$

$R = 178'$



TYPICAL LOT

NOTE: THE LOCATION OF THE 4' SIDEWALK WITHIN THE PARKWAY MAY VARY.



METER BOX LOCATION

Density and Open Space Ratios

Base Zoning District	=	P-1, R-6
Maximum Density Allowed	=	20 units per acre
Proposed Density	=	2.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.39
Total Space	=	1,097,712 S.F.

Occupied Space -- 672,508 S.F.	N/A	Exclude Street R.O.W.'s
	22,932 S.F.	Driveway (18 x 26) 49
	527,076	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	122,500 S.F.	House Slabs (includes garage) 2500 x 49

Net Open Space	=	425,204 S.F.
	-	1,097,712 S.F.
Open Space Ratio	=	39%

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.

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

APPROVED BY THE DIRECTOR OF PLANNING — DATE

STATE OF TEXAS REGISTERED HARDIT SINGH 4800 PROFESSIONAL LICENSED LAND SURVEYOR

12/2/98

DEVELOPER:
MANUEL JESUS VASQUEZ
22477 SO. HIGHWAY 16
VON ORMY, TEXAS 78073

~~49~~ SINGLE FAMILY RESIDENTIAL LOTS
55' x 230' TYPICAL LOT SIZE
25.2± ACRES

93-016

93-016 — PLAN #

DIRECTOR OF PLANNING — DATE 8/6/99

REVISIONS: DATE	NO.	DESCRIPTION	BY
12-2-98		REVISED LOTS 43, 44 & BLKS. 25, N.C.B. 15370, BRING-IN LOTS 33, 34 & 35	

93-016

REVISED P.U.D. PLAN OF
WESTWOOD VILLAGE, UNIT - 32
PLANNED UNIT DEVELOPMENT
FINAL PLAN

SOUTH TEXAS ENGINEERING, INC.
CIVIL • STRUCTURAL • ENVIRONMENTAL
SURVEYING • LAND DEVELOPMENT
4606 CENTERVIEW DRIVE, SUITE 110 TEL (210) 736-2646
SAN ANTONIO, TEXAS 78228-1798 FAX (210) 736-2359

#93-016