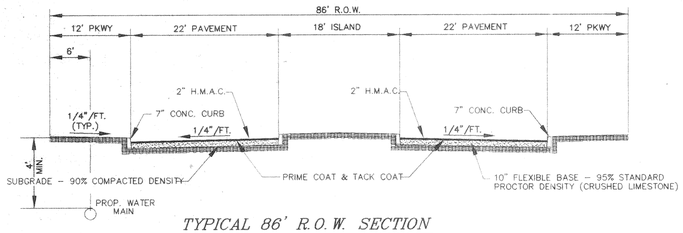
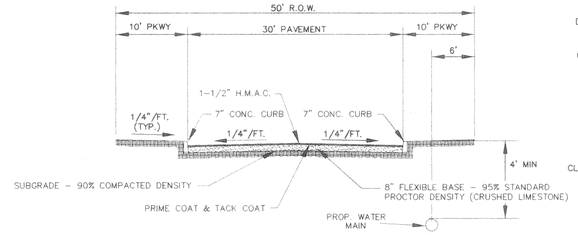


TYPICAL 86' R.O.W. SECTION

N.T.S.



TYPICAL 50' R.O.W. SECTION

N.T.S.

DENSITY: Max. Density Allowed = Units/Acre
Proposed Density = 156 Residential Lots/144 Acres = 1.08 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 144 Acres
Impervious Areas:
Private Street R.O.W. = 30.09 ACRES
Structures (Houses) : 156 @ 3,300 s.f. = 11.82 Acres
Sidewalks, Patios, etc.: 156 @ 1000 s.f. = 3.58 Acres
Total Impervious Area = 45.49 Acres

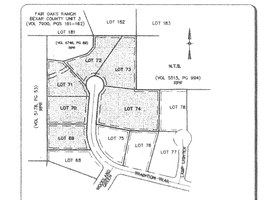
Pervious Area or Open Space = 144 Ac – 45.49 Ac = 98.51 Acres
Open Space Provided = 68%

CLEAR VISION:

ENTRANCE STREET @ OLD FREDRICKSBURG ROAD: L or R

Eq. A: $L = 13(ISD_L) / (13+W_1/2 + K_1)$
$L = 13 (600) / (13 + 24/2 + 7) = 244'$
Eq. D: $R = 0.65 (ISD_L) - (W_1/2 + K_2)$
$R = 0.65 (600) - (24/2 + 2) = 376'$

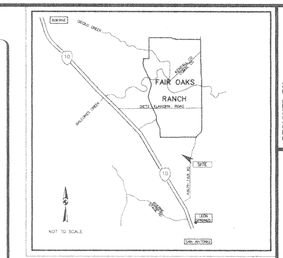
ALL INTERIOR STREET INTERSECTIONS:
Eq. A: $L = 13(ISD_L) / (13 + (W_1/2) + K_1) - 4$
$L = 13 (300) / (13 + 30/2 + 7) - 4 = 108'$
Eq. D: $R = 0.65 (ISD_L) - (W_1/2 + K_2)$
$R = 0.65 (300) - (30/2 + 2) = 178'$



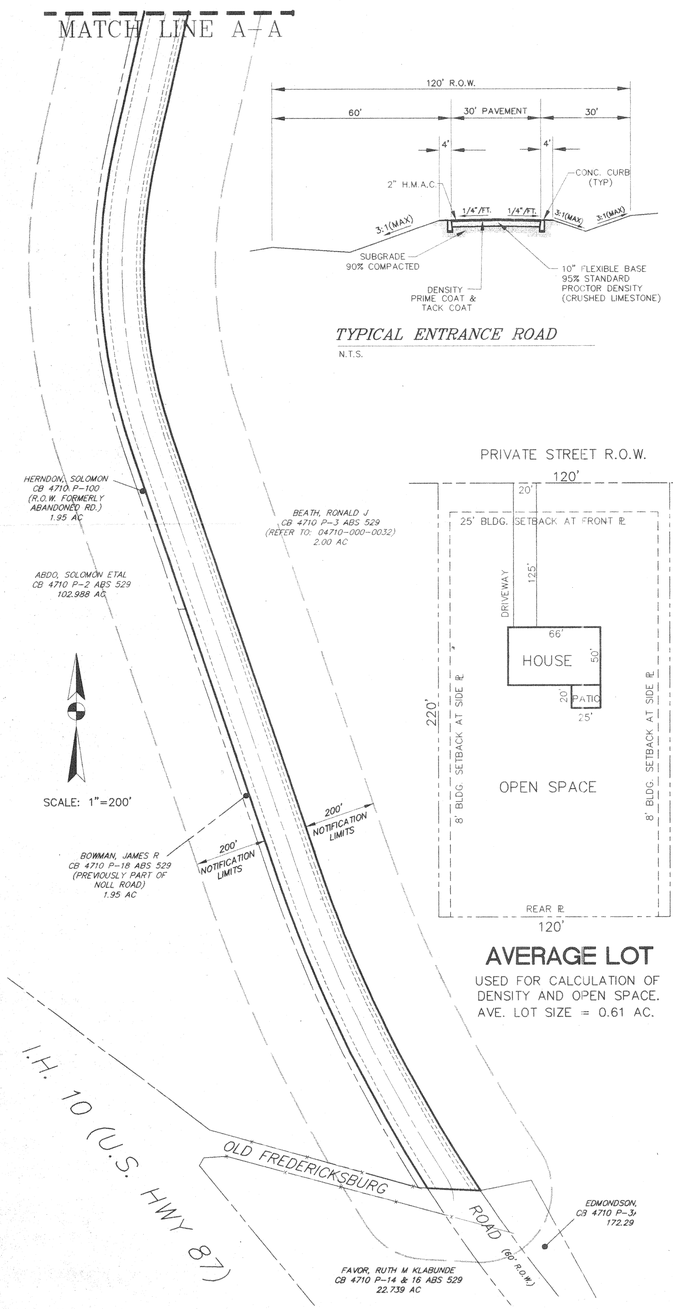
AREA BEING REPLATTED

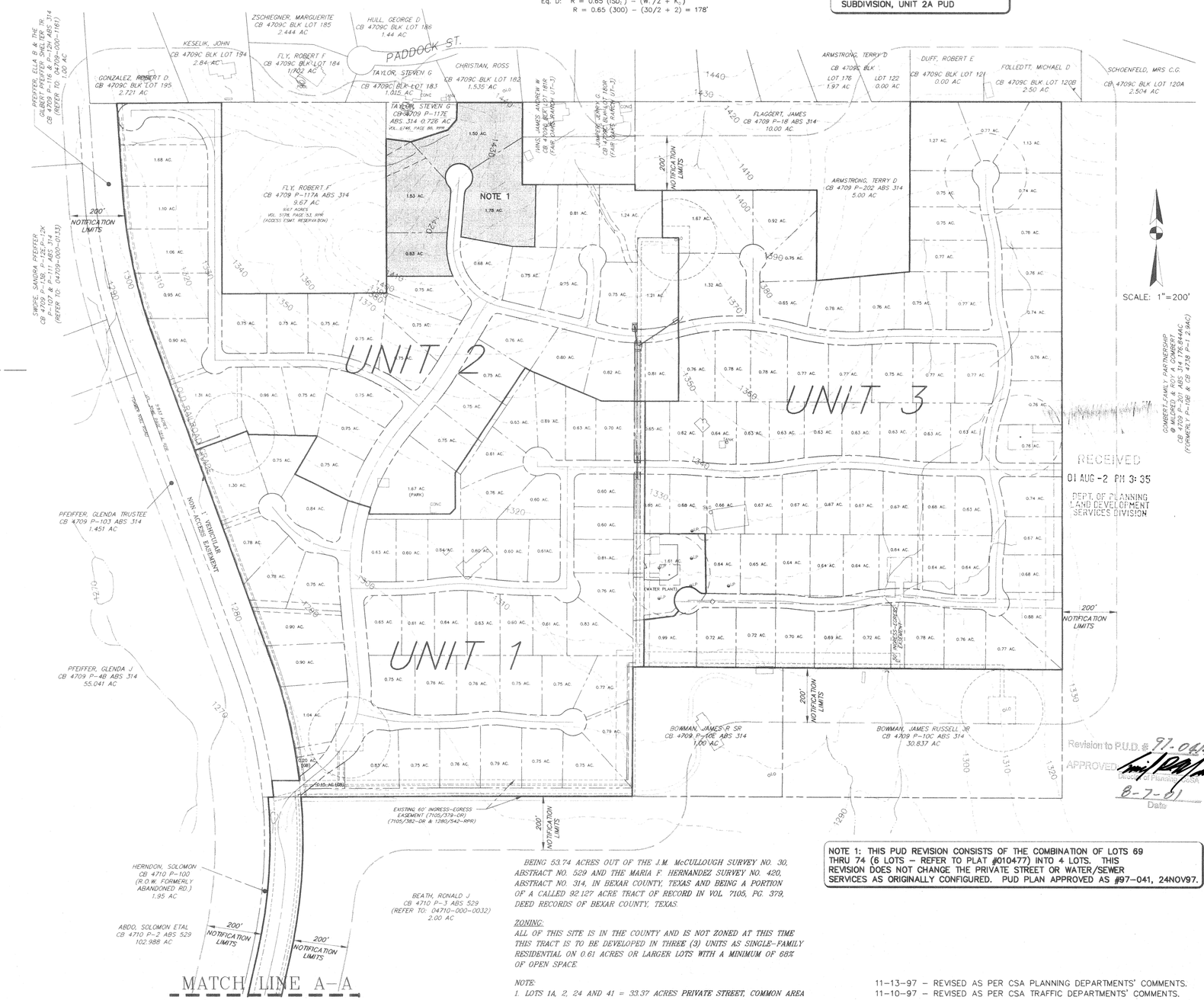
THE AREA BEING REPLATTED WAS PREVIOUSLY ON A PLAT OF THE VILLAGE GREEN SUBDIVISION UNIT 2 PLANNED UNIT DEVELOPMENT, WHICH IS RECORDED IN VOLUME 7105, PAGE 379, BEXAR COUNTY, TEXAS AND DEED RECORDS.

EXHIBIT OF LOTS BEING REPLATTED UNDER PLAT #010477, VILLAGE GREEN SUBDIVISION, UNIT 2A PUD



LOCATION MAP





RECEIVED
01 AUG -2 PM 3:35
DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Revision to P.U.D. # 97-041
APPROVED
Director of Planning
8-7-01
Date

NOTE 1: THIS PUD REVISION CONSISTS OF THE COMBINATION OF LOTS 69 THRU 74 (6 LOTS – REFER TO PLAT #010477) INTO 4 LOTS. THIS REVISION DOES NOT CHANGE THE PRIVATE STREET OR WATER/SEWER SERVICES AS ORIGINALLY CONFIGURED. PUD PLAN APPROVED AS #97-041, 24NOV97.

BEING 53.74 ACRES OUT OF THE J.M. McCULLOUGH SURVEY NO. 30, ABSTRACT NO. 529 AND THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, IN BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 92.127 ACRE TRACT OF RECORD IN VOL. 7105, PG. 379, DEED RECORDS OF BEXAR COUNTY, TEXAS.

ZONING:
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME THIS TRACT IS TO BE DEVELOPED IN THREE (3) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 0.61 ACRES OR LARGER LOTS WITH A MINIMUM OF 68% OF OPEN SPACE.

NOTE:
1. LOTS 1A, 2, 24 AND 41 = 33.37 ACRES PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT

11-13-97 – REVISED AS PER CSA PLANNING DEPARTMENTS' COMMENTS.
11-10-97 – REVISED AS PER CSA TRAFFIC DEPARTMENTS' COMMENTS.

DESIGNED BY:	FGH
DRAWN BY:	
CHECKED BY:	
DATE:	AUG01
JOB NO.:	E0221200

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
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Email: cecccctexas.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK G. HILL, P.E. NO. 70154
ON AUG 02 2001 DATE

REV	DATE	DESCRIPTION

VILLAGE GREEN PUD, UNITS 1 TO 3

REVISION TO LOTS 69 TO 74
PUD #97-041-A
AMENDING PUD PLAN

SHEET NO.
C1

D:\DATA\develop\Land Projects R2\charlie\E0221200\AMENDED-PUD.DWG 08/01/2001 03:16:18 PM CDT

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