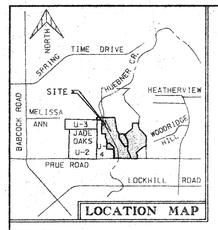


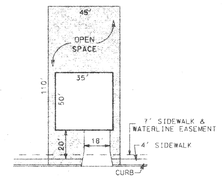
LOCATION MAP

NORTH

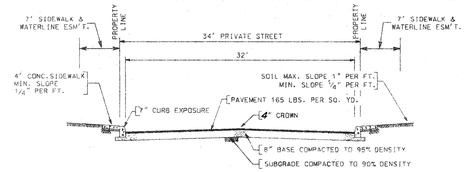
SCALE: 1" = 100'

NOTES:

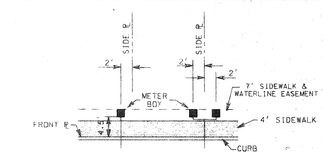
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. WOODWATERS WAY, PRIVATE STREET, SHALL HAVE 32' RIGHT-OF-WAY WITH 30' PAVEMENT. WOODWAY COURT, WOODWAY PLACE, AND LAKEVIEW COURT, PRIVATE STREETS, ARE 28' RIGHT-OF-WAY WITH 26' PAVEMENT.
4. ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER.



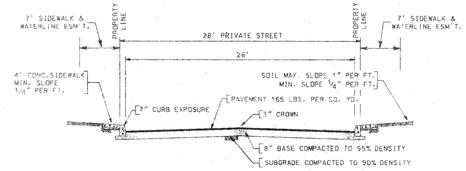
TYPICAL 45' LOT



TYPICAL STREET SECTION
FOR
WOODWATERS WAY
PRIVATE STREET



METER BOX LOCATION



TYPICAL STREET SECTION
FOR
WOODWAY COURT, WOODWAY PLACE, & LAKEVIEW COURT
PRIVATE STREETS

WOODRIDGE VILLAGE. UNIT-1
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	2.4 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	80 %
Total Space	=	1.126.026 S.F.

Occupied Space 223.495 S.F.	87.415 S.F.	Exclude Street R.O.W.'s
	22.680 S.F.	Driveway (18 X 20) x 63
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	113.400 S.F.	House Slabs (includes garages) 1800 x 63

Net Open Space	=	902.531 S.F.
	÷	1.126.026 S.F.
Open Space Ratio	=	0.80

WOODRIDGE VILLAGE. UNIT-2
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	6.3 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	56 %
Total Space	=	82.328 S.F.

Occupied Space 35.390 S.F.	9.470 S.F.	Exclude Street R.O.W.'s
	4.320 S.F.	Driveway (18 X 20) x 12
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	21.600 S.F.	House Slabs (includes garages) 1800 x 12

Net Open Space	=	46.938 S.F.
	÷	82.328 S.F.
Open Space Ratio	=	0.57

WOODRIDGE VILLAGE. UNIT-3
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	1.1 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	95 %
Total Space	=	40.075 S.F.

Occupied Space 2.160 S.F.	N/A	Exclude Street R.O.W.'s
	360 S.F.	Driveway (18 X 20)
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	1.800 S.F.	House Slabs (includes garages)

Net Open Space	=	37.915 S.F.
	÷	40.075 S.F.
Open Space Ratio	=	0.95

WOODRIDGE VILLAGE
INTERIOR STREETS
CLEAR VISION AREA

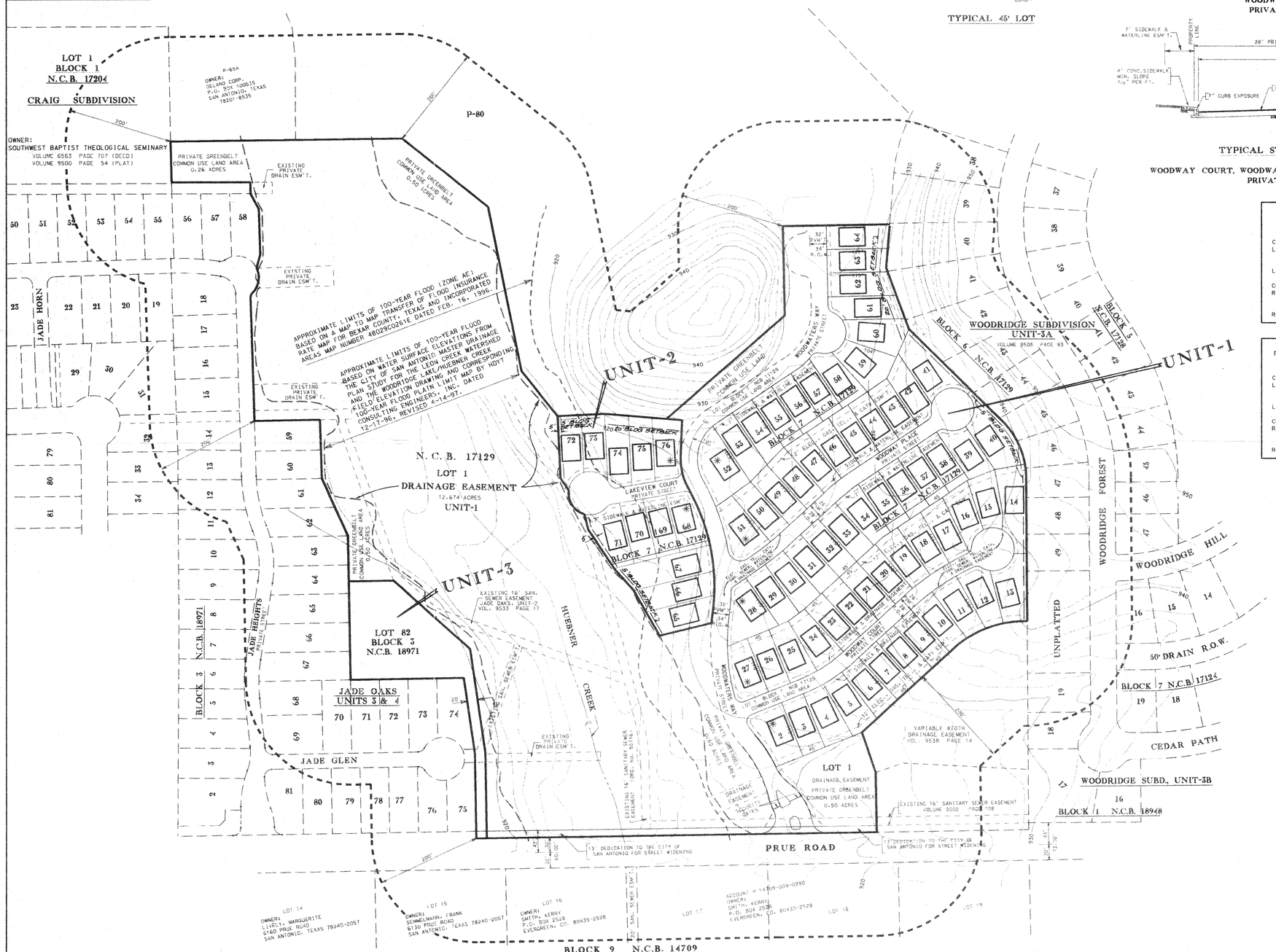
Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / [13 + (W_1 / 2) + K_A] - 4$
$= 13\ (300) / [13 + (30 / 2) + 7] - 4$
$= 3900 / (28 + 7) - 4$
$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + Kp)$
$= 0.65\ (300) - (26 / 2 + 2)$
$195 - 17$
$R = 178'$

WOODRIDGE VILLAGE •
PRUE RD. @ ENTRANCE (WOODWATERS WAY)
CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / [13 + (W_1 / 2) + K_A] - 4$
$13\ (480) / [13 + (44 / 2) + 7] - 4$
$= 6240 / (35 + 7) - 4$
$L = 164'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + Kp)$
$= 0.65\ (48) - (40 / 2 + 2)$
$312 - 22$
$R = 290'$



THE ENTRANCE STREET, WOODWATERS WAY SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS EAST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

THERE SHALL BE NO SIDEWALK ALONG THE WEST PROPERTY LINE OF WOODWATERS WAY FROM PRUE ROAD TO THE SOUTH PROPERTY LINE OF LOT 65 AND FROM THE CURB RETURN OF LOT 76 TO THE NORTHERN END OF WOODWATERS WAY.

A 4-FT. WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE PRUE ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 12-10-97
Secretary: Public:

98-004

DEVELOPER:
LANCASTER DEVELOPMENT CO.
8603 CROWNHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

UNIT-1
63 SINGLE FAMILY RESIDENTIAL LOTS
45' x 110' TYPICAL LOTS
25.85 ACRES

UNIT-2
12 SINGLE FAMILY RESIDENTIAL LOTS
45' x 110' TYPICAL LOTS
1.89 ACRES

UNIT-3
1 SINGLE FAMILY RESIDENTIAL LOT
0.92 ACRES

FLOOD PLAIN / DRAINAGE EASEMENT
12.674 ACRES

TOTAL ACRES = 28.66

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

WOODRIDGE VILLAGE
PUD / POADP
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE OCTOBER 1997
JOB NO. 1-6974
SHT. 1 of 1

98-004