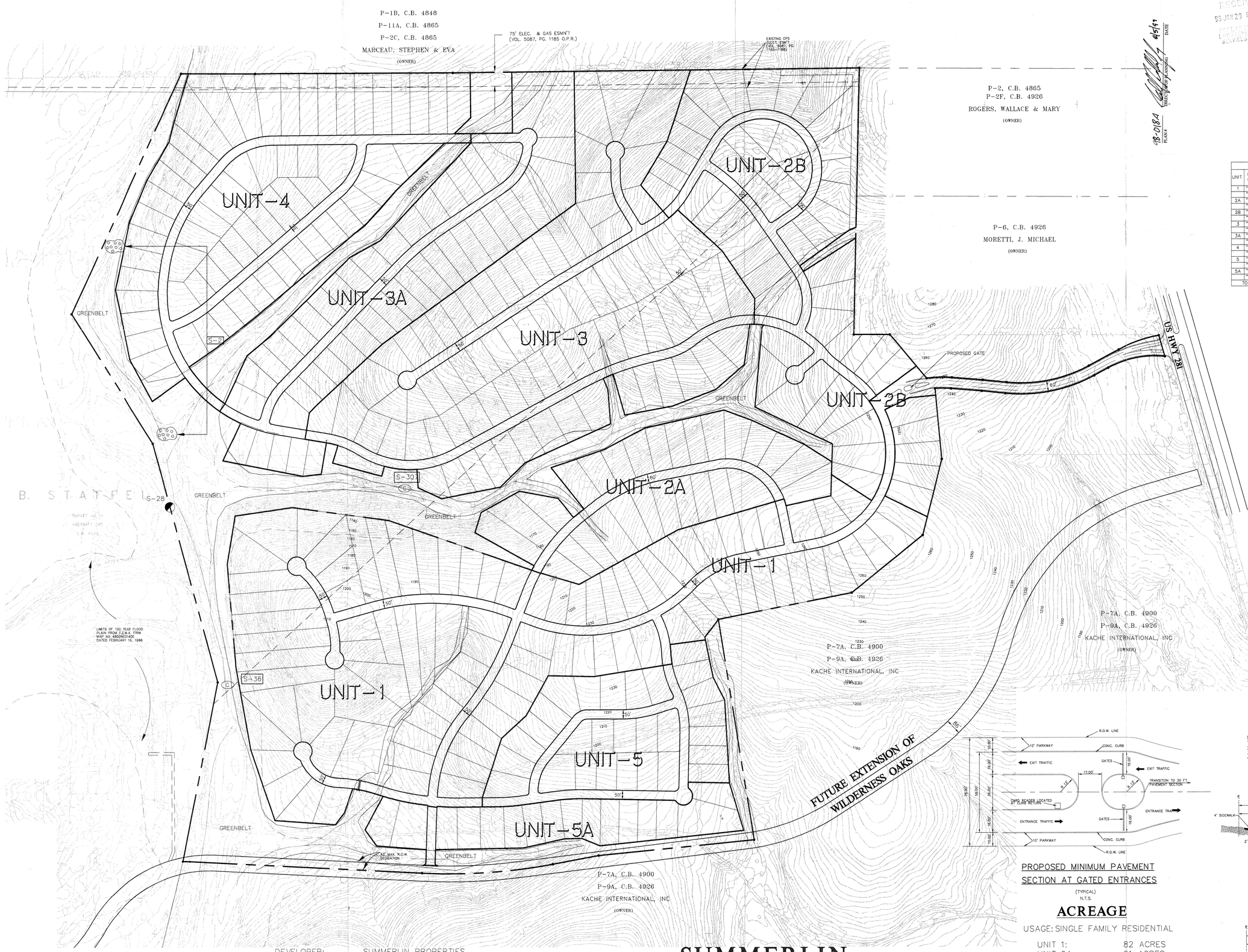
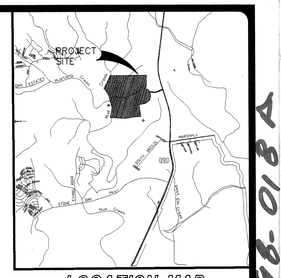




LOCATION MAP
N.T.S.

RECEIVED
99 JAN 29 PM 2:17
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DIVISION

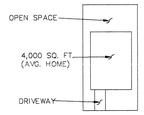
DIRECTOR OF PLANNING — DATE 4/5/99

PLAN # 98-018A

98-018A

PHASING				
UNIT	NO. OF LOTS (RESIDENTIAL)		AVERAGE LOT SIZE	AVERAGE HOME SIZE (SQ. FT.)
1	"A"	32	110'x550'	4,000
	"B"	59	110'x220'	4,000
2A	"A"	9	110'x550'	4,000
	"B"	18	110'x220'	4,000
2B	"A"	7	110'x550'	4,000
	"B"	43	110'x220'	4,000
3	"A"	5	110'x550'	4,000
	"B"	74	110'x220'	4,000
3A	"A"	10	110'x550'	4,000
	"B"	34	110'x220'	4,000
4	"A"	13	110'x550'	4,000
	"B"	49	110'x220'	4,000
5	"A"	0	110'x550'	4,000
	"B"	28	110'x220'	4,000
5A	"A"	2	110'x550'	4,000
	"B"	14	110'x220'	4,000
TOTAL LOTS = 397 LOTS				

SCALE : 1"=200'



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-333A.

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE (AVERAGE OF RESIDENTIAL AND NON-RESIDENTIAL AREA)

= 0.35(362.82)/362.82
= 35%

OVERALL DEVELOPMENT AREA = 362.82 ACRES = 15,804,400 S.F.

1) GREENBELTS = 2,522,000 S.F.

RESIDENTIAL LOTS:

a. AVERAGE GROSS AREA OF 397 LOTS = 78 (110'x500') = 4,719,000 S.F.
319 (110'x200') = 7,719,800 S.F.

b. BUILDING COVERAGE 397 (4,000 S.F.) = 1,588,000 S.F.

c. DRIVEWAYS = 20x20x397 = 158,800 S.F.

2) OPEN SPACE FROM RESIDENTIAL LOTS = a-(b+c)
= 10,692,000 S.F.

TOTAL OPEN SPACE = 1) + 2)
= 13,214,000 S.F.

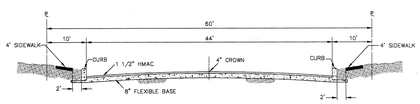
OPEN SPACE RATIO = 13,214,000/15,804,400 = 83.6%

DENSITY = 397/362.82 = 1.09 UNITS/ACRE

PROPOSED MINIMUM PAVEMENT SECTION AT GATED ENTRANCES

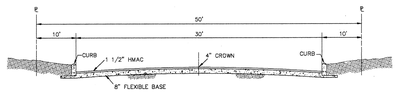
(TYPICAL)
N.T.S.

NOTE:
1. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO
2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.



TYPICAL STREET SECTIONS (60' R.O.W.)

N.T.S.



TYPICAL STREET SECTIONS (50' R.O.W.)

N.T.S.

ACREAGE

USAGE: SINGLE FAMILY RESIDENTIAL

UNIT 1:	82 ACRES
UNIT 2A:	21 ACRES
UNIT 2B:	42 ACRES
UNIT 3:	59 ACRES
UNIT 3A:	30 ACRES
UNIT 4:	44 ACRES
UNIT 5:	19 ACRES
UNIT 5A:	11 ACRES
DRAINAGE:	55 ACRES
TOTAL:	363 ACRES

DEVELOPER: SUMMERLIN PROPERTIES
P.O. BOX 1629
WIMBERLEY, TEXAS 78676
TEL:(512) 847-5263

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY

SUMMERLIN

PLANNED UNIT DEVELOPMENT PLAN

PAPE-DAWSON CIVIL & ENVIRONMENTAL ENGINEERS
SAN ANTONIO TEXAS 78217
5210 BROADWAY, BUILDING 2 512-824-9494

NOVEMBER 1998 JOB NO. 4042-00

98-018A