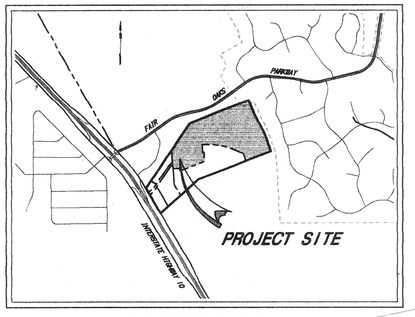
THIS PROJECT DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN PER F.E.M.A. PANEL 48029C0085 E, DATED 02-16-96.

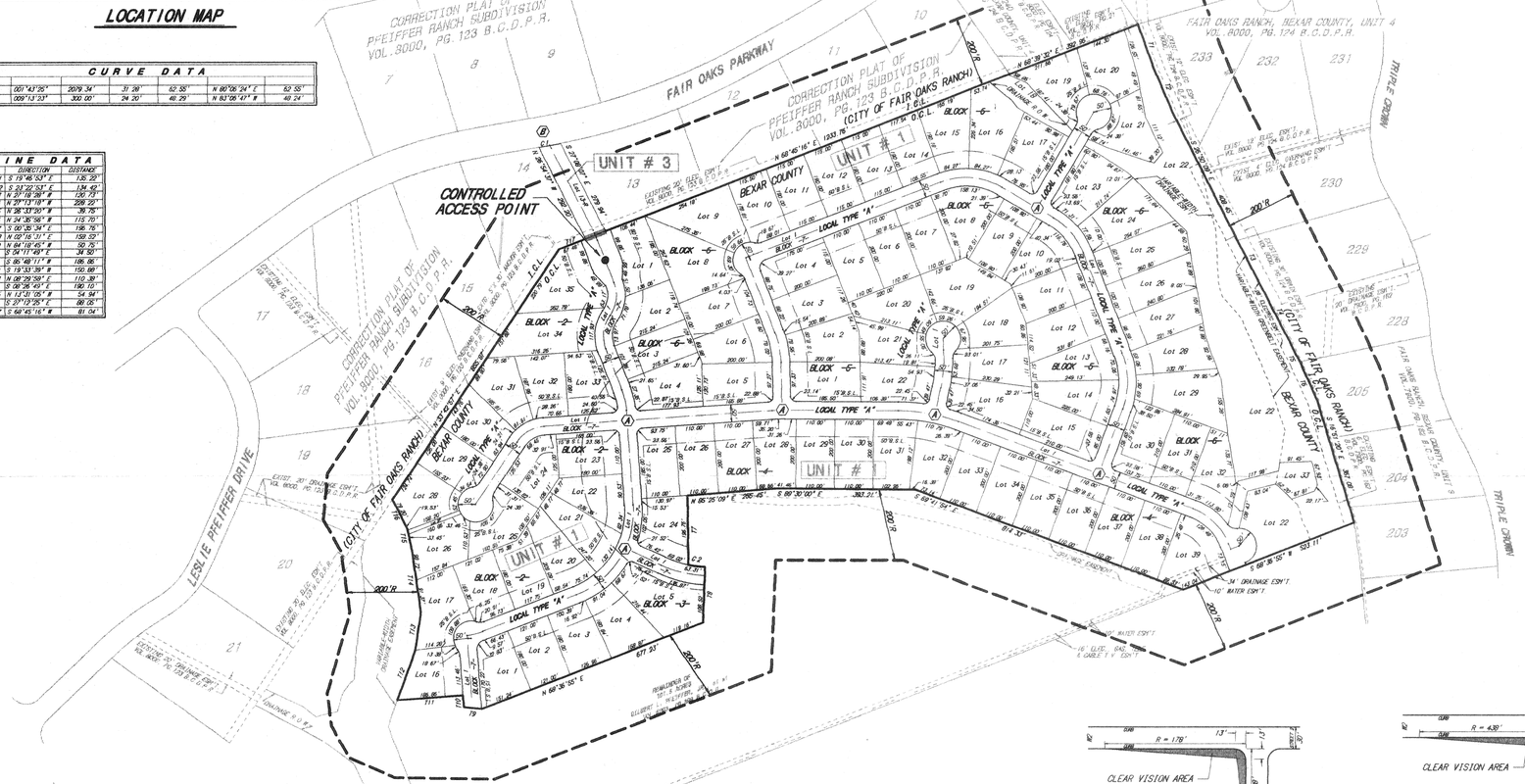
SCALE 1" = 200'

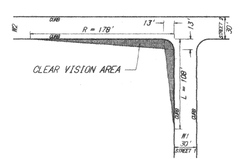


LOCATION MAP

CURVE DATA						
1	001°43'26"	2019.34'	31.28'	62.55'	N 80°06'24" E	62.55'
2	009°13'23"	300.00'	24.20'	48.29'	N 83°06'43" W	48.24'

LINE DATA		
T.NO.	DIRECTION	DISTANCE
1	S 19°46'03" E	135.22'
2	S 03°20'53" E	134.42'
3	N 24°16'38" W	120.73'
4	N 39°13'18" W	239.22'
5	N 36°43'30" W	36.75'
6	N 24°38'58" W	115.70'
7	S 00°05'34" E	116.75'
8	N 02°16'31" E	159.55'
9	N 64°12'45" W	50.75'
10	S 04°11'49" E	34.50'
11	S 85°48'11" W	186.55'
12	S 19°03'35" W	150.68'
13	N 08°29'59" E	110.38'
14	S 38°36'43" W	190.13'
15	N 13°01'05" W	54.94'
16	S 37°12'55" E	66.92'
17	S 66°45'16" W	81.04'

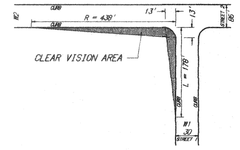




CLEAR VISION AREA - TYPE "A"

NOT TO SCALE

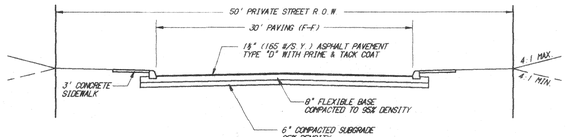
NOTES:
1. R = 178' and L = 108' will be utilized at all "A" intersections.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.



CLEAR VISION AREA - TYPE "B"

NOT TO SCALE

NOTES:
1. R = 438' and L = 178' will be utilized at all "B" intersections.
2. R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.
3. The pavement width of Samanta is increased from the standard width to 48 ft. to accomodate a center median (two lanes).



TYPICAL STREET SECTION

NOT TO SCALE

NOTE:
LOT NO. 1, 2 BLOCK 7 & 1,3-9 INCLUDES 14.439 ACRES OF LAND BEING A PRIVATE STREET, SAFETY LANE, DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND CABLE T.V. EASEMENT. THE PRIVATE STREET R.O.W. WIDTH IS 50' - FEET INCLUDING A PAVEMENT WIDTH OF 30' - FEET (FACE-TO-FACE), AND FOUR(3)-FOOT CONCRETE SIDEWALKS ADJACENT TO THE CURB.

LEGEND	
B.S.L.	BUILDING SETBACK LINE
O.C.L.	OUTSIDE CITY LIMITS
I.C.L.	INSIDE CITY LIMITS
ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.T.V.	CABLE TELEVISION
ESMT.	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
S.S.	SANITARY SEWER

OPEN SPACE RATIO ANALYSIS		
GROSS AREA =		65.810 AC.
LESS DEDICATIONS		
PRIVATE STREET R.O.W.	8.971 AC.	
DRAINAGE R.O.W.	0.341 AC.	
SUB-TOTAL		- 9.312 AC.
LESS TYPICAL LOT IMPROVEMENTS		
HOUSE AREA (2900 SF x 92 LOTS)	6.125 AC.	
DRIVEWAY AREA (850 SF x 92 LOTS)	1.795 AC.	
SUB-TOTAL		- 7.920 AC.
TOTAL OPEN SPACE AREA =		17.232 AC.
OPEN SPACE RATIO (48.578 / 65.810) =		73.8 %

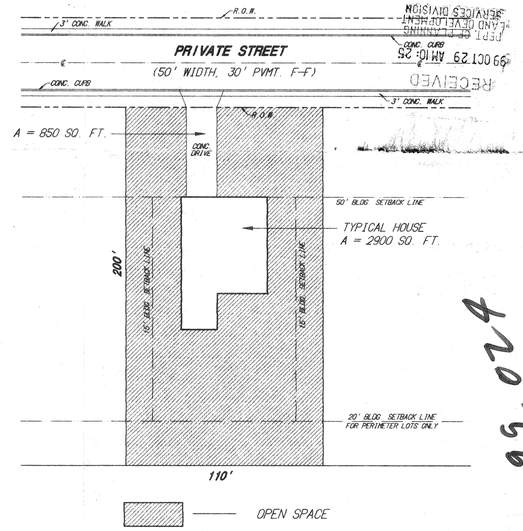
LAND USE ANALYSIS

Land Uses	Area	No. Lots	Density	Lot Size (typ.)
SINGLE-FAMILY RESIDENTIAL	65.810 AC.	92	1.4	110 x 200
PRIVATE STREET R.O.W.	8.971 AC.	1	N/A	N/A
DRAINAGE R.O.W.	0.341 AC.	N/A	N/A	N/A
GREENBELTS	2.263 AC.	1	N/A	N/A

SETBACK SUMMARY

Minimum building setbacks	Perimeter Lot	Interior Lot
LOT FRONT	50'	50'
LOT REAR	20'	N/A
LOT SIDE, INTERIOR	15'	15'
LOT SIDE, CORNER	15'	15'
LOT SIDE, CORNER w/ REVERSE FRONTAGE	20'	20'

NOTE: IF ACCESS TO GARAGE IS PROVIDED FROM THE SIDE OR FRONT OF A LOT, THEN THE GARAGE SHALL MAINTAIN A TWENTY-FOOT (20') SETBACK FROM THE BACK OF THE SIDEWALK AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.



TYPICAL LOT OPEN SPACE

SCALE: NTS

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 1/10/99
Secretary: Date: 1/12/99

DEVELOPER:	
OWNER:	D. GREEN LAND COMPANY
ADDRESS:	10999 IH 10 WEST SUITE 257 SAN ANTONIO, TEXAS 78230
TELEPHONE:	(210) 641-5988

99-024

No.	Date	REVISIONS	App.

/bcco/projects/D_Green/Woods/Prelim/ pudplan.01 212.28 Oct 1999

DWN. AWJ APP. CSK

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 321-001-00 DATE 06/17/99

D. GREEN LAND COMPANY

THE WOODS SUBDIVISION, P.U.D.

P.U.D. PLAN - UNIT 1

SHEET NO. 1 OF 1

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