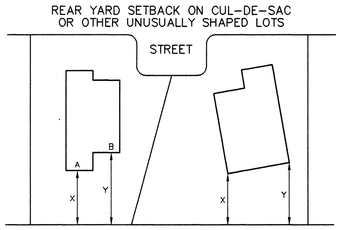


M.H.D. $\frac{(A)(X) + (B)(Y)}{A + B} = 15'$ M.H.D. $\frac{X + Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

TYPICAL LOT

NOT TO SCALE

GATE DETAIL

SCALE: 1" = 60'

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL LOCAL "A" AND COLLECTOR TYPE "B" STREETS WITHIN UNITS 8B, 8C & 8D ARE PRIVATE STREETS.
4. NO PORTION OF UNITS 8B, 8C AND 8D IS LOCATED WITHIN THE 100 YEAR FLOOD/PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FIRM), BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 48029C0476 E, EFFECTIVE DATE FEBRUARY 16,1996 AND 48029C0478 E, EFFECTIVE DATE FEBRUARY 16, 1996.

PLAN HAS BEEN ACCEPTED BY
DOSA
9.12.01 #102.B
(Date) (number)
If no plats are filed, plan will expire
On 3-19-03
1st plat filed on

CLEAR VISION AREA

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

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$

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

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.

UNIT	LOTS
WOODLAKE PARK UNIT 8B	68 LOTS
WOODLAKE PARK UNIT 8C	68 LOTS
WOODLAKE PARK UNIT 8D	34 LOTS

- 170 RESIDENTIAL UNITS
- TOTAL ACREAGE 43.82 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

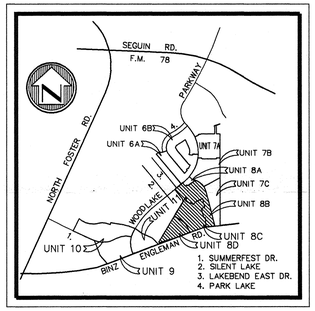
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	(P-1) R-1
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	3.88 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	62%

6.37	ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.69	ACRES	DRIVEWAYS (16' X 27')
+ 8.59	ACRES	HOUSE SLABS, TYPICAL 2,200 SF (INCLUDES GARAGE)
16.65	ACRES	OCCUPIED SPACE
43.82	ACRES	TOTAL AREA
− 16.65	ACRES	OCCUPIED SPACE
27.17	ACRES	OPEN SPACE

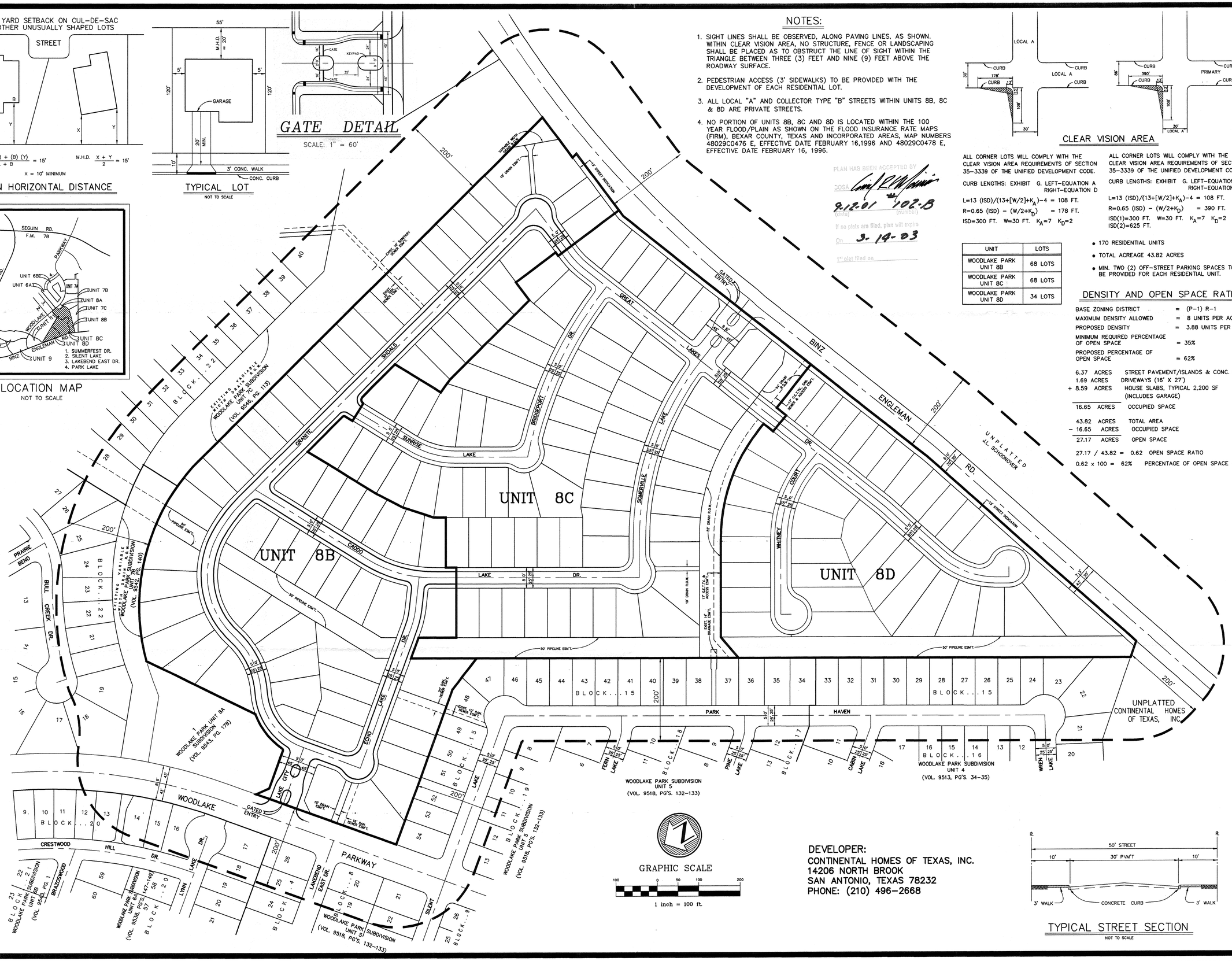
27.17 / 43.82 = 0.62 OPEN SPACE RATIO

0.62 x 100 = 62% PERCENTAGE OF OPEN SPACE



LOCATION MAP

NOT TO SCALE



DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

TYPICAL STREET SECTION

NOT TO SCALE

P.O.A.D.P. #102 B / P.U.D. PLAN for WOODLAKE PARK SUBDIVISION (UNIT 8B, 8C & 8D)

A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
08/16/01

102B

JOB NO.	46885.00/46886.00/46887.00
FILE:	
DATE:	05/31/01
DESIGN:	M.F.T.
DRAWN:	B.D.L.
CHECKED:	
SHEET	1 OF 1

J:\Land Development\CDC-Woodlake Unit 8B\dwg\WBB-PUD.dwg, 08/16/01 08:32:56 AM, PABLO DE LUNA