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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

P.O.A.D.P. #102C/ P.U.D. PLAN for WOODLAKE PARK SUBDIVISION (UNIT 10 & 11)

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 10 & 11 ARE PUBLIC STREETS.

MEAN HORIZONTAL DISTANCE

TYPICAL LOT
NOT TO SCALE

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. $K_A=7$ $K_D=2$

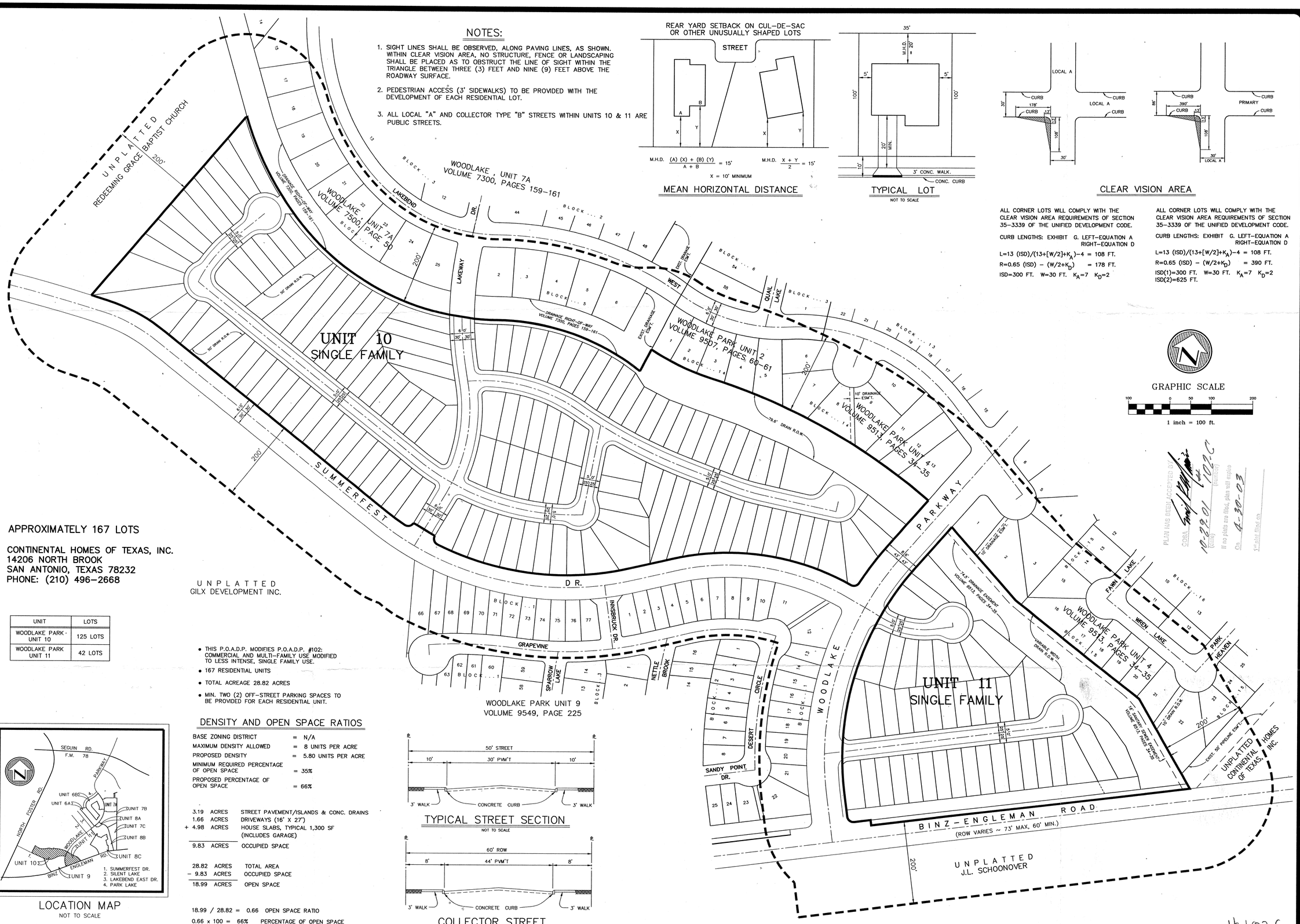
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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.



GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

APPROXIMATELY 167 LOTS

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

UNIT	LOTS
WOODLAKE PARK - UNIT 10	125 LOTS
WOODLAKE PARK UNIT 11	42 LOTS

- THIS P.O.A.D.P. MODIFIES P.O.A.D.P. #102: COMMERCIAL AND MULTI-FAMILY USE MODIFIED TO LESS INTENSE, SINGLE FAMILY USE.
- 167 RESIDENTIAL UNITS
- TOTAL ACREAGE 28.82 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	N/A
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	5.80 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	66%

3.19	ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.66	ACRES	DRIVEWAYS (16' X 27')
+ 4.98	ACRES	HOUSE SLABS, TYPICAL 1,300 SF (INCLUDES GARAGE)
9.83	ACRES	OCCUPIED SPACE
28.82	ACRES	TOTAL AREA
- 9.83	ACRES	OCCUPIED SPACE
18.99	ACRES	OPEN SPACE

18.99 / 28.82 = 0.66 OPEN SPACE RATIO

0.66 x 100 = 66% PERCENTAGE OF OPEN SPACE

TYPICAL STREET SECTION
NOT TO SCALE

COLLECTOR STREET
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

#102C

PLAN HAS BEEN ACCEPTED BY
COSA
10-29-01 #102C
(Initial) (Date)
If no plats are filed, plan will expire
On 4-30-03
1st plat filed on

WFC 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:

JOB NO. 46957.00/46958.00
FILE:
DATE: 07/02/01
DESIGN: M.F.T.
DRAWN: B.D.L.
CHECKED:
SHEET 1 OF 1