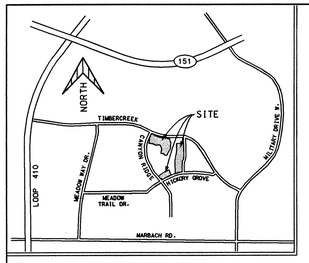
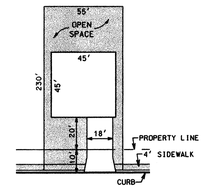


LOCATION MAP

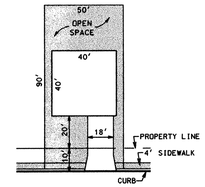
NORTH

SCALE: 1" = 100'



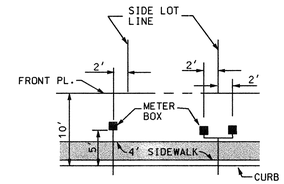
TYPICAL 55' LOT

NOTE: THE LOCATION OF THE 4' SIDEWALK WITHIN THE PARKWAY MAY VARY.



TYPICAL 50' LOT

NOTE: THE LOCATION OF THE 4' SIDEWALK WITHIN THE PARKWAY MAY VARY.



METER BOX LOCATION

TIMBERCREEK DR. & STARHAVEN PL. AND INTERNAL STREETS FOR PHASE IV & PHASE V

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: $_{2}Rt.$ = Equation $_{D}D$
$R = 0.65\ (ISD^{2}) - (W^{1} / 2 + K^{D})$

$= 0.65\ (300) - (42 / 2 + 2)$

$= 195 - 23$

$R = 172'$

TIMBERCREEK DR. & CANYON RIDGE DR.

CLEAR VISION AREA

Curb Length; Lt. = Equation A
$L = 13\ (ISD^{1}) / (13 + (W^{1} / 2) + K^{A}) - 4$

$= 13\ (300) / (13 + 42 / 2) + 7) - 4$

$= 3900 / (34 + 7) - 4$

$L = 105.4'$ or $106'$

Curb Length: $_{2}Rt.$ = Equation $_{D}D$
$R = 0.65\ (ISD^{2}) - (W^{1} / 2 + K^{D})$

$= 0.65\ (300) - (42 / 2 + 2)$

$= 195 - 23$

$R = 172'$

CANYON RIDGE DR. & HICKORY GROVE DR.

CLEAR VISION AREA

Curb Length; Lt. = Equation A
$L = 13\ (ISD^{1}) / (13 + (W^{1} / 2) + K^{A}) - 4$

$= 13\ (300) / (13 + 42 / 2) + 7) - 4$

$= 3900 / (34 + 7) - 4$

$L = 105.4'$ or $106'$

Curb Length: $_{2}Rt.$ = Equation $_{D}D$
$R = 0.65\ (ISD^{2}) - (W^{1} / 2 + K^{D})$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

HICKORY GROVE DR. & STARHAVEN PL.

CLEAR VISION AREA

Curb Length; Lt. = Equation A
$L = 13\ (ISD^{1}) / (13 + (W^{1} / 2) + K^{A}) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

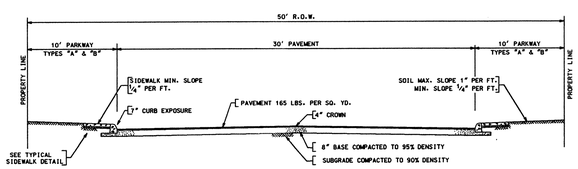
$L = 107.4'$ or $108'$

Curb Length: $_{2}Rt.$ = Equation $_{D}D$
$R = 0.65\ (ISD^{2}) - (W^{1} / 2 + K^{D})$

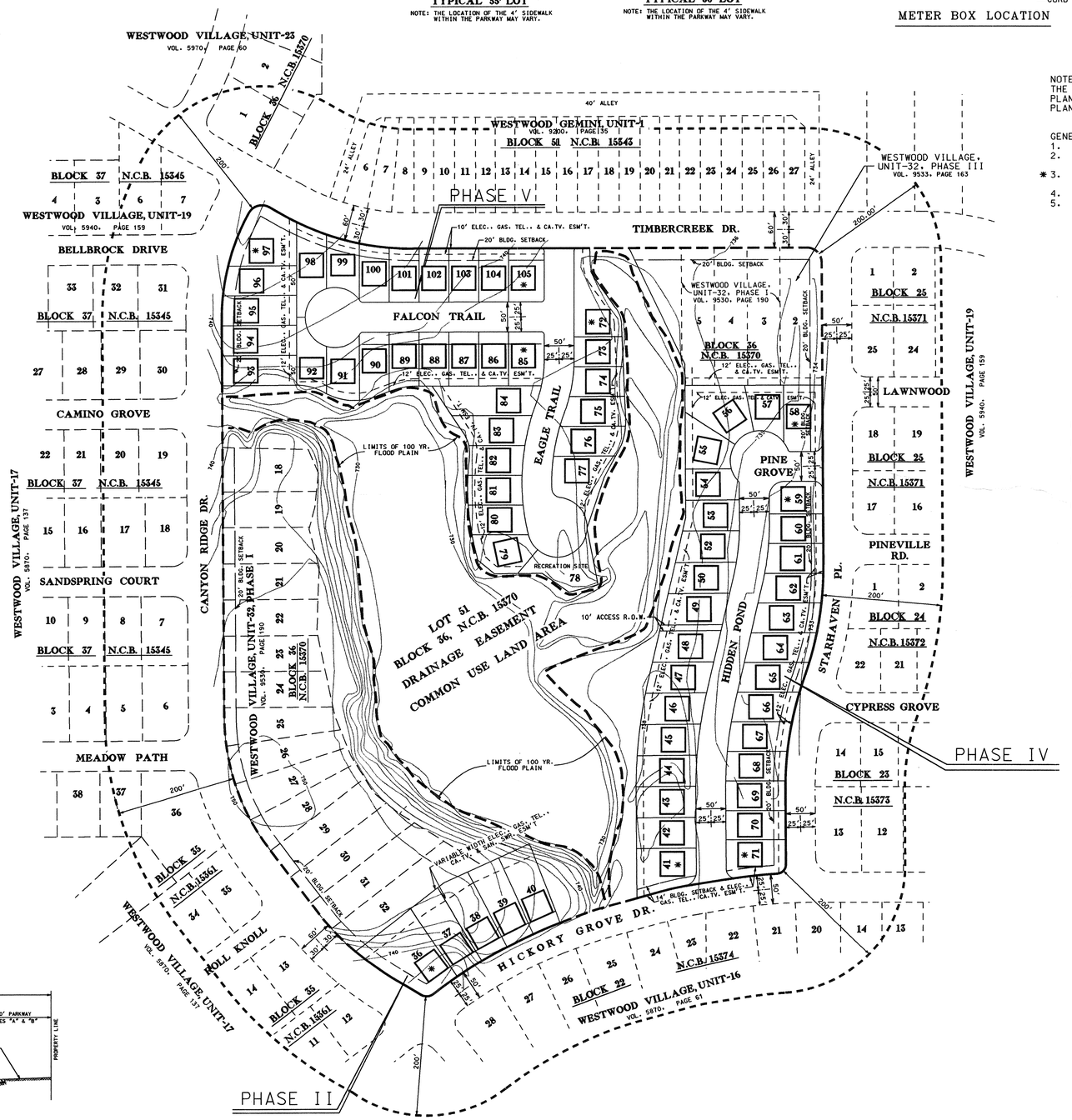
$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$



TYPICAL STREET SECTION



SUBJECT TO CHANGE

NOTE:
THE DEVELOPER WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER WORKS).
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTE WATER MANAGMENT).
* 3. CORNER LOT SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
4. DEVELOPMENT IS NOT OVER THE RECHARGE ZONE.
5. STREET RIGHT-OF-WAY INTERNAL TO THIS SUBDIVISION ARE PUBLIC.

DENSITY AND OPEN SPACE RATING

Base Zoning District	=	P-1, R-6
Maximum Density Allowed	=	20 units per acre
Proposed Density	=	3.45 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Required Percentage of Open space	=	75%
Total Space	=	1,097,712 S.F.

Occupied Space 275,632 S.F

97,037		Exclude Street R.O.W.'s
31,320	S.F.	Driveway (18X20)
N/A		Drain R.O.W.
N/A		Outdoor Storage Area
N/A		Mechanical Equipment
N/A		Parking
147,275	S.F.	House Slabs (includes garage) 1600 x 68 2025 x 19

Net Open Space	=	822,080	S.F.
		+ 1,097,712	S.F.
Open Space Ratio	=	0.75	

DEVELOPER:
WESTWOOD LAKE VILLAGE, INC.
P. O. BOX 219218
HOUSTON, TEXAS 77218

PHASE I
18 SINGLE FAMILY LOTS
55'x230' TYPICAL LOT SIZE
13.714 ACRES

PHASE II
5 SINGLE FAMILY RESIDENTIAL LOTS
50 x 139' TYPICAL LOTS
0.9737 ACRE

PHASE III
1 SINGLE FAMILY LOT
55'x230' LOT
0.3664 ACRE

PHASE IV
30 SINGLE FAMILY LOTS
50'x95' TYPICAL LOT
4.7104 ACRES

PHASE V
1 RECREATION LOT
33 SINGLE FAMILY LOTS
50'x90' TYPICAL LOT
5.4355 ACRES

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman of Commission
Secretary
7-26-00

SEE JOB # C-5533

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302

WESTWOOD VILLAGE, UNIT-32
PLANNED UNIT DEVELOPMENT
PLAN No. 93-016A

REVISIONS: DATE	NO.	DESCRIPTION	BY
NOV. 29, 1999	1	ADDED RECREATION SITE TO PHASE V	S.B.B.
DEC. 17, 1999	2	REVISED PINE GROVE ALIGNMENT AND LOTS	S.B.B.
APRIL 12, 2000	3	AMENDED PUD PLAN	S.B.B.
JULY 12, 2000	4	AMENDED PUD PLAN FOR PHASE IV & V 50' LOT'S	S.B.B.

DESIGN S.B.B.
DRAWN R.T.
CHECKED
DATE MAY 1999
JOB NO. 1-5770
SHT. 1 of 1

PUD-40.dgn NOV.1999 RT

93-016A