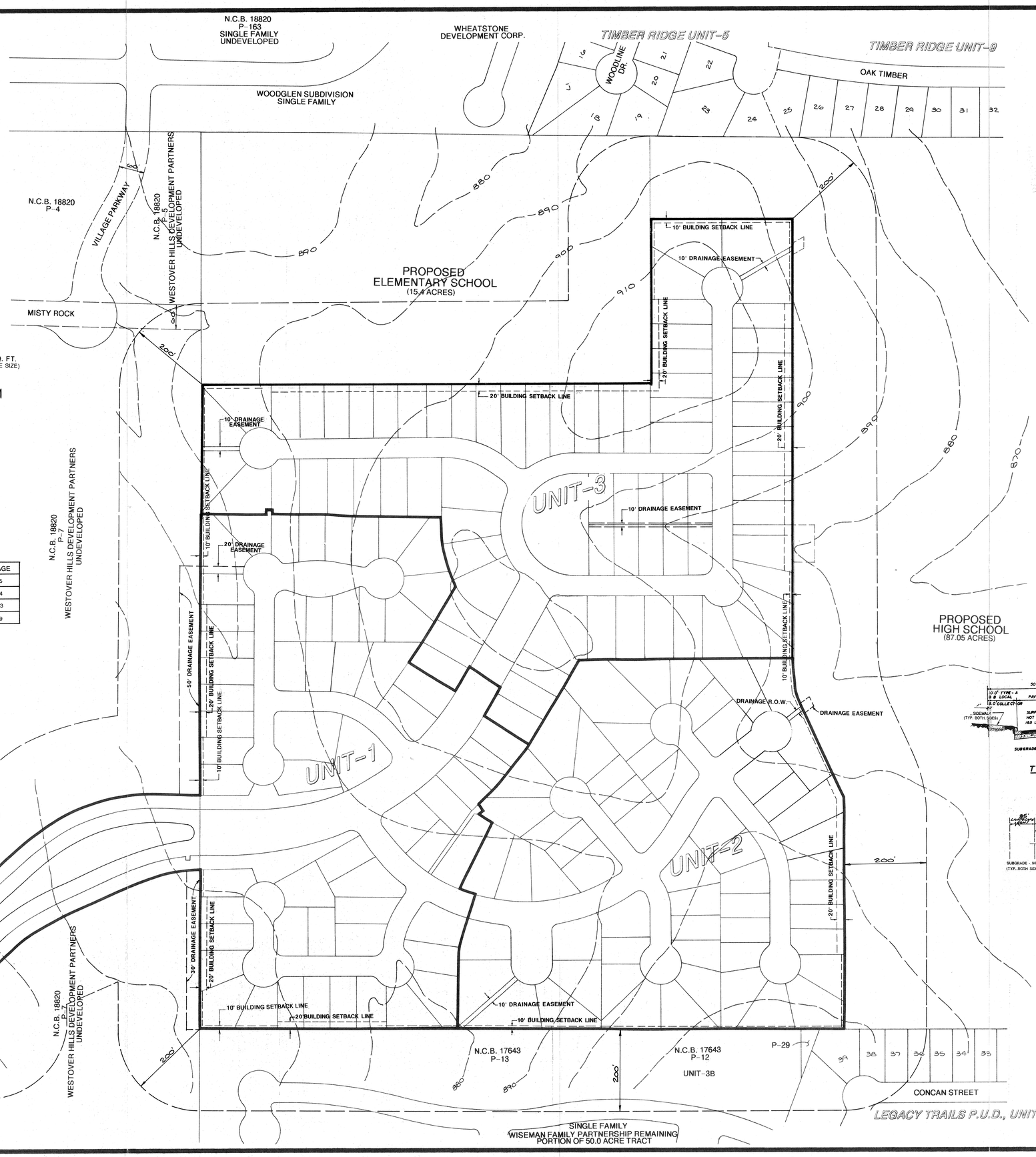
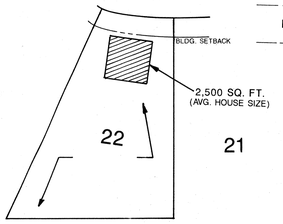




TYPICAL LOT SIZE

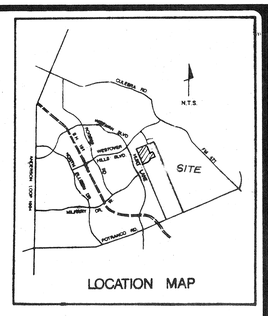
GROSS AREA = 59.95 ACRES
NO. OF LOTS = 189
AVERAGE HOME SIZE = 2,500 SQ. FT. (APPROX.)
LOT SIZES VARY FROM 7,800 SQ. FT. MIN.
TO 16,275 SQ. FT. MAX.

OPEN SPACE RATIO & DENSITY TABLE

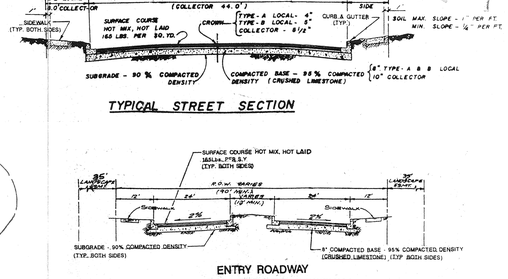
AREA	SQ. FT.	ACREAGE
TOTAL GROSS AREA	2,611,422	59.95
BUILDING COVERAGE AREA	472,190	10.84
OTHER (STREETS)	628,570	14.43
OPEN SPACE	1,445,756	33.19

PROPOSED OPEN SPACE = 55 %
DENSITY = 3.15 UNITS PER ACRE
ZONING/CONCEPT = N/A

NOTE: ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (SEC. 35-3339)



SCALE: 1"= 100'



TYPICAL STREET SECTION

ENTRY ROADWAY
TYPICAL STREET SECTION
N.T.S.

DEVELOPER: 238 ASSOCIATES
ONE FORUM, SUITE 700
8000 I.H. - 10 WEST
SAN ANTONIO, TEXAS 78230-3898

NONE OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480035 0310 D, DATED APRIL 2, 1990.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: _____ Date: _____
Secretary: _____ Date: _____

REVISIONS:
6/9/99 - PDP ZONING COMMENTS

Revision to P.U.D. # 95-006
APPROVED
6-28-00
Date

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

THE RESERVE AT WESTOVER HILLS
PLANNED UNIT DEVELOPMENT

JOB NO. 3408.23
DATE JANUARY 1999
DESIGNER
CHECKED N.H. DRAWN M.F.
SHEET 1 OF 1

95-006