P.O.A.D.P. NO. 477
P.U.D. PLAN NO.

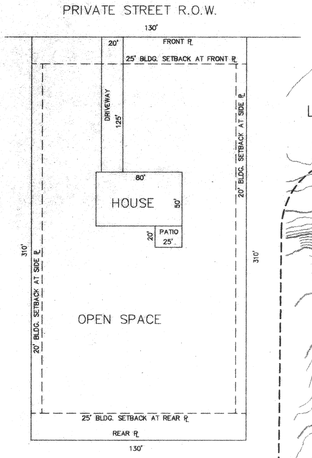
DENSITY: Max. Desity Allowed = _ Units/Acre
Proposed Density = 92 Residential Lots/96.48 Acres = 0.95 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 96.48
Impervious Areas: Private Street R.O.W. (Lots 37, 72 & 95) = 11.78 acres
Structures (Houses) : 92 @ 4,000 s.f. = 8.45 Acres
Driveways : 92 @ 20'x 125' = 5.28 Acres
Sidewalks, Patios, etc.: 92 @ 500 s.f. = 1.06 Acres
Total Impervious Area = 26.57 Acres
Pervious Area or Open Space = 96.48 ac − 26.57 ac = 69.91 Acres
Open Space Provided = 72%

CLEAR VISION: ENTRANCE STREET @ WESTOVER HILLS BLVD.: L or R
Eq. A: $L = 13(ISD_1) / (13+W_1/2 + K_A)$
$L = 13\ (600) / (13 + 86/2 + 7) = 124'$
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (600) - (86/2 + 2) = 345'$

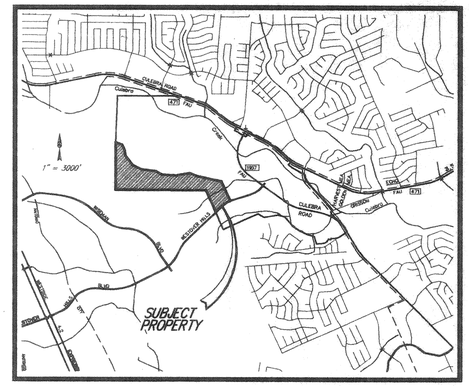
ALL INTERIOR STREET INTERSECTIONS:
Eq. A: $L = 13(ISD_1) / (13 + (W_1/2) + K_A) - 4$
$L = 13\ (300) / (13 + 24/2 + 7) - 4 = 118'$
Eq. D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300) - (24/2 + 2) = 181'$

SCALE: 1" = 200'



AVERAGE LOT

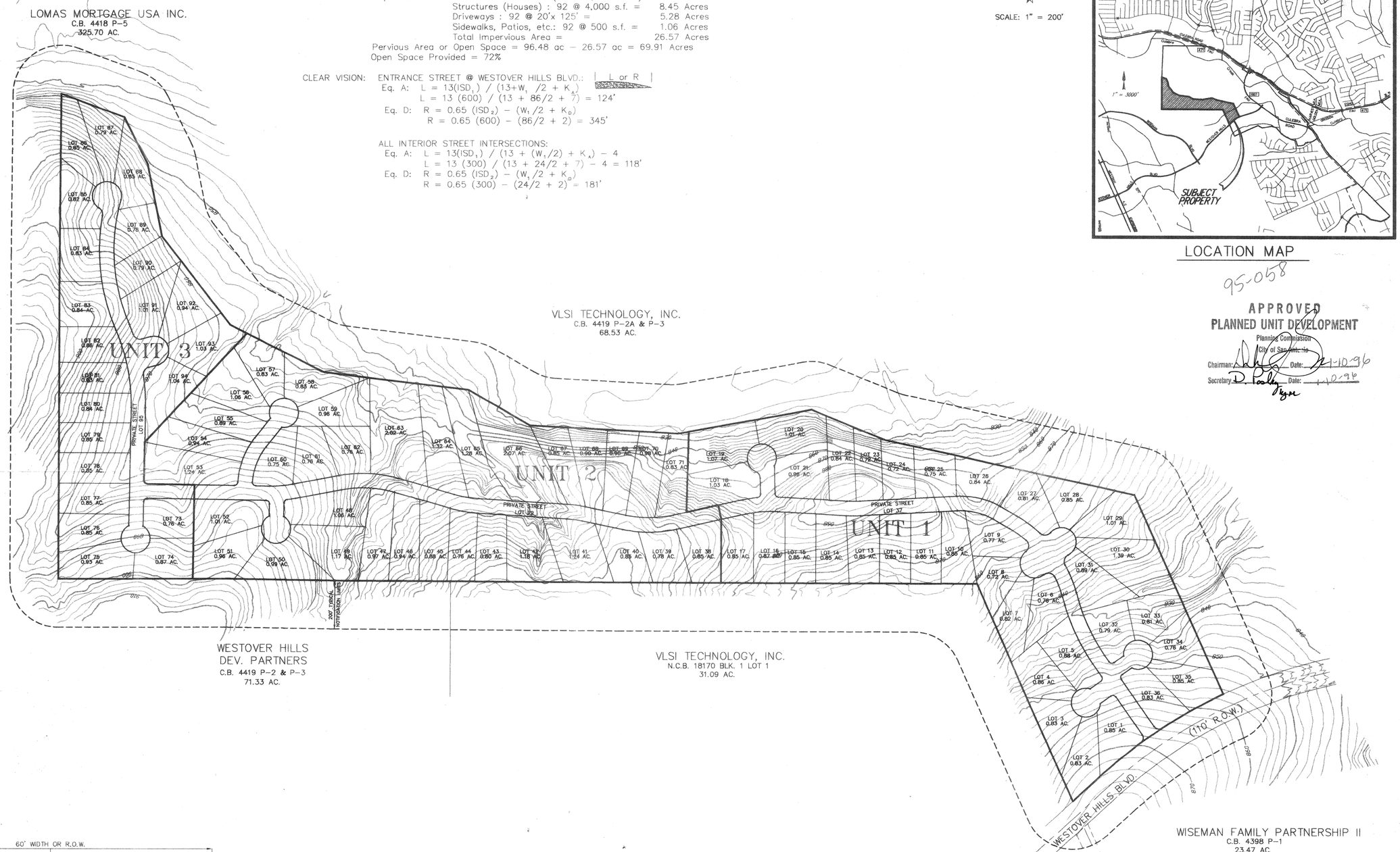
USED FOR CALCULATION OF DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 0.92 AC.



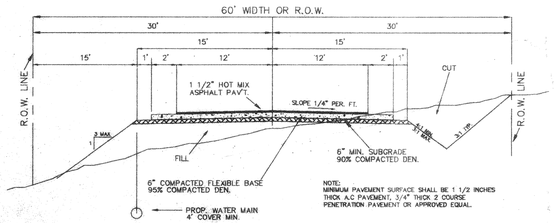
LOCATION MAP

95-058

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 11-10-96
Secretary: Date: 11-10-96



WESTOVER HILLS
DEV. PARTNERS
C.B. 4419 P-2 & P-3
71.33 AC.



TYPICAL LOCAL STREET CROSS-SECTION

ZONING:
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN THREE (3) UNITS AS SINGLE-FAMILY RESIDENTIAL ON 0.72 ACRES OR LARGER LOTS WITH A MINIMUM OF 35% OPEN SPACE.

NOTE:
1. LOTS 37, 72 AND 95 = 11.78 ACRES PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT.

BEING: 96.48 ACRES OUT OF THE ABNER H. YOUNG SURVEY NO. 188, ABSTRACT 826, COUNTY BLOCK 4418 AND THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, COUNTY BLOCK 4433, BEXAR COUNTY, TEXAS.

NAME & ADDRESS OF DEVELOPER:
KELLY LEACH
KELMAR ENTERPRISES
825 W. BITTERS RD., SUITE 204
SAN ANTONIO, TEXAS 78216
494-4393

TOPO PROVIDED BY
BROWN ENGINEERING CO.

ESTATES OF WESTOVER HILLS

STATE OF TEXAS
PAUL WAYNE LEDER
REGISTERED
PROFESSIONAL ENGINEER
07/17/95

P.U.D. PLAN

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE 1" = 200'
DRAWN BY RW/LD/MWT
TRACED BY
CHECKED BY
JOB NO. 0778-00-00
SHEET OF
FILE NO. 0778/PUD
PAGE 1 OF 1

95-058