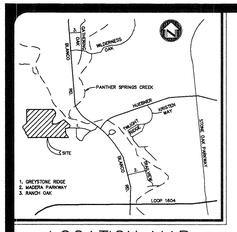


LOCATION MAP

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. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

- 62 RESIDENTIAL UNITS
- TOTAL ACREAGE 282.35 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 128, BLOCK 1 IS A PRIVATE STREET.
- LOT 127 & 129, BLOCK 1 TO BE RESERVED FOR GREEN BELT & CPS ESM'T.

DEVELOPER:
REITMEYER INVESTMENT CO.
P.O. BOX 690114
SAN ANTONIO, TX. 78269
(210) 492-6932

CLEAR VISION AREA

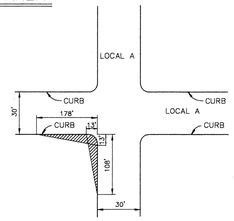
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

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. $K_A=7$ $K_D=2$



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	P-1, R-1, ERZD
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	0.22 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	95%
TOTAL SPACE	=	282.35 ACRES
OCCUPIED SPACE		

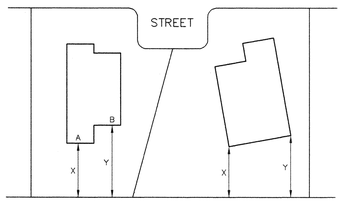
8.25	ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
0.73	ACRES	DRIVEWAYS (17' X 30')
4.27	ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
13.25	ACRES	TOTAL

NET OPEN SPACE = 269.10 ACRES
\+ 282.35 ACRES
OPEN SPACE RATIO = 0.95

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 5-13-97
Secretary: Date:

"A PLANNED UNIT DEVELOPMENT"

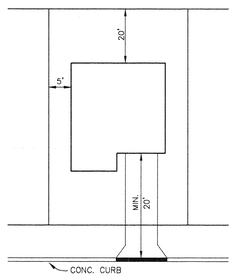
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



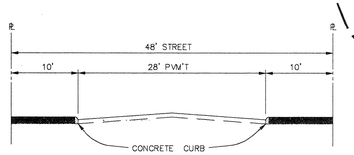
M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE
NOT TO SCALE

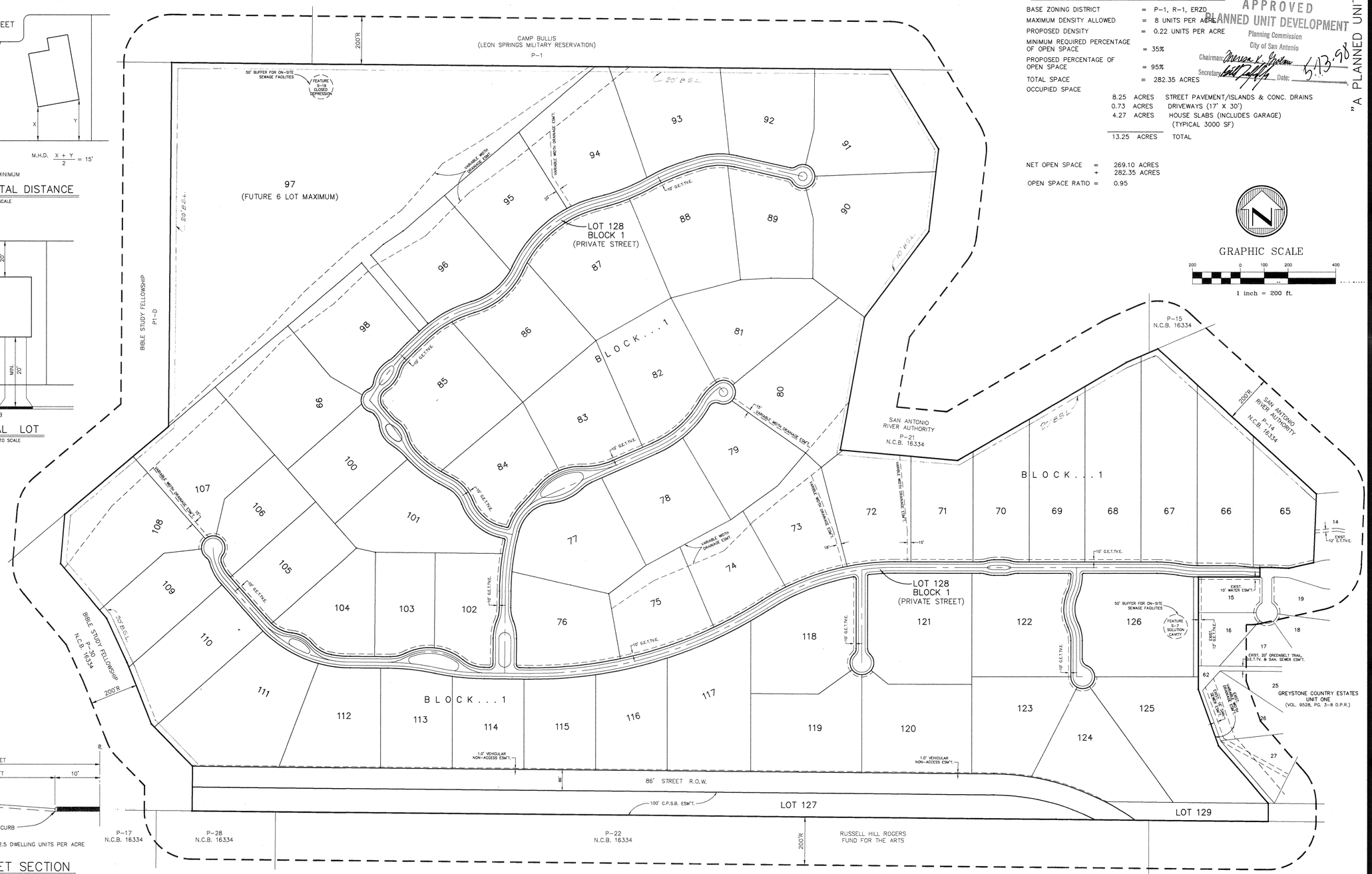


TYPICAL LOT
NOT TO SCALE



NO SIDEWALK REQUIRED. DENSITY < 2.5 DWELLING UNITS PER ACRE

TYPICAL STREET SECTION
NOT TO SCALE



GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

#97-036

97-036 P.U.D. PLAN for GREYSTONE COUNTRY ESTATES

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
10319 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:
12/02/97 – 86' R.O.W.
01/16/98 – LOT 97

JOB NO. 46199.00
FILE: ~
DATE: 6/24/97
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

k:\DRAW\Reitmeyr\GREY-ST\grey-st\G-ST-PUD.dwg Thu Mar 12 08:13:07 1998 George Peck