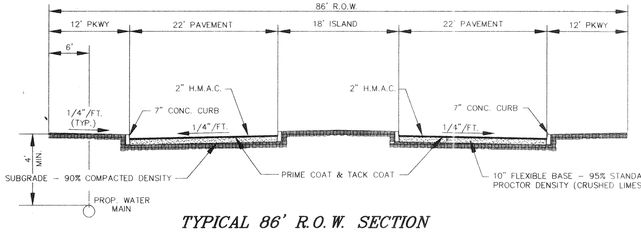
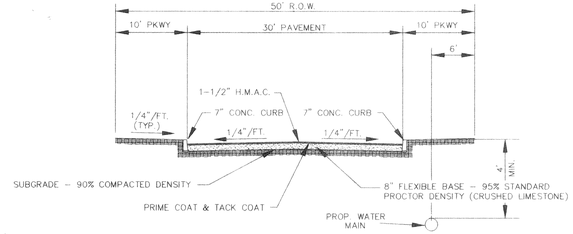


TYPICAL 86' R.O.W. SECTION

N.T.S.



TYPICAL 50' R.O.W. SECTION

N.T.S.

DENSITY: Max. Density Allowed = Units/Acre
Proposed Density = 156 Residential Lots/144 Acres = 1.08 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 144 Acres
Impervious Areas: Private Street R.O.W. = 30.09 ACRES
Structures (Houses) : 156 @ 3,300 s.f. = 11.82 Acres
Sidewalks, Patios, etc.: 156 @ 1000 s.f. = 3.58 Acres
Total Impervious Area = 45.49 Acres

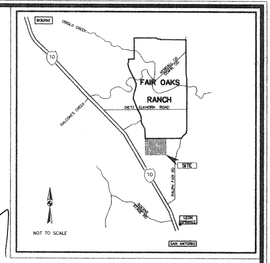
Pervious Area or Open Space = 144 Ac – 45.49 Ac = 98.51 Acres
Open Space Provided = 68%

CLEAR VISION: ENTRANCE STREET @ OLD FREDRICKSBURG ROAD: L or R
Eq. A: $L = 13(ISD_1) / (13+W_1/2 + K_A)$
$L = 13 (600) / (13 + 24/2 + 7) = 244'$
Eq. D: $R = 0.65 (ISD_2) - (W_1/2 + K_B)$
$R = 0.65 (600) - (24/2 + 2) = 376'$

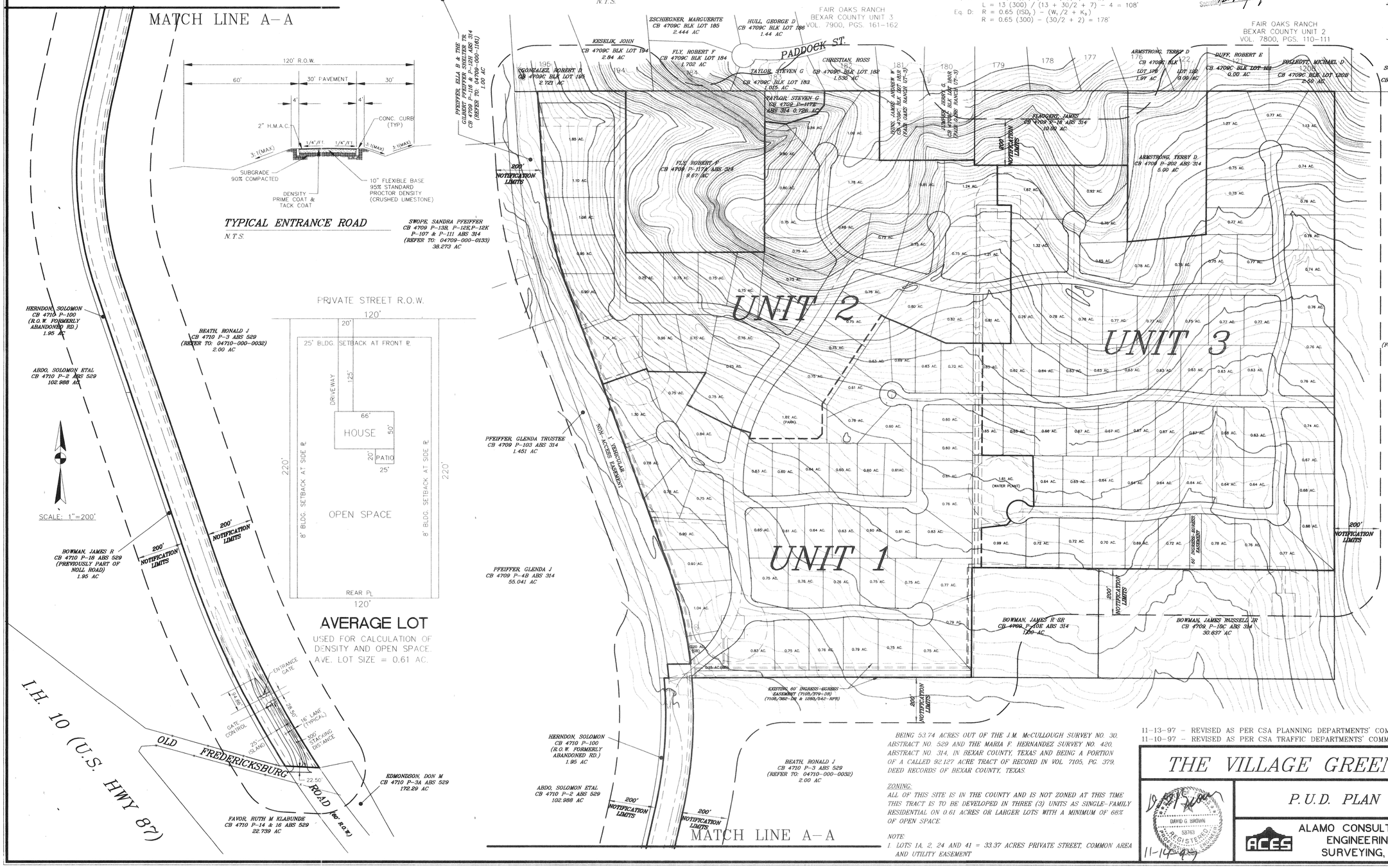
ALL INTERIOR STREET INTERSECTIONS:
Eq. A: $L = 13(ISD_1) / (13 + (W_1/2) + K_A) - 4$
$L = 13 (300) / (13 + 30/2 + 7) - 4 = 108'$
Eq. D: $R = 0.65 (ISD_2) - (W_1/2 + K_B)$
$R = 0.65 (300) - (30/2 + 2) = 178'$

P.U.D. PLAN NO.: 97-041
PLAT I.D. NO.: 970471

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Theresa J. Molina
Secretary: Bill Dellfield
Date: 11-24-97



LOCATION MAP



SCALE: 1"=200'

BEING 53.74 ACRES OUT OF THE J.M. McCULLOUGH SURVEY NO. 30, ABSTRACT NO. 529 AND THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, IN BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 92.127 ACRE TRACT OF RECORD IN VOL. 7105, PG. 379, DEED RECORDS OF BEXAR COUNTY, TEXAS.

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 0.61 ACRES OR LARGER LOTS WITH A MINIMUM OF 68% OF OPEN SPACE.

NOTE:
1. LOTS 1A, 2, 24 AND 41 = 33.37 ACRES PRIVATE STREET, COMMON AREA AND UTILITY EASEMENT

11-13-97 – REVISED AS PER CSA PLANNING DEPARTMENTS' COMMENTS.
11-10-97 – REVISED AS PER CSA TRAFFIC DEPARTMENTS' COMMENTS.

THE VILLAGE GREEN UNIT 1

P.U.D. PLAN

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

DAVID G. BROWN 53763 REGISTERED PROFESSIONAL ENGINEER
11-14-97

SCALE: 1" = 200'
DRAWN BY G.G.M.
CHECKED BY DB
JOB NO. 818.01
FILE NO. PUD.DWG
SHEET 1 OF 1
PAGE 1 OF 1

97-041

i:\PROJECT\0818\PUD.dwg Fri Nov 14 08:59:37 1997

REV. 07/28/97