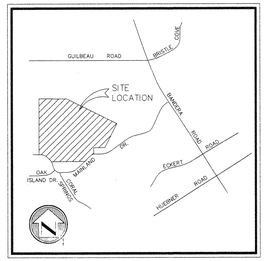
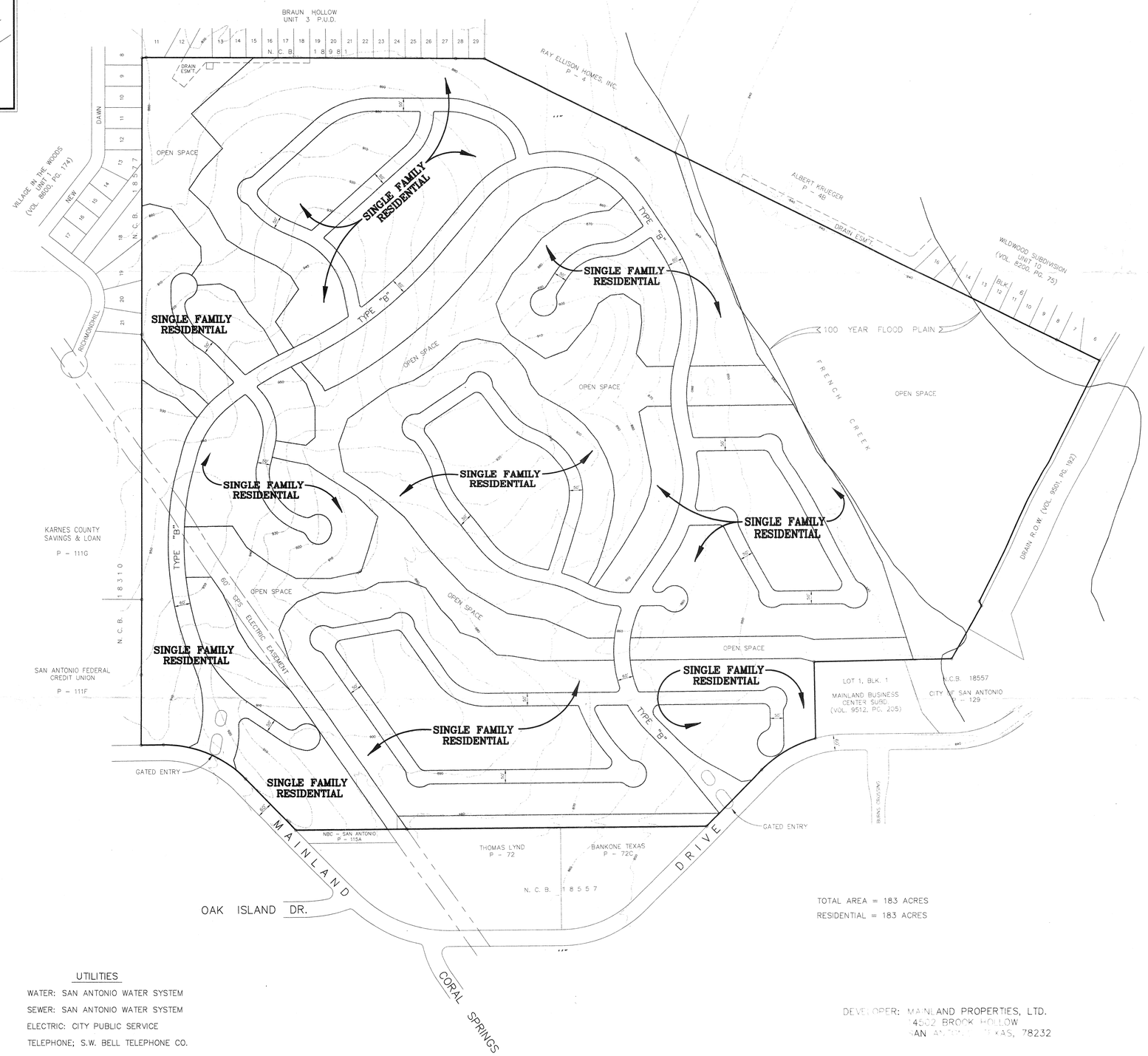


LOCATION MAP



NOTE:
ALL STREETS TO BE TYPE "A" LOCAL UNLESS SHOWN OTHERWISE.

TOTAL AREA = 183 ACRES
RESIDENTIAL = 183 ACRES

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER: MAINLAND PROPERTIES, LTD.
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS, 78232

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

505

"A PLANNED UNIT DEVELOPMENT"

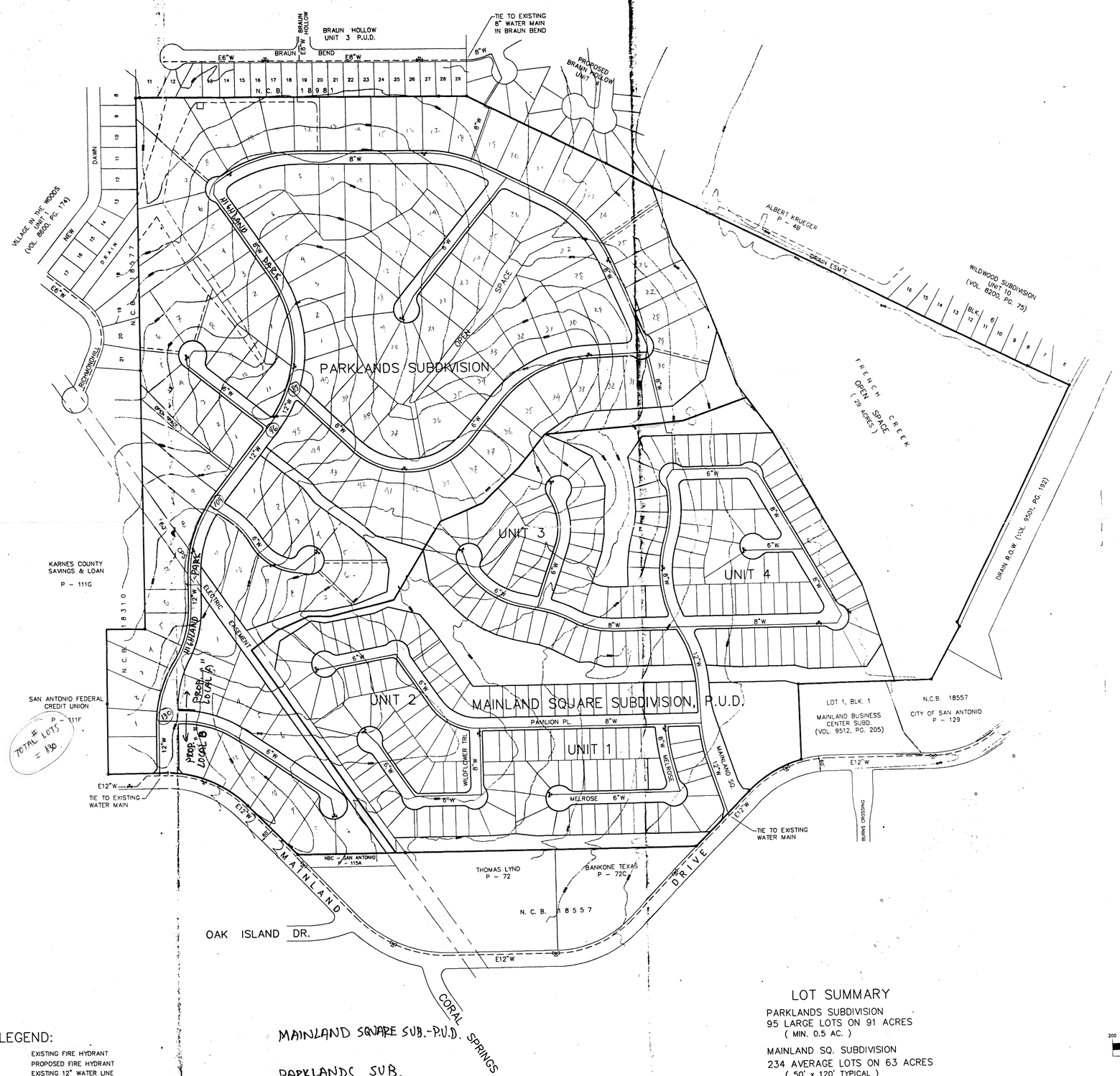
P.O.A.D.P. PLAN
for
THE PARKLANDS SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 45562.02
FILE: ~
DATE: 05/29/96
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

I:\DRAW\DWGS\MAINLAND\PDADP Wed May 29 13:10:03 1996 ANDY RODRIGUEZ



MAINLAND SQUARE SUB.-P.U.D.

PARKLANDS SUB.

LEGEND:

	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
E12"W	EXISTING 12" WATER LINE
8"W	PROPOSED 8" WATER LINE

LOT SUMMARY

PARKLANDS SUBDIVISION
95 LARGE LOTS ON 91 ACRES
(MIN. 0.5 AC.)

MAINLAND SQ. SUBDIVISION
234 AVERAGE LOTS ON 63 ACRES
(50' x 120' TYPICAL)
2 OPEN SPACE/RECREATIONAL LOTS ON 63 ACRES

NOTE: WATER IS ON SERVICE LEVEL 7.

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

APPROVED
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
BY Rolando B. Bono P.E.
DATE SEP 22 1997

MASTER PLAN OF PARKLANDS & MAINLAND SQUARE

505

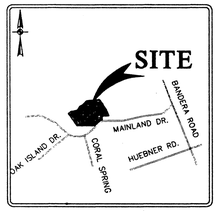
MASTER WATER PLAN for MAINLAND SQUARE SUBDIVISION & THE PARKLANDS SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46347.00
FILE:
DATE: 09/17/97
DESIGN: S.E.H.
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

DRAW\W-hallmark\WAT-MAST Wed Sep 17 13:00:45 1997 BERT CANTU



LOCATION MAP
N.T.S.

SCALE: 1" = 200'

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

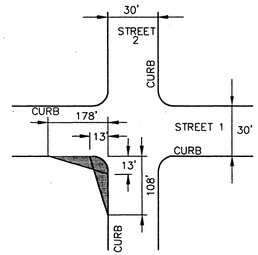
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$$L = \frac{13\,(ISD\,1\;)}{13 + W1/2 + K_A} - 4 = 108\ FT.$$

$$R = 0.65(ISD_2)-(W1/2 + K_D) = 178\ FT.$$

$ISD = 300\ FT.\quad W=30\ FT.\quad K_A = 7\quad K_D = 2$



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

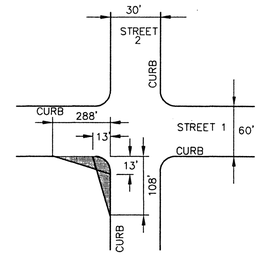
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$$L = \frac{13\,(ISD\,1\;)}{13 + W1/2 + K_A} - 4 = 108\ FT.$$

$$R = 0.65(ISD_2)-(W1/2 + K_D) = 288\ FT.$$

$ISD(1) = 300\ FT.\quad W=30\ FT.\quad K_A = 7\quad K_D = 2$

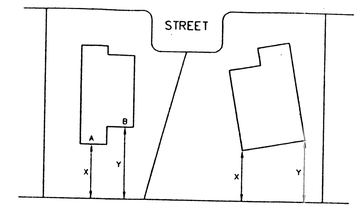
$ISD(2) = 480\ FT.\quad W=44\ FT.$



NOTE:

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. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.

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

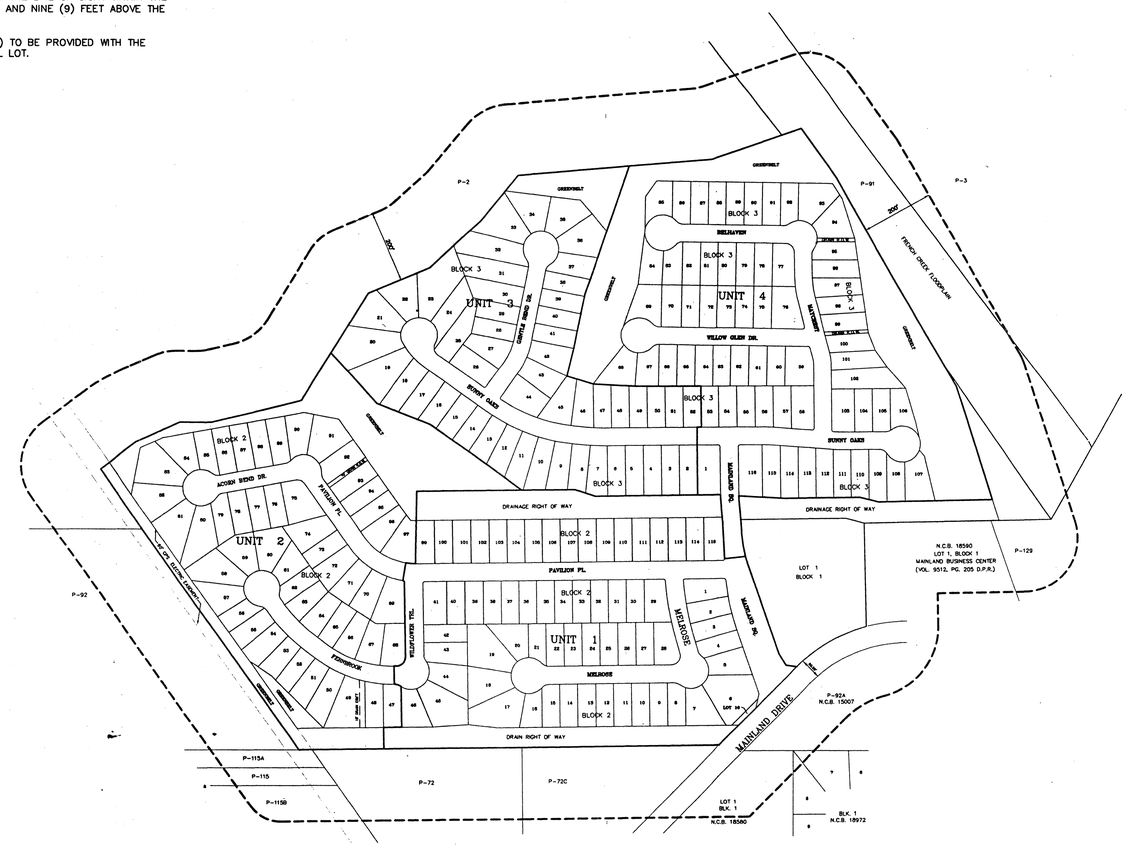


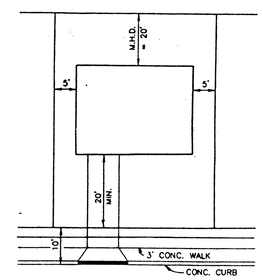
M.H.D. $\frac{(A)\,(X) + (B)\,(Y)}{A + B} = 15'$ M.H.D. $\frac{X + Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE





TYPICAL LOT

NOT TO SCALE

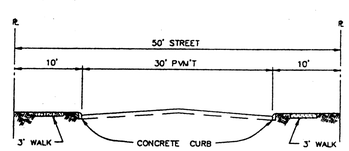
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	(P-1) R-5
MAXIMUM DENSITY ALLOWED	=	10 UNITS PER ACRE
PROPOSED DENSITY	=	3.64 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	69.02%
TOTAL SPACE	=	63.133 ACRES

6.200 ACRES	STREET PAVEMENT/CONC. ISLANDS & CONC. DRAINS
2.534 ACRES	DRIVEWAYS(16' x 30')
10.824 ACRES	HOUSE SLABS(INCLUDES GARAGE) (TYPICAL 2050 SF)
19.558 ACRES	TOTAL

NET OPEN SPACE = (63.133 – 19.558) = 43.575 ACRES / 63.133 ACRES

OPEN SPACE RATION = 69.02%



TYPICAL STREET SECTION

NOT TO SCALE

- 230 RESIDENTIAL UNITS
  2 RECREATIONAL/OPEN SPACE LOTS.
  (LOT 1, BLOCK 1 & LOT 116, BLOCK 2)
- TOTAL ACREAGE 63.133 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:

MEDALLION, LTD.
6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256
PHONE: (210)494-2555

97-039 PLAN #

DIRECTOR OF PLANNING — DATE Feb 9 99

505

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY
SAN ANTONIO TEXAS 78216
210-375-9000

P.U.D. PLAN
FOR
MAINLAND SQUARE SUBDIVISION
UNITS 1, 2, 3 & 4

JOB NO.	4299-02
DATE	FEBRUARY, 1999
DESIGNER	J.P.
CHECKED	J.P. DRAWN L.J.D.
SHEET	1 OF 1

L:\4299\00\DESIGN\CIVIL\PU429900.DWG

Land Development Services Division, City of San Antonio, Texas, 1995

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 5/29/96

Name of POADP: THE PARKLANDS SUBDIVISION

Owner/Agent: MAINLAND PROPERTIES LTD. **Phone:** 402 0866

Address: 14502 BROOK HOLLOW **Zip code:** 78232

Engineer/Surveyor: WF CASTELLA & ASSOC. **Phone:** 7345351

Address: 1039 W. HILDEBRAND **Zip code:** 78201

Existing zoning: R1 **Proposed zoning:** (P1) R1

Texas State Plane Coordinates: X 2,112,508 Y 608,993
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☑ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☑

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	UNK.	UNK.
Non-Single Family (NSF)	UNK.	UNK.
Commercial & other	—	—
TOTAL =	UNK.	183

RECEIVED
96 MAY 29 PM 4:04
DEPT. OF EXPANSION
LAND DEVELOPMENT
SERVICES DIVISION

Print Name: LEE WRIGHT **Signature:** Lee Wright

Date: 5/29/96 **Tel:** 7345351 **Fax:** 7345363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

*** Note: This application must be completed fully, and typed or printed legibly, for acceptance.**

CITY OF SAN ANTONIO

June 21, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: The Parkland Subdivision POADP # 505

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your The Parkland Subdivision Preliminary Overall Area Development Plan # 505. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

2. A circulation, and gate Study, be submitted to Amer Gilani, in Public Works.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

D. Pasley by EC

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

City of San Antonio
Planning Department

Zoning / Subdivisions

Street address: Municipal Plaza Building , 114 W. Commerce
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966

Pages sent including fax cover: 2

If you do not receive all pages, please call 207-7900

Please deliver to:

Name: Lee Wright	
Title:	
Organization:	
Phone:	
Fax:	

From:

Name: Elizabeth Carol	
Title:	
Division:	
Phone:	
Fax: 207-4441	

Remarks:

I will mail you the original letter and a signed POADP map in the morning. If you have any questions call me 207-7900

El.

****
*** ACTIVITY REPORT ***
****

TRANSMISSION OK

TX/RX NO.	9631
CONNECTION TEL	97345363
CONNECTION ID	
START TIME	06/26 16:01
USAGE TIME	02'01
PAGES	2
RESULT	OK