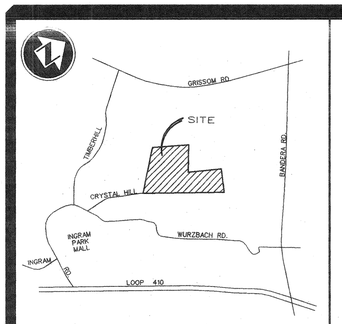
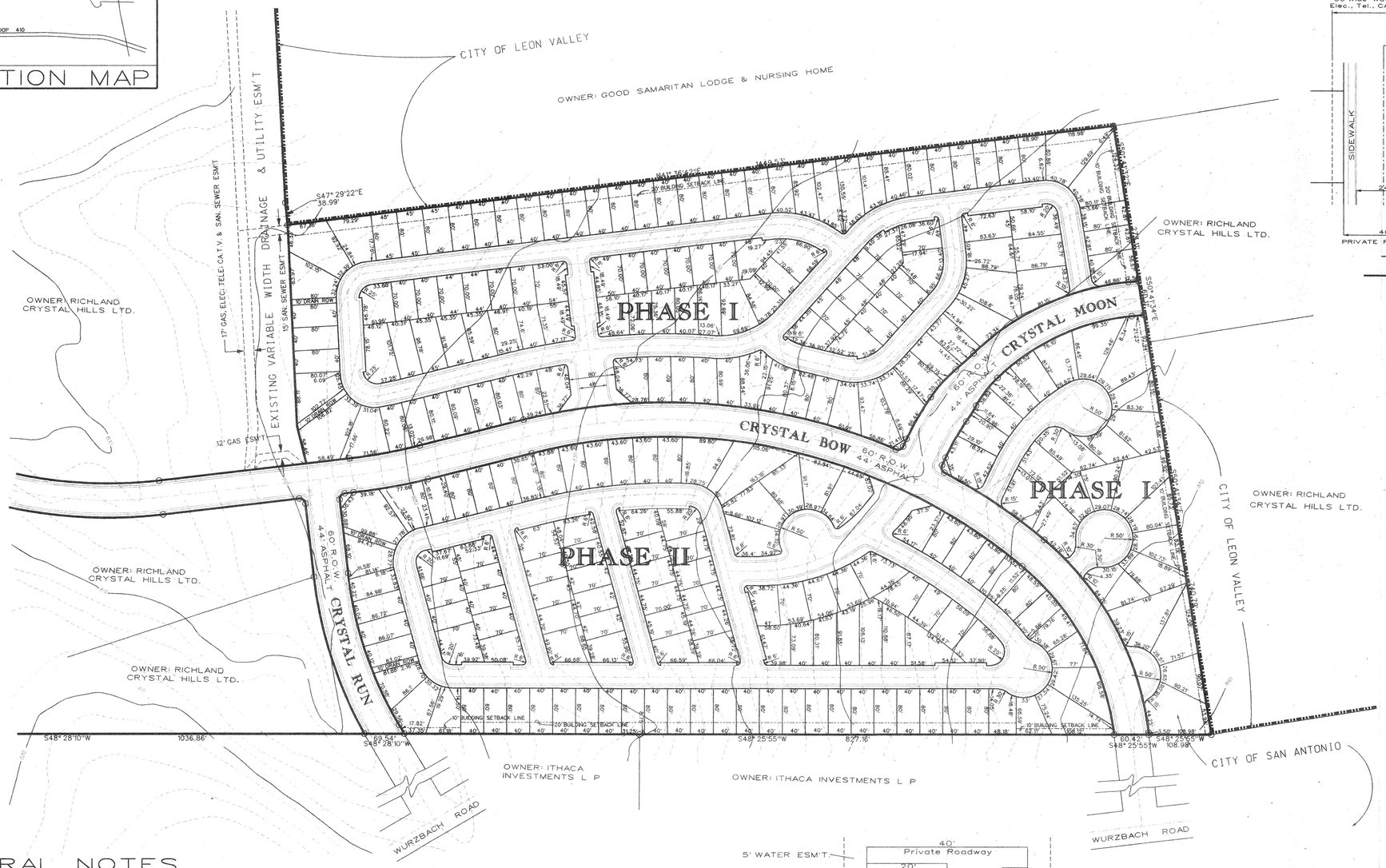
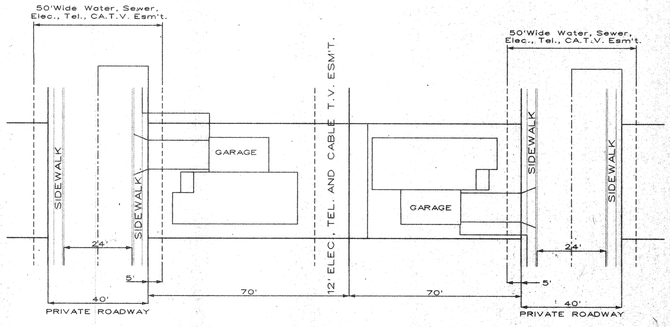


LOCATION MAP

Legal Description:

Being 29.812 Acres of Land in N.C.B. 18089, out of The Henry Klappenberg Survey No.193, Abstract No.399, County Block 4424, San Antonio, Bexar County, Texas.





TYPICAL LOT SITE PLAN

N.T.S.

PHASE I

TOTAL ACRES: 16.908 AC.
TOTAL LOTS: 142 @ 40'
DENSITY: 8.4

PHASE II

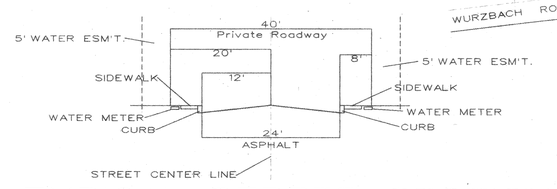
TOTAL ACRES: 12.904 AC.
TOTAL LOTS: 112 @ 40'
DENSITY: 8.7

DEPT OF PLANNING & DEVELOPMENT SERVICES DIVISION
00 FEB 10 PM 2:13
RECEIVED

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: 4/26/00
Secretary: Date: 4/26/00

GENERAL NOTES

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-2105, DATED 1993 FOR THE CITY OF SAN ANTONIO.
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS FOR LOCAL TYPE "A" STREETS, EXCEPT FOR PARKWAY AND PAVING WIDTH DIMENSIONS.
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS, SECTION 35.G101, UNIFIED DEVELOPMENT CODE, DATED 1993, FOR CITY OF SAN ANTONIO.
6. STREET NAMES WILL BE ADDED TO SUB'D. PLAT, ONCE STREET NAMES ARE APPROVED.
7. SIDEWALKS WILL BE INSTALLED ALONG CRYSTAL BOW AND CRYSTAL MOON, 4' WIDE AND A MIN. OF 2' FROM EXISTING CURB.



TYPICAL STREET SECTION

N.T.S.

LAND USE

ZONING CLASSIFICATION: P-1, R-7
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
PROPOSED DENSITY: 8.5 UNITS PER ACRE
PROPOSED OPEN SPACE RATIO: 61%
REQUIRED OPEN SPACE RATIO: 35%
TOTAL LAND AREA: 1,298,611 Square Feet
DRIVEWAY AREA: 60,960 Square Feet
FLOOR AREA: 260,096 Square Feet
TOTAL IMPERVIOUS COVER: 503,860 Square Feet
STREET RIGHT OF WAYS: 182,804 Square Feet
TOTAL PROPOSED OPEN SPACE: 794,751 Square Feet
TOTAL OPEN SPACE REQUIRED: 454,514 Square Feet
TOTAL NUMBER OF LOTS: 254 Lots

REVISION DATE: 1-13-2000

THE VILLAS AT INGRAM HILLS

PLANNED UNIT DEVELOPMENT • P.O.A.D.P.

SCALE: 1":100'
DATE: 10/19/99

KAUFMAN & BROAD
LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 San Antonio, Tx. 78201
P.O. Box 5250 Beacon Hill Sta. (210) 349-1111 FAX (210) 979-0072

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