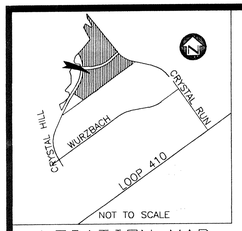



LOCATION MAP

## GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY IS LOCATED INSIDE CITY LIMITS AND IS P1 "R7" ZONED.
5. LOT SIZE MIN. 40' X 70'
6. NORTH SIDE INDEPENDENT SCHOOL DISTRICT.
7. ALL STREETS ARE TYPE "A" (50' R.O.W.) UNLESS OTHERWISE NOTED.
8. BEARINGS REFERENCED TO PLAT OF CRYSTAL HILL SUBDIVISION, UNIT 2 (VOLUME 9513, PAGE 68)

## NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDE FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDE-WALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT.
4. THE REMAINING ACREAGE FOR THE OPEN SPACE REQUIREMENT WILL BE PAID AS A FEE-IN-LIEU DURING THE PLATTING PROCESS.

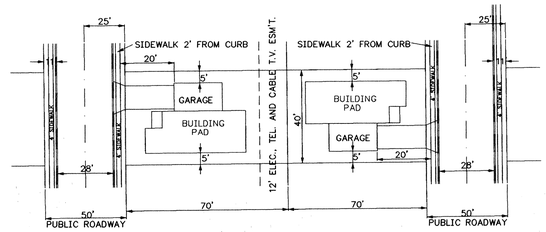
## DENSITY AND OPEN SPACE

| | |
|---|---|
| BASE ZONING DISTRICT: | R-4, PUD |
| MAXIMUM DENSITY ALLOWED: | 11 UNITS / ACRE |
| PROPOSED DENSITY: | 6.62 UNITS / ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED: | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE: | 60.09% |
| TOTAL SPACE: | 30.80 ACRES |
| STREET / SAFETY LANE R.O.W.: | 253,643 S.F. |
| DRIVEWAY: | 40,008 S.F. |
| DRAINAGE ESM'T.: | 2,000 S.F. |
| OUTDOOR STORAGE AREA: | 0 S.F. |
| MECHANICAL EQUIPMENT: | 0 S.F. |
| HOUSE/GARAGE SLABS: (45' x 20' = 900 S.F.) (12' x 22' = 264 S.F.) | 232,800 S.F. |
| OCCUPIED OPEN SPACE: | 528,451 S.F. (12.13 ACRES) |
| NET OPEN SPACE: | 813,197 S.F. (18.67 ACRES) |
| TOTAL SPACE: | 1,341,648 S.F. (30.80 ACRES) |
| OPEN SPACE PERCENTAGE: | 60.61 % |

DEVELOPMENT SCHEDULE

| UNIT | AREA | LOT/SIZE | DENSITY |
|---|---|---|---|
| UNIT 6 | 16.71 | 101 LOTS/(40') | 6.04 UNITS/AC. |
| UNIT 7 | 14.12 | 103 LOTS/(40') | 7.29 UNITS/AC. |
| TOTAL | 30.80 | 204 LOTS | 6.62 UNITS/AC. |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | TANGENT | LENGTH |
| C1 | 800.00' | 32°03'05" | 229.78' | 447.52' |
| C2 | 10.00' | 86°31'55" | 9.41' | 15.10' |
| C3 | 1030.10' | 05°25'31" | 48.81' | 97.54' |
| C4 | 830.00' | 34°28'44" | 257.29' | 498.99' |
| C5 | 10.00' | 90°00'00" | 10.00' | 15.71' |
| C6 | 730.00' | 22°44'07" | 146.76' | 289.67' |
| C7 | 670.00' | 07°09'59" | 41.98' | 83.86' |
| C8 | 770.00' | 32°28'44" | 238.69' | 462.92' |
| C9 | 404.89' | 10°14'30" | 36.26' | 72.36' |
| C10 | 816.46' | 04°48'59" | 34.28' | 68.63' |
| C11 | 10.00' | 86°31'54" | 9.39' | 15.10' |
| C12 | 800.00' | 25°10'49" | 178.68' | 351.59' |




TYPICAL LOT SITE PLAN
N.T.S.

NOTE:
FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (2) FEET AWAY FROM THE BACK OF THE CURB.




TYPICAL STREET SECTION
N.T.S.

Revision to P.U.D. # 03-019A
APPROVED: Director of Development Services, City of San Antonio
9-30-04
Date

## Legal Description:

A 30.80 ACRES (1,529,391 SQUARE FEET) TRACT OF LAND ALL IN THE CITY OF SAN ANTONIO, N.C.B. 18089 CONSISTING OF 16.70 ACRES (TRACT A) BEING THE SAME REAL PROPERTY DESIGNATED AS TRACT 1 AS DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1604, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 4.31 ACRES (TRACT B) AND 14.10 ACRES (TRACT C) OF LAND OUT OF A 125.3288 ACRE TRACT DESIGNATED AS TRACT 3 AS DESCRIBED BY THE AFOREMENTIONED DEED, ALL OUT OF THE HENRY KLAPPENBERG SURVEY NO. 193, ABSTRACT NO. 399, COUNTY BLOCK 4429 AND THE FELIZ LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, COUNTY BLOCK 4430 BEXAR COUNTY, TEXAS.

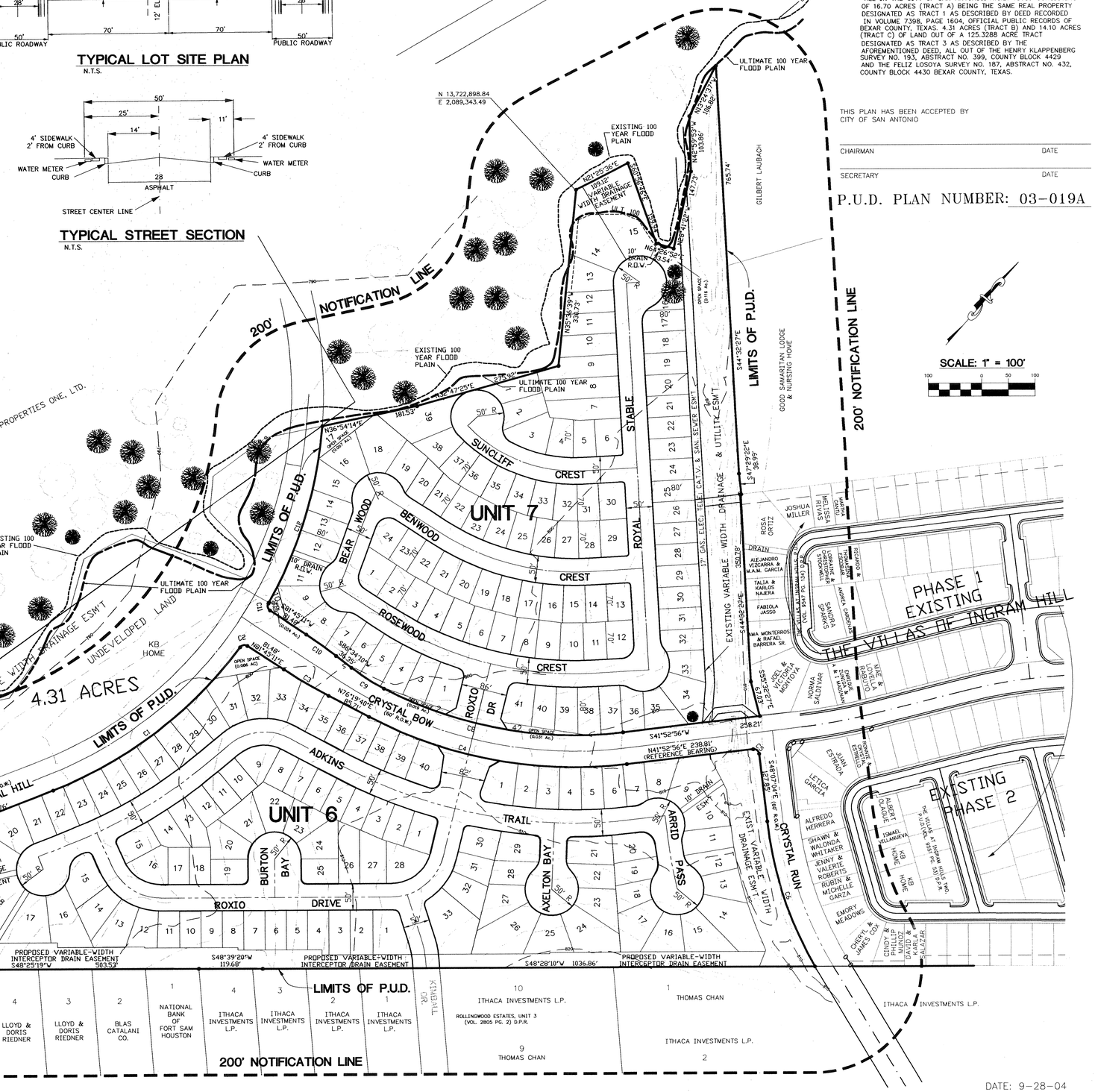
THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN DATE

SECRETARY DATE

P.U.D. PLAN NUMBER: 03-019A

SCALE: 1" = 100'




## OWNER & APPLICANT

KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78201
CONTACT PERSON: JOE HERNANDEZ
PHONE: (210) 301-2936
FAX: (210) 979-0072

## ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112

## LAND USE

TOTAL GROSS AREA: 30.80 ACRES
TOTAL NET AREA: 28.86 ACRES
TOTAL NUMBER OF LOTS: 204 LOTS
NET DENSITY: 6.62 UNITS ACRES
OPEN SPACE: 1.77 ACRES

## UTILITIES

WATER - SAWS
SEWER - SAWS
ELECTRIC - C.P.S.

## PARKS/ OPEN SPACE

ACTIVE- PARK
1.35 ACRES
OPEN SPACE TO BE MAINTAINED BY HOMEOWNER ASSOCIATION.

DATE: 9-28-04

# CRYSTAL HILLS SUBDIVISION
# PLANNED UNIT DEVELOPMENT

SCALE: 1"=100'
DATE: 01-03-03

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

KB HOME

CITY OF SAN ANTONIO
OFFICE OF PURCHASE
04 SEP 30 AM 10 45

# 03-019A

# A memo from the

**CITY of SAN ANTONIO**

# Development Services

## Master Development

**TO:** Xavier Torres, P. E.

**DATE:** June 16, 2005

**Address:** Torres Engineering
16845 Blanco Road #106
San Antonio, Texas 78232

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** # 01-019A

**Name:** The Plaza on Whitby Road, PUD

The plat or plan referenced above was heard by the

☐ Planning Commission

☒ Director of Development Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038