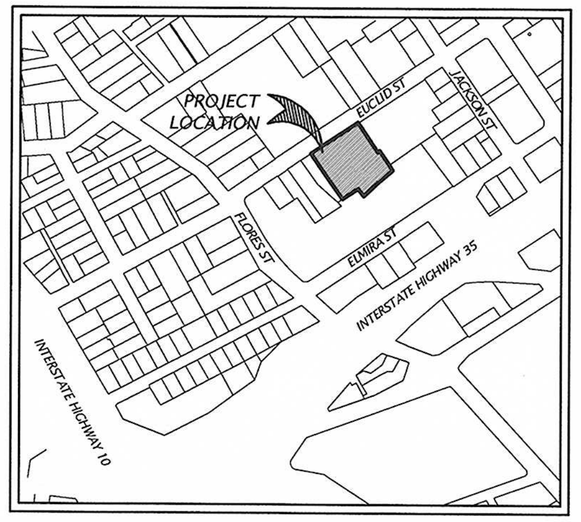


LOCATION MAP

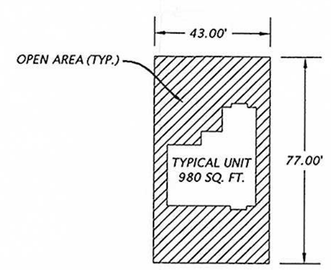
1" = 400'

SCALE : 1"=40'

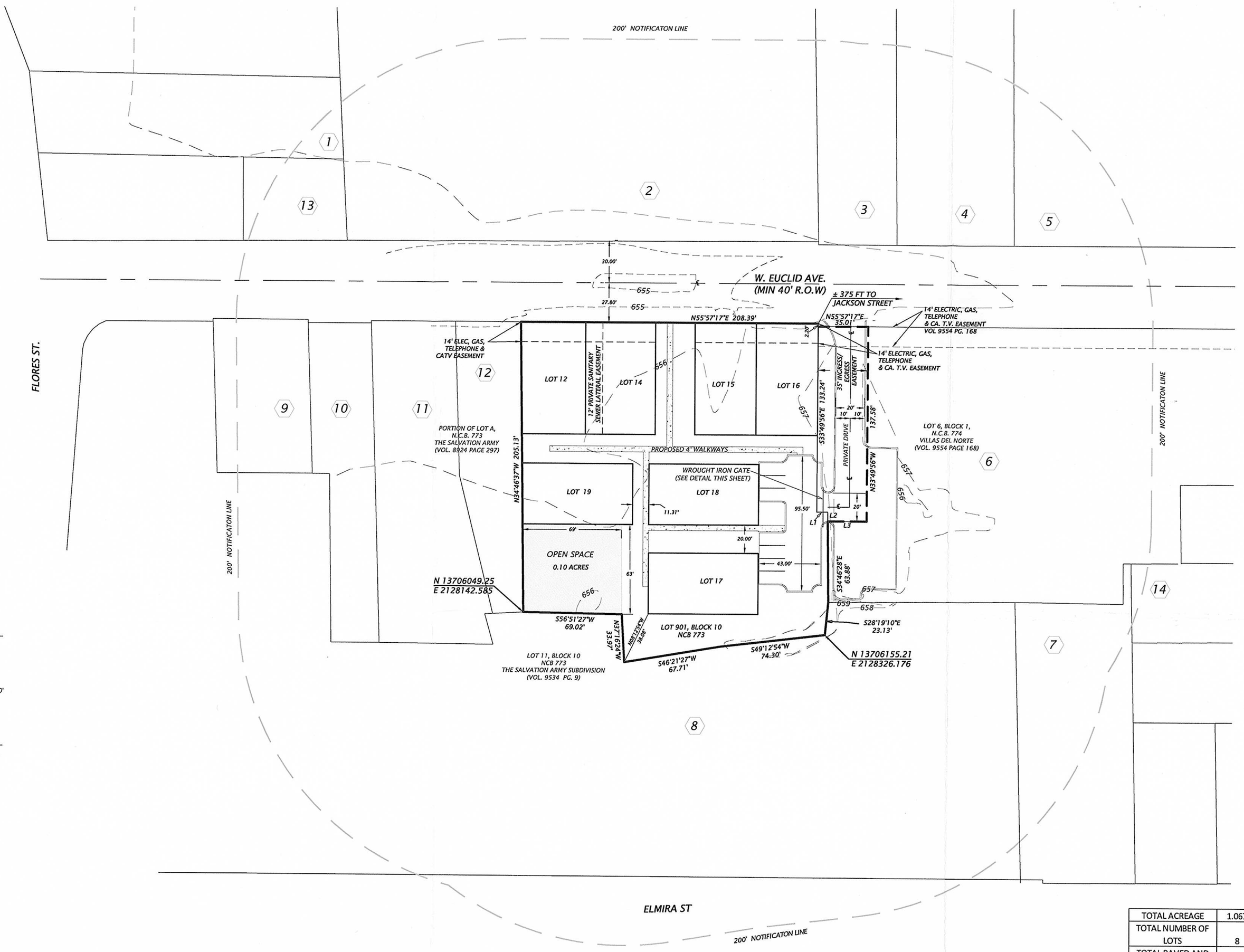
0' 40' 80' 120'

LEGEND

- =1' CONTOURS
- =5' CONTOURS
- = PROPERTY BOUNDARY
- = 200' NOTIFICATION BOUNDARY
- (3) = OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
- = APPROXIMATE LOCATION OF OPEN SPACE REQUIREMENTS



TYPICAL DIMENSIONS AND UNITS ON LOTS



PROPERTY OWNERSHIP:

1. BAGGETT JAMES C & ELIZABETH JEAN
2. SAN ANTONIO ISD
3. FLORES ROGELIO & JULIA R
4. DORSEY DAVID E & LINDA J BRAUN
5. LITTON MARK S & GAYE L
6. SAN ANTONIO ALTERNATIVE HOUSING CORPORATION
7. MONACO JAMES WM
8. SALVATION ARMY INC
9. SALVATION ARMY INC
10. SALVATION ARMY INC
11. SALVATION ARMY INC
12. SALVATION ARMY INC
13. LOPEZ ALFONSO & ROSALINDA
14. ADOLPH PRUNEDA

NOTES:

1. THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

2. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(a.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

3. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

4. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.

6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION

8. ALL LOTS WILL BE USED FOR RESIDENTIAL UNLESS OTHERWISE NOTED.

9. TRAFFIC CALMING FEATURES AND THEIR LOCATIONS WILL BE IDENTIFIED DURING THE TIME OF PLATTING.

10. ALL LOTS ARE ZONED PUD R-4

11. ENTIRE PROPOSED DEVLOPMENT SITE IS BETWEEN 0 -10% SLOPES

12. ALL BUILDINGS INSIDE THIS PLANNED UNIT DEVELOPMENT SHALL BE SINGLE STORY.

13. LOT 901 SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, PRIVATE WATER, PRIVATE SANITARY SEWER LATERAL, ACCESS AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.

14. LOT 901 SHALL CONFORM TO OPEN SPACE REQUIREMENTS AS STATED IN SECTION 35-373(d)(5)

15. SIDEWALK AND PARKING SHOWN ARE FOR PASSIVE OPEN SPACE CALCULATIONS ONLY. SIDEWALK AND PARKING REQUIREMENTS SHALL BE REVIEWED DURING THE SITE WORK PERMIT PROCESS.

PROPOSED ZONING: N/A

CURRENT ZONING: PUD R-4

* PARK REQUIREMENTS = 1ACRE/70 LOTS
PARK REQUIREMENTS = 7 LOTS X 1ACRE/70 LOTS
PARK REQUIREMENTS = 0.1 ACRES

LEGAL DESCRIPTION

A 1.067 ACRE OR 46,459 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF N.C.B. 773 AND N.C.B. 774, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF THOSE TRACTS OF LAND CONVEYED TO SAN ANTONIO ALTERNATIVE HOUSING CORPORATION OF RECORD IN VOLUME 8939 PAGE 1504, VOLUME 10442 PAGE 504, VOLUME 10861 PAGE 1691, VOLUME 11004 PAGE 1953, VOLUME 8941 PAGE 1441, VOLUME 9648 PAGE 1446, AND VOLUME 11582 PAGE 258, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE:

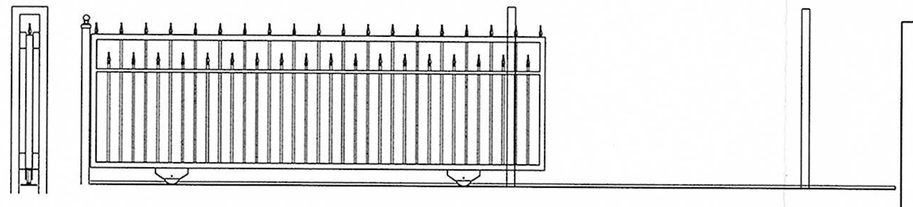
ENGINEER:
KFW ENGINEERS
7400 BLANCO ROAD, SUITE 260
SAN ANTONIO, TX 78216
PHONE: (210) 979-8444
FAX: (210) 979-8441

OWNER/DEVELOPER:
SAN ANTONIO ALTERNATIVE HOUSING CORPORATION
1215 SOUTH TRINITY
SAN ANTONIO, TX 78207
PHONE: (210) 224-2349

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.70'	N 55°42'30" E
L2	6.47'	N 34°46'28" W
L3	27.22'	N 56°10'04" W

PROJECT PHASING				
PHASE	ACRES	DWELLING UNITS	PARK (ACRES)*	DENSITY (DWELLING UNITS / ACRES)
1	1.067	7	0.1	6.56

TOTAL ACREAGE	1.067	ACRES
TOTAL NUMBER OF LOTS	8	
TOTAL PAVED AND HARD SURFACE SQFT	5957	SF
a) Sidewalks	2361	SF
b) Curbs	208	SF
c) Parking lot	3388	SF
TOTAL AREA OF PASSIVE OPEN SPACE	0.44	ACRES
TOTAL NUMBER OF PARKING SPACES	7	



TYPICAL WROUGHT IRON REMOTE ENTRY SLIDE GATE DETAIL NOT-TO-SCALE

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: DATE: 12/19/08

SECRETARY: DATE: 12/19/08

RECEIVED 08 DEC -9 PM 12:36

KFW ENGINEERS & SURVEYING
7400 BLANCO, SUITE 260, SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

REVISIONS	ISSUE DATE

FIVE POINTS COTTAGES HOME DEVELOPMENT, PUD #08-017

1.067 ACRE TRACT
PLANNED UNIT DEVELOPMENT
BEXAR COUNTY, TEXAS

JOB NO.	147-01-01
DATE:	OCTOBER 2008
DRAWN:	J.S CHECKED: D.B.

SHEET: 1 OF 1

Date: Dec 09, 2008, 11:12am User ID: dbowdan
File: P:\147\01\01\Design\Sketches\Plat\PUD-081201.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.