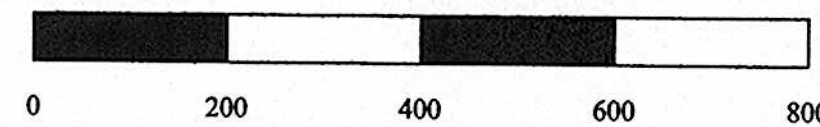


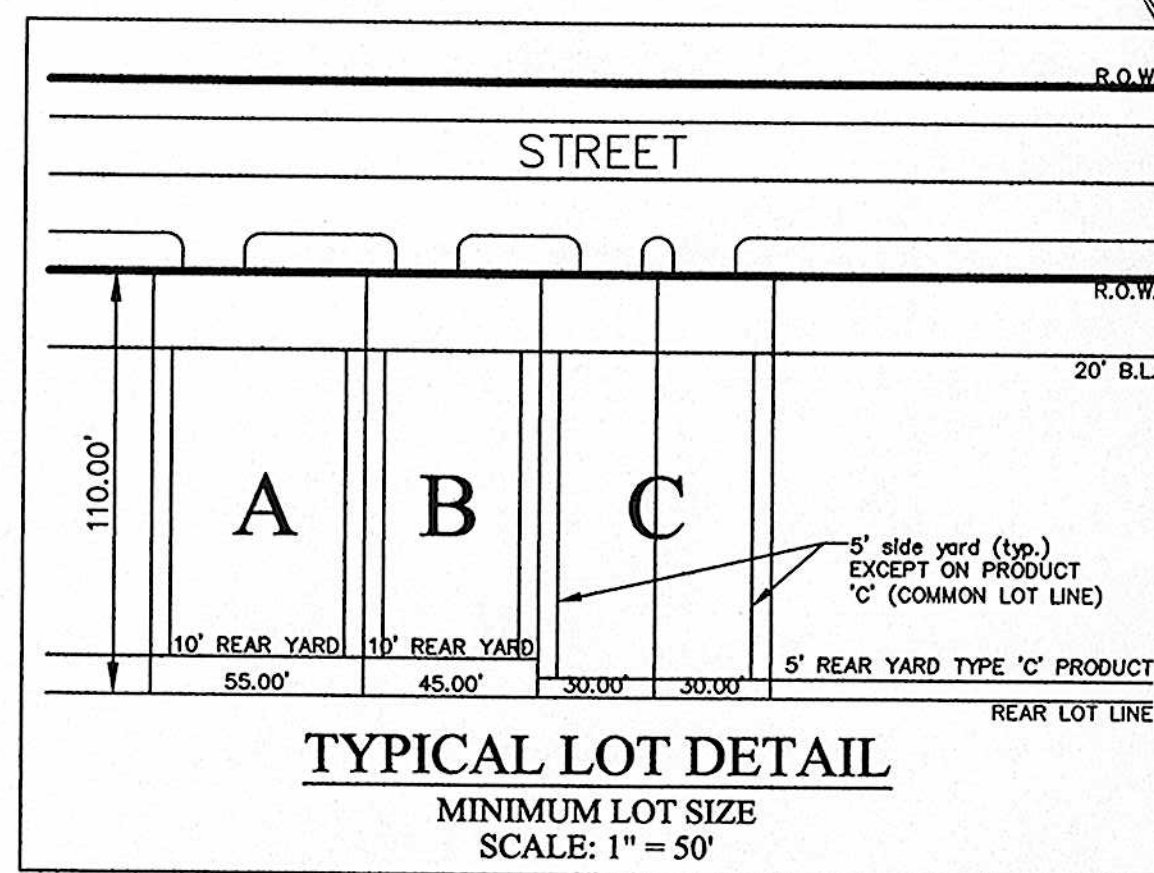
LOCATION MAP  
N.T.S.



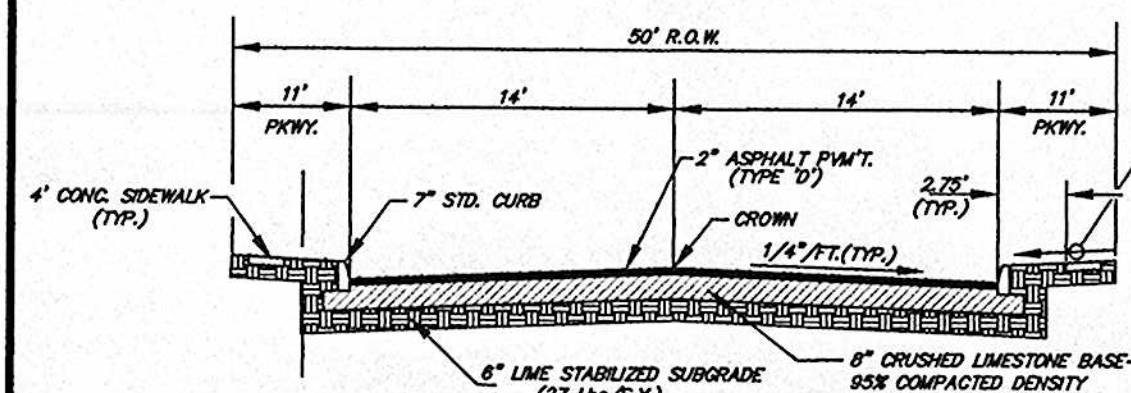
SCALE: 1" = 200'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	368.07	2242.00	82°24'22"	S88°45'12"E	307.62

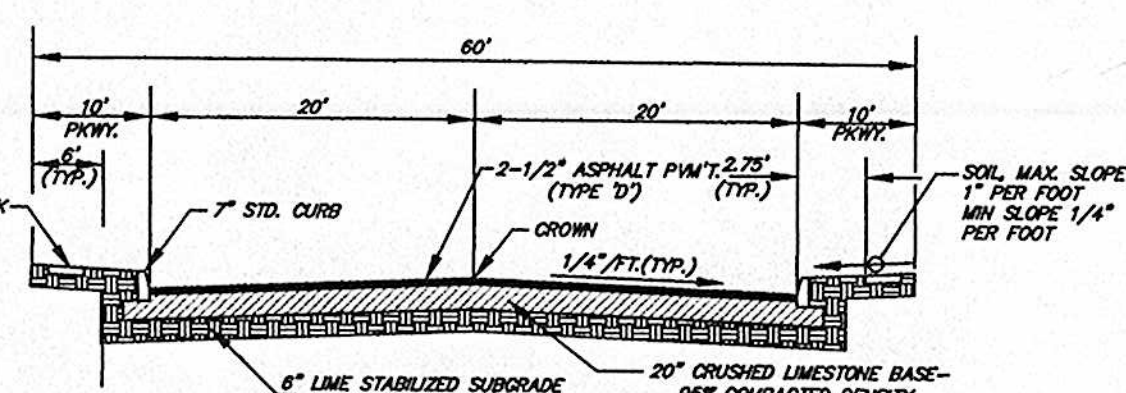
LINE	LENGTH	BEARING
L1	30.36	S50°30'58"E
L2	89.48	S20°25'25"E
L3	89.83	N18°26'50"W
L4	28.24	N02°37'38"E
L5	58.70	N04°51'02"E
L6	158.37	S07°34'55"E
L7	98.44	N04°27'54"E
L8	98.48	S09°33'00"E
L9	118.59	N12°29'15"E
L10	117.19	N42°07'58"W
L11	85.38	N40°24'14"W
L12	6.03	N44°52'13"E
L13	74.72	N48°42'13"W



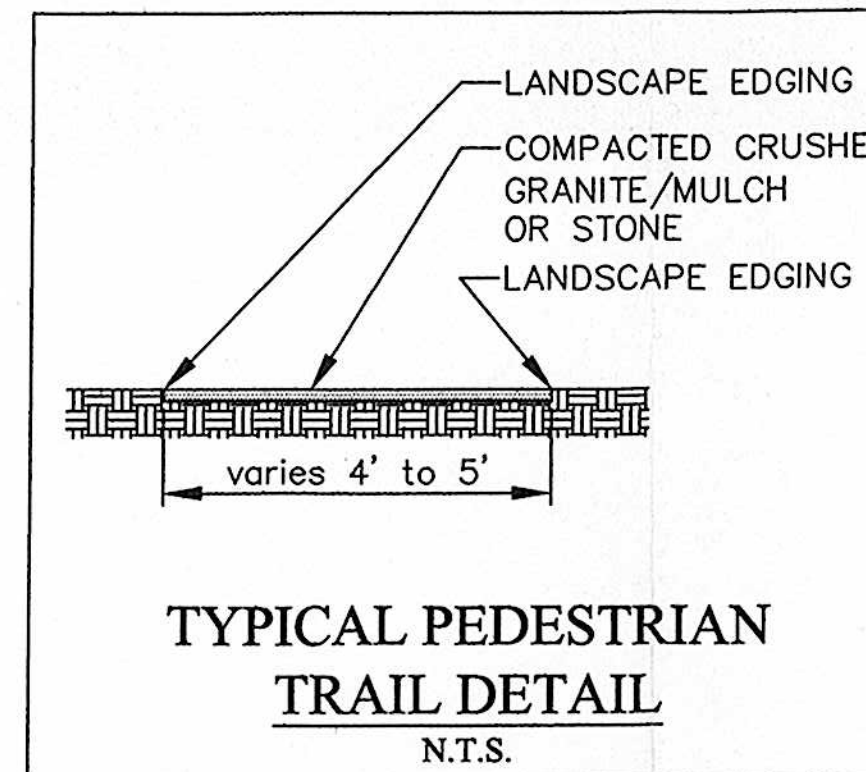
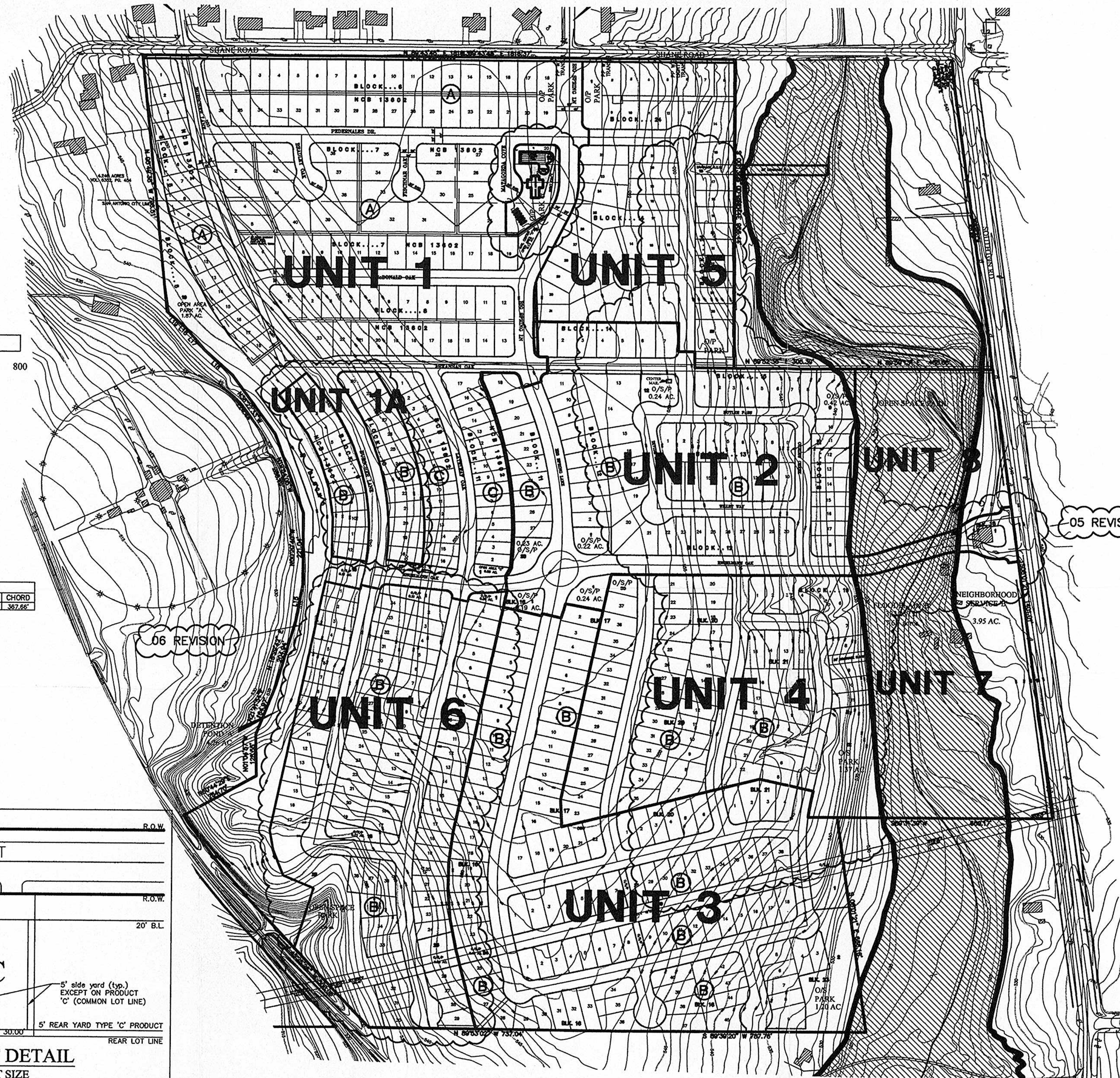
TYPICAL LOT DETAIL  
MINIMUM LOT SIZE  
SCALE: 1" = 50'



TYPICAL STREET CROSS SECTION  
N.T.S.



TYPICAL STREET CROSS SECTION  
N.T.S.



TYPICAL PEDESTRIAN TRAIL DETAIL  
N.T.S.

**BENCHMARK:**  
NMS (USGS) AY-0424 ELEVATION 548.44 28' EAST OF INTERSECTION OF SHANE AND SOUTHW. RD.

■ DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/96.

**NOTE:**  
THE BASIS OF THE BEARING SYSTEM IS THE DEED AS RECORDED IN VOLUME 8318, PAGE 1219 IN BEXAR COUNTY, TEXAS.

**OWNER/DEVELOPER**  
PLATE HOMES  
823 NAKOMA EAST #101  
SAN ANTONIO, TEXAS 78232

**DESIGNER**  
PLATE HOMES  
823 NAKOMA EAST #101  
SAN ANTONIO, TEXAS 78232

**ACES**  
ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.  
140 WINDING HILL, STE. 207, SAN ANTONIO, TX 78204  
PHONE: (210)961-0085 FAX: (210)961-3005

PLAN HAS BEEN ACCEPTED BY

*Rick P.*  
8/8/06 04-03-001B  
(date) (number)  
If no plats are filed, plan will expire  
on 8/7/08

\*plat filed on

PRODUCT TYPE	LOT SIZE	SQUARE FOOTAGE	ZONING	UNITS
TYPE A	55' X 110'	6,050 SQ. FT.	R6	169 UNITS
TYPE B	45' X 110'	4,950 SQ. FT.	R4	372 UNITS
TYPE C (Townhomes)	35' X 110'	3,850 SQ. FT.	RM4	32 UNITS
*TYPE D (NEIGH. COMM)	VARIES	176,089 SQ. FT.	N.C.	2 LOTS
<b>TOTAL</b>				<b>575 UNITS</b>

PLAN HAS BEEN ACCEPTED BY

COSA

DATE: NUMBER:

IF NO PLATS ARE FILED, PLAN WILL EXPIRE ON:

LEGEND			
ACREAGE			138.87
LOTS	-		573
DENSITY		4.12 PER ACRE	
LOT TYPE	SQUARE FEET	ACREAGE	TOTAL
SITE	6,049,155	138.87	
R.O.W. DEDICATION	18,165	0.42	
SINGLE FAMILY	3,764,455	86.42	
NEIGHBORHD. 'A'	37,000	0.85	
NEIGHBORHD. 'B'	139,089	3.19	110.15
FLOODPLAIN	459,560	10.55	10.55
DETENTION	185,566	4.26	4.26
PARK/OPEN	1,445,320	33.18	33.18
<b>TOTAL</b>	<b>6,049,155</b>		<b>138.87</b>

08-07-06P02:43 RCVD

06 REVISION

AMEND UNITS 1A AND 6 FROM SINGLE FAMILY TOWNHOUSE TO SINGLE FAMILY RESIDENTIAL, REDUCING DENSITY (138 LOTS TO 110 LOTS), INCREASING LOT WIDTH AND OPEN SPACE

NOTES:

- REVISIONS TO MASTER SITE PLAN TO CONFORM WITH 35-345(e) AMENDMENTS TO "MPCD" MASTER SITE PLAN.
- AN APPLICATION FOR A MAJOR OR MINOR CHANGE TO "MPCD" SITE PLAN SHALL BE SUBJECT TO SECTION 35-412(c) COMPLETENESS REVIEW PROVISIONS.
- MINOR REVISIONS MAY BE PROCESSED BY THE DIRECTOR OF PLANNING AND SHALL NOT REQUIRE REVIEW BY THE ZONING COMMISSION. MAJOR CHANGES SHALL BE PROCESSED IN THE SAME MANNER AS THE INITIAL "MPCD" SITE PLAN SUBMITTAL.
- MAXIMUM HEIGHT OF STRUCTURES SHALL BE THIRTY-FIVE (35) FEET; HOWEVER, ANY PORTION OF A STRUCTURE MAY EXCEED THIS LIMIT PROVIDED SUCH PORTION IS SET BACK FROM THE SIDE AND REAR LOT LINE, OR SETBACKS IF REQUIRED, ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT IN EXCESS OF THE THIRTY-FIVE (35) FEET. DISTANCE CREDIT SHALL BE PERMITTED FOR SPACE OCCUPIED BY STRUCTURES CONFORMING HEIGHT EXTENDING FROM THE LOT LINES OR SETBACKS AS APPLICABLE.
- FENCES ALONG COLLECTOR AND ARTERIAL STREETS MAY EXTEND TO A HEIGHT OF EIGHT (8) FEET SUBJECT TO SECTION 35-505(f) OF THE UNIFIED DEVELOPMENT CODE.
- NATURAL BUFFER REQUIREMENT SECTION 35-345(g) HAVE BEEN MET.  
-BOUNDARY STREET ACROSS FROM McMRELESS MEADOWS IS EXCLUDED.  
-NO PROPOSED COMMERCIAL LOTS ABUT SINGLE FAMILY.  
-NO PROPOSED SINGLE FAMILY LOTS ABUT USES OTHER THAN SINGLE FAMILY.
- STREETS WITHIN THIS "MPCD" ARE TO BE PUBLIC.
- ALTERNATIVE STREET AND SIDEWALK STANDARDS ARE SHOWN IN THE DETAILS PROVIDED ON SHEET 2 IN THIS SUBMITTAL.
- STREETS AND SIDEWALKS SHALL CONFORM TO THE TRANSPORTATION STANDARDS OF THE UNIFIED DEVELOPMENT CODE, AS APPLICABLE TO STREETS, OR ALTERNATIVE STREET AND SIDEWALK STANDARDS APPROVED AS PART OF AN "MPCD" SITE PLAN. (SEE SHEET 2)
- ALL UTILITY SYSTEMS SHALL COMPLY WITH THE UTILITIES STANDARDS (35-506) OF THE UNIFIED DEVELOPMENT CODE.
- PUBLICLY OWNED AND/OR MAINTAINED UTILITIES SHALL BE PLACED IN PUBLIC STREETS OR EASEMENTS WHICH ARE A MINIMUM OF SIXTEEN (16) FEET IN WIDTH UNLESS A NARROWER WIDTH IS APPROVED BY THE APPLICABLE UTILITY. DEAD-END EASEMENTS SHALL NOT BE PERMITTED UNLESS A CITY APPROVED VEHICULAR TURNAROUND IS PROVIDED AT THE END OF EACH SUCH EASEMENT.
- A MINIMUM REQUIRED OPEN SPACE SHALL BE PROVIDED. SEE TABLES FOR CALCULATIONS.

A. LAND USE CATEGORY	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
RESIDENTIAL	35%	35%
NON-RESIDENTIAL	20%	20%

B. LAND USE CATEGORY	UNITS X OPEN/YARDS	SQ. FT./ACRES	PROVIDED OPEN SPACE
UNIT TYPE 'A'	169 X 2,324	392,756/9.02	6.50%
UNIT TYPE 'B'	372 X 1,774	659,928/15.15	10.91%
UNIT TYPE 'C'	32 X 1,000	32,000/0.73	0.53%
*OPEN SPACES		554,271	9.16%
FLOODPLAINS		452,204	7.47%
DRAINAGE		278,935/6.41	4.62%
<b>TOTAL</b>		<b>2,370,094/54.46</b>	<b>39.19%</b>

- DOES NOT INCLUDE 7.65 ACRE OPEN SPACE TO BE DEDICATED AS GREEN BELT DURING FINAL PLAT STAGE.
- OFFSTREET PARKING AND TRUCK LOADING FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH PARKING STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR ANY COMMERCIAL DEVELOPMENT.
- COMPATABILITY STANDARDS FOR PROPERTY ABUTTING SINGLE FAMILY AREAS SHALL COMPLY WITH SECTION 35-345(k) OF THE UNIFORM DEVELOPMENT CODE.
- SCREENING REQUIREMENTS SHALL COMPLY WITH SECTION 35-345(5) OF THE UNIFIED DEVELOPMENT CODE.
- TYPE "D" NON-RESIDENTIAL NEIGHBORHOOD SERVICE USES SHALL COMPLY WITH SECTION 311-2 OF THE UNIFIED DEVELOPMENT CODE.

# MPCD ID# (04-03-001B) HERITAGE OAKS "MPCD" MASTER SITE PLAN - MINOR REVISION