Z2016105

OVERALL LAND USE TABLE

PHASE	AREA (ACRES)	LAND USE	DWELLING UNITS	DRAINAGE/OPEN SPACE (ACRES)	FLOODPLAIN (ACRES)	DENSITY (UNIT/ACRE)
PHASE I	10.23	SINGLE FAMILY RESIDENTIAL	19	XX.XX	XX.XX	XX.XX
TOTAL	10.23		19	XX.XX	XX.XX	XX.XX

★ PARK REQUIREMENTS = 1 ACRE / 70 LOTS
PARK REQUIREMENTS = 19 LOTS x 1 ACRE / 70 LOTS
= 0.27 ACRES.

P.U.D. NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99983080289
2. THIS PROJECT IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS PRIVATE.
4. ALL OPEN SPACE AND NON RESIDENTIAL LOTS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR MAINTENANCE.
5. WATER & SEWER SERVICE TO BE PROVIDED BY S.A.W.S., ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
7. THE FLOOD PLAIN LIMITS ON THIS MASTER PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN COORDANCE WITH THE APPENDIX R, SECTION 35-R119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
8. SIDEWALKS WILL BE INSTALLED PER ALTERNATE PEDESTRIAN PLAN.
9. FRONT, SIDE AND REAR SETBACKS FOR INTERIOR LOTS WILL BE AT THE DISCRETION OF THE DEVELOPER.

VANCE JACKSON SUBDIVISION P.U.D (LDS # XX-XXXX)

LEGAL DESCRIPTION

A 10.23 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 15.028 ACRE TRACT OF LAND CONVEYED TO SALVADOR G. GARZA OF RECORD IN VOLUME 5263 PAGE 765 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALSO BEING ALL OF LOT 13, NEW CITY BLOCK(N.C.B.) 11641 OF RECORD IN VOLUME 4181 PAGE 25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ALL OF A 0.135 ACRE TRACT OF LAND DESCRIBED IN VOLUME 5375 PAGE 956 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS; ALL OF A 0.851 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4605 PAGE 485 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

FLOOD PLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX R, SECTION 35-R119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

KFW ENGINEERS

LEGEND

- = MDP BOUNDARY
- = PHASING LIMITS
- = 100 YEAR FLOOD PLAIN LIMITS ACCORDING TO LOMR CASE NO. 14-06-2603P, ISSUE DATE SEPT. 11, 2015
- = 200' NOTIFICATION LIMITS
- = 2' CONTOURS

SCALE : 1"=100'

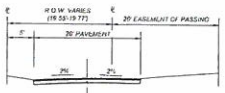
0' 100' 300'

200'

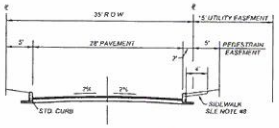
LOCATION MAP
N.T.S.

OWNER / DEVELOPER:

ENGINEER:
KFW ENGINEERS
14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



STREET SECTION "A"
NOT TO SCALE



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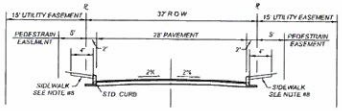
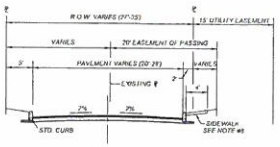


32' R.O.W STREET SECTION
NOT TO SCALE



STREET SECTION "B"
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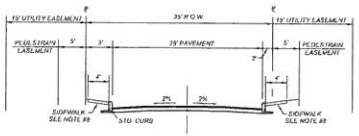
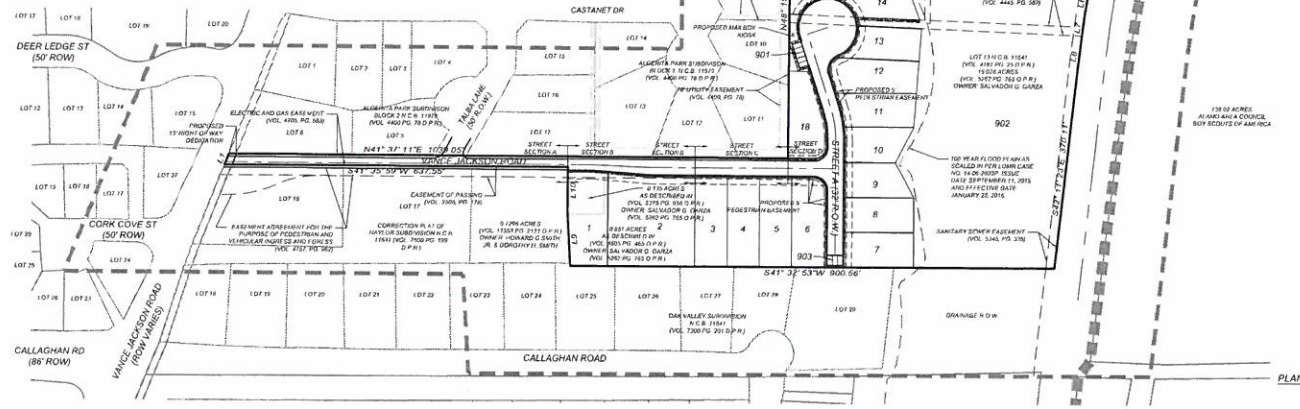


STREET SECTION "D"
NOT TO SCALE

Line Table		
LINE #	LENGTH	DIRECTION
L1	21.33'	N28°22'31"W
L2	163.22'	N40°01'30"E
L3	42.75'	S36°42'53"E
L4	59.81'	S37°32'23"E
L5	59.63'	S36°34'23"E
L6	50.85'	S35°26'53"E
L7	60.05'	S40°30'53"E
L8	47.72'	S41°26'27"E
L9	56.22'	N51°54'56"W
L10	37.09'	N48°24'01"W



APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

VANCE JACKSON
P.U.D.

JOB NO
DATE
DRAWN CHECKED

SHEET NUMBER:
1 OF 1

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Date: Feb 03, 2016, 9:19am User ID: cgray
File: P:\Active Jobs\Vance Jackson\PUD_Vance Jackson.dwg