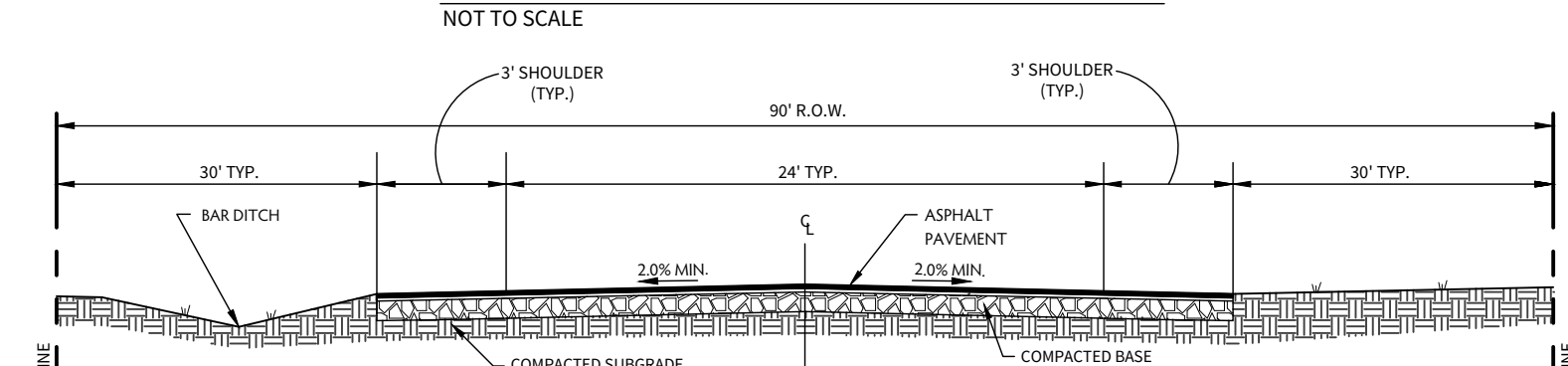
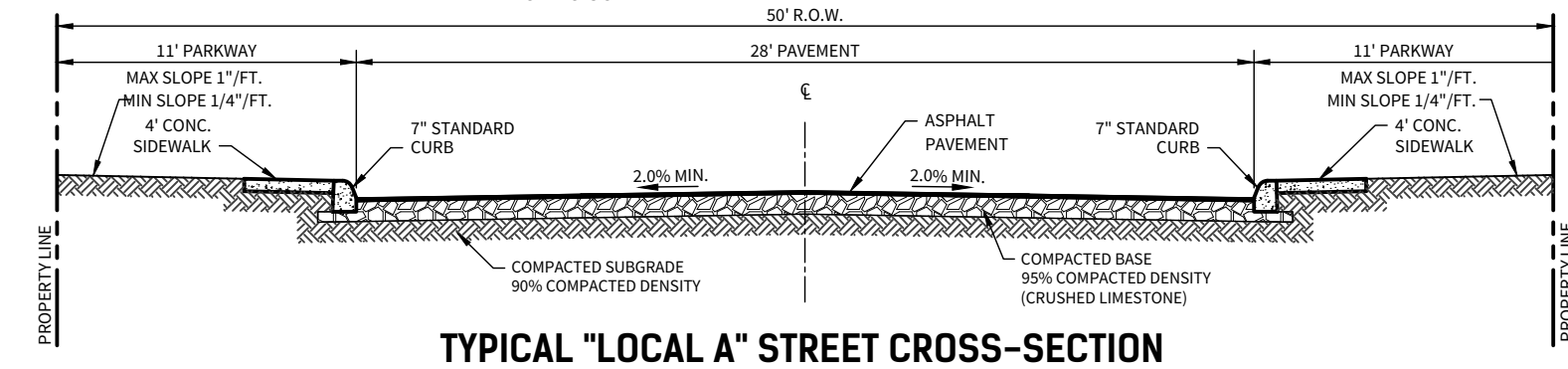
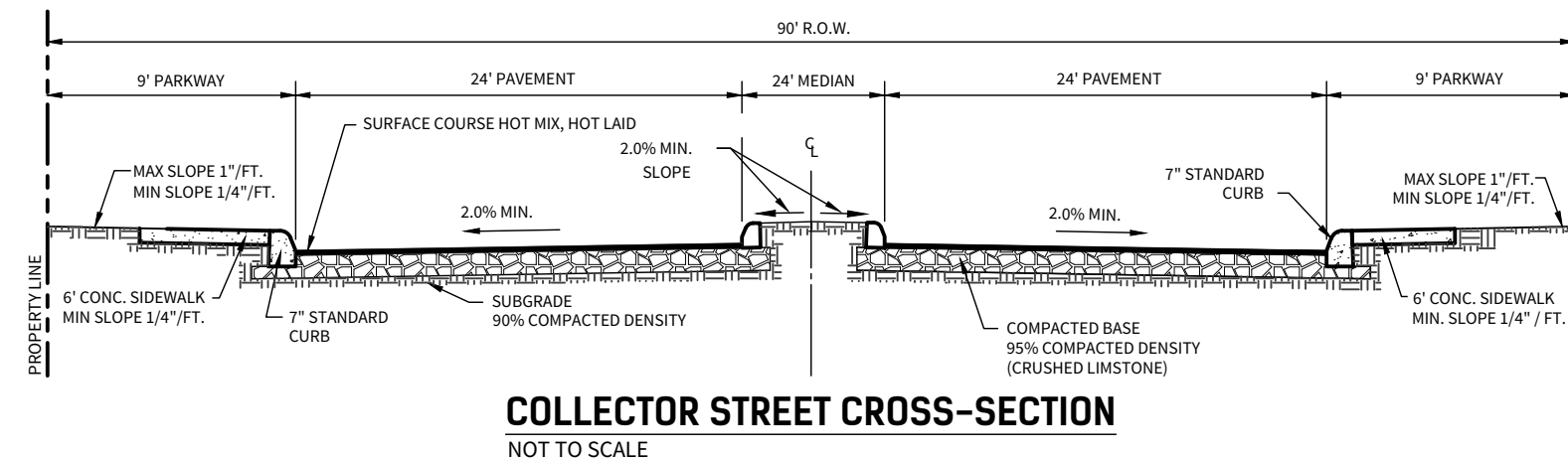
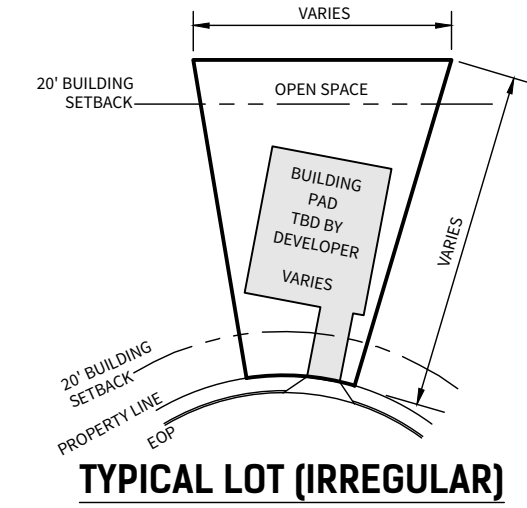


Legend:

- MDP LIMITS
- PHASE LIMITS
- NOTIFICATION LIMITS
- PROPOSED STREET CENTERLINE
- OPEN SPACE
- EXISTING TOPOGRAPHY
- PROPOSED FIRE HYDRANT
- CITY LIMITS
- PERIMETER FENCE

1 PROPOSED LOCATION OF
BEXAR COUNTY
APPROVED TRAFFIC
CALMING DEVICE



TYPICAL LOT (50')

| LAND USE AND DENSITY TABLE | | | | | | | FLOOR AREA SUMMARY | |
|----------------------------|---------------|-----------|----------------|---------|--------|-----------|--------------------------------|-----------|
| UNIT | LAND USE | GROSS AC. | OPEN SPACE AC. | NET AC. | DU/AC. | DWELLINGS | LAND USE 50' LOTS (TYPICAL) | AREA (SF) |
| I | SINGLE FAMILY | 23.65 | 3.76 | 19.89 | 4.23 | 100 | # OF 50' LOTS | 2,400 |
| II | SINGLE FAMILY | 23.95 | 5.26 | 18.69 | 4.05 | 97 | TOTAL FLOOR AREA OF BUILDINGS | 472,800 |
| | TOTAL | 47.60 | 9.02 | 38.58 | 4.14 | 197 | TOTAL DEVELOPMENT AREA | 2,073,456 |

| IMPERVIOUS COVER CALCULATIONS | | | DEVELOPMENT DENSITY TABLE | | LAND USE TABLE | |
|-------------------------------|---------------------------|----------------|---------------------------|-------------|---------------------------------|-----------|
| STREETS | | 305,769 S.F. | OVERALL DEVELOPABLE AREA | 47.60 AC. | LAND USE | AREA (AC) |
| DRIVEWAYS | | 78,800 S.F. | STEEP SLOPES | 0.09 AC. | SINGLE FAMILY RESIDENTIAL HOMES | 12.66 |
| 50' LOTS | 2,400 S.F./LOT X 197 LOTS | 472,800 S.F. | EASEMENTS | 3.96 AC. | ACTIVE OPEN SPACE/GREENBELTS | 9.02 |
| TOTAL IMP. COVER | | 857,369 S.F. | NET DEVELOPMENT AREA | 43.55 AC. | PASSIVE OPEN SPACE | 16.12 |
| TOTAL AREA | 47.60 AC. | 2,073,456 S.F. | NET DENSITY | 4.52 DU/AC. | PRIVATE STREET | 9.80 |
| | | | | | TOTAL | 47.60 |

OWNER/DEVELOPER:

MOSAIC LAND DEVELOPMENT
CONTACT PERSON: BLAKE YANTIS
1802 NW MILITARY, SUITE 100
SAN ANTONIO, TX 78212
TEL: (210) 284-8870

CIVIL ENGINEER/DESIGNER

CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
PHONE: (210) 681-2951

LEGAL DESCRIPTION:

BEING 47.60 ACRES OF LAND OUT OF THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 72, COUNTY BEXAR COUNTY BLOCK 4915, AND THE S.A. & M.G.R.R. CO. SURVEY NO. 97, ABSTRACT NO. 72, COUNTY 4917, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 495.392 ACER TRACT DESCRIBED IN A Q DEED DATED APRIL 11, 2008 TO ELECTRON ACQUISITIONS, LLC., RECORDED IN VOLUME 134927, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND AL OUT OF A 37.508 ACER TRACT DESCRIBED IN A WARRANTY DEED DATED SEPTEMBER 23, 2011, OAKS MOSAIC TRB, LLC., RECORDED IN VOLUME 16887, PAGE 2038, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DENSITY AND OPEN SPACE

| | |
|---|----------------------------|
| BASE ZONING DISTRICT: | OCL R-6 PUD ERZD |
| MAXIMUM DENSITY ALLOWED: | N/A |
| PROPOSED DENSITY: | 4.14 UNITS / ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE: | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE: | 53% |
| TOTAL SPACE: | 47.60 ACRES |
| PRIVATE STREET: | 305,769 S.F. |
| DRIVEWAY: | 78,800 S.F. |
| DRAINAGE R.O.W. / EASEMENTS: | 172,513 S.F. |
| HOUSE SLABS: | 472,800 S.F. |
| OCCUPIED OPEN SPACE: | 702,187 S.F. (16.12 Ac.) |
| UNOCCUPIED OPEN SPACE: | 392,911 S.F. (9.02 Ac.) |
| TOTAL SPACE: | 1,095,098 S.F. (25.14 Ac.) |
| OPEN SPACE PERCENTAGE: | 53% |

PARK AND OPEN SPACE CALCULATIONS:

| | |
|--------------------------------------|------------------|
| SINGLE FAMILY DWELLING UNITS: | 197 |
| REQUIRED PARKLAND (UDC TABLE 503-1): | 1 ACRE / 70 D.U. |
| TOTAL REQUIRED PARK / OPEN SPACE: | 2.81 ACRES |
| TOTAL PARK / OPEN SPACE PROVIDED: | 4.75 ACRES *** |

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- NOTES:**
1. THE COORDINATES & BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 2. PROPERTY IS BOUND BY THE INTERSECTION OF THE CITY LIMITS OF THE CITY OF SAN ANTONIO AND THE CITY OF LEBANON, TEXAS.
 3. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 5. GAS AND ELECTRIC SERVICES WILL BE PROVIDED BY CPS ENERGY.
 6. PROPERTY IS WITHIN THE NORTH-EAST INDEPENDENT SCHOOL DISTRICT BOUNDARY.
 7. UNITS MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
 8. ALL ACCESS POINTS TO INDIVIDUAL UNITS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 9. LOCATION OF INTERNAL STREETS ARE SUBJECT TO CHANGE AND WILL BE DETERMINED AT THE TIME OF PLANNING.
 10. INTERNAL STREETS WITHIN INDIVIDUAL UNITS WILL MEET MINIMUM CONNECTIVITY REQUIREMENTS AS OUTLINED IN SECTION 35-506(e)(1) OF THE UNIFIED DEVELOPMENT CODE (UDC).
 11. ALL PRIVATE STREETS SHOWN HEREIN ARE PRIVATE STREETS, UNLESS OTHERWISE NOTED ON THIS PLAN.
 12. PLANNED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN SECTION 35-506(e)(7) OF THE UDC.
 13. THE REQUIRED PARKING / OFF-STREET SPACE DEDICATION WAS CALCULATED IN ACCORDANCE WITH SECTION 35-503 OF THE UDC.
 14. SIDEWALKS WILL BE INSTALLED IN PRIVATE STREET OR PEDESTRIAN EASEMENT PER UDC ARTICLES 5, DIVISION 2, SECTION 2.
 15. THE RESIDENTIAL DRIVEWAY EASEMENT WILL BE PERMITTED TO COLLECTOR STREET.
 16. THE RESIDENTIAL PERMITTER SHALL PROVIDE A 20' BUILDING SETBACK ADJACENT TO THE PERMITTER. PERMITTER FENCING SHALL COMPLY WITH UDC 35-344(d)(2).
 17. A VARIABLE SIGN DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS.
 18. THE INTERSECTION ON THIS LOT DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN ASHTO MANUAL, 2011 EDITION.
 19. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 20. STORM WATER DETENTION IS NOT BEING PROVIDED PENDING REVIEW AND APPROVAL BY THE CITY OF SAN ANTONIO OF THE STORM WATER MANAGEMENT PLAN & DOWNSTREAM DRAINAGE ANALYSIS.
 21. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
 22. OFF-STREET PARKING & LOADING SPACES SHALL COMPLY WITH UDC 35-344(h), AS APPLICABLE.
 23. ALL GATES WITHIN THE PLANNED UNIT DEVELOPMENT (PUD) SHALL HAVE A SIREN OPERATED SENSORS AS OUTLINED IN SECTION 35-506(g)(3)(a)(2) OF THE UDC.
 24. THE FIRE FIGHTER HEAD PASSAGE SHALL BE RESTRICTED TO 35 FEET OR 2.5 STORIES AS OUTLINED IN SECTION 35-344(d)(1) OF THE UDC.
 25. FENCES ALONG COLLECTOR STREETS SHALL COMPLY WITH SECTION 35-344(d)(2)(a-c) OF THE UDC.
 26. ZONING ORDINANCE NO. 22035-181, THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED PER ORDINANCE NO. 22035-181.


**APPROVED
PLANNED UNIT DEVELOPMENT**

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____

| CURVE TABLE | | | | | | |
|-------------|---------|-----------|---------|---------|---------|---------------|
| CURVE | RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING |
| C1 | 155.00' | 36°51'46" | 51.66' | 99.72' | 98.01' | N79°44'51"E |
| C2 | 45.00' | 40°28'24" | 16.59' | 31.79' | 31.13' | S77°36'32"W |
| C3 | 155.00' | 78°26'43" | 126.52' | 212.22' | 196.02' | S83°04'19"E |
| C4 | 45.00' | 76°22'40" | 35.40' | 59.99' | 55.64' | N82°02'17"W |



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EAST EVANS ROAD SUBDIVISION, P.U.D.

P.U.D. #15-00005

PLANNED UNIT DEVELOPMENT (PUD) - JULY 2015

ASSOCIATED WITH MASTER DEVELOPMENT PLAN (MDP) PLAN # 15-000005

DATE
1/27/15

PROJECT NO.
02902 000

DRAWN BY
BAS

CHECKED BY
WDM

REVISIONS

.....
CIDE ENGINEERS

TBPE No. 455
TBPLS No. 10048500

P1

1 OF 1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CH2M HILL ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.