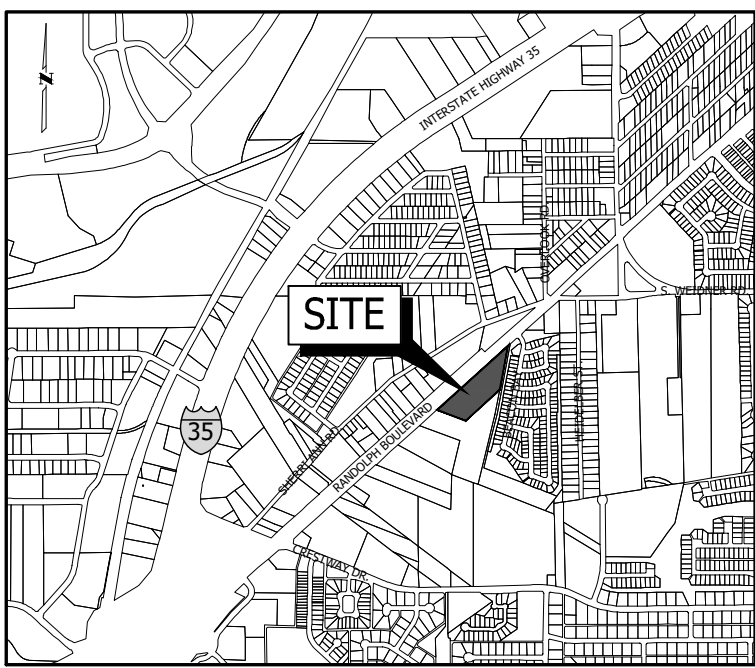


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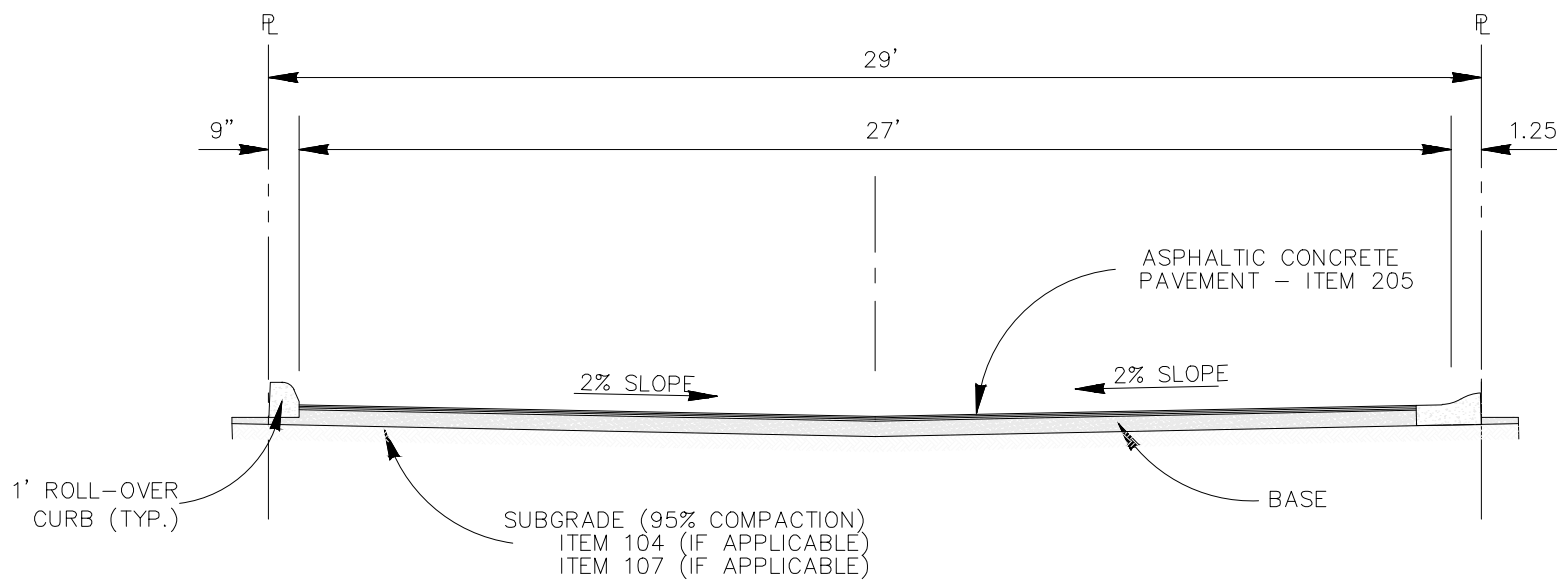
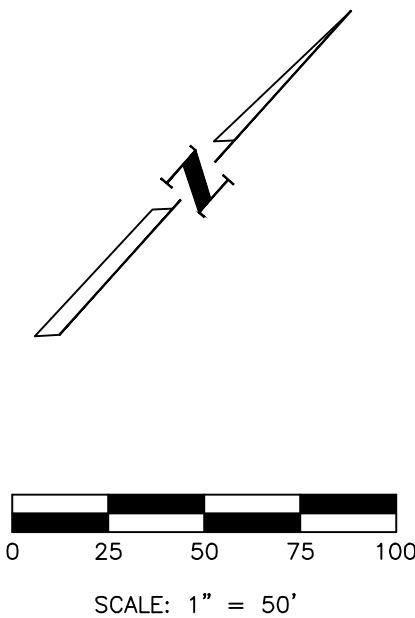
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User: JGarcia
PUD NO. 15-00010
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PLEASE RECYCLE



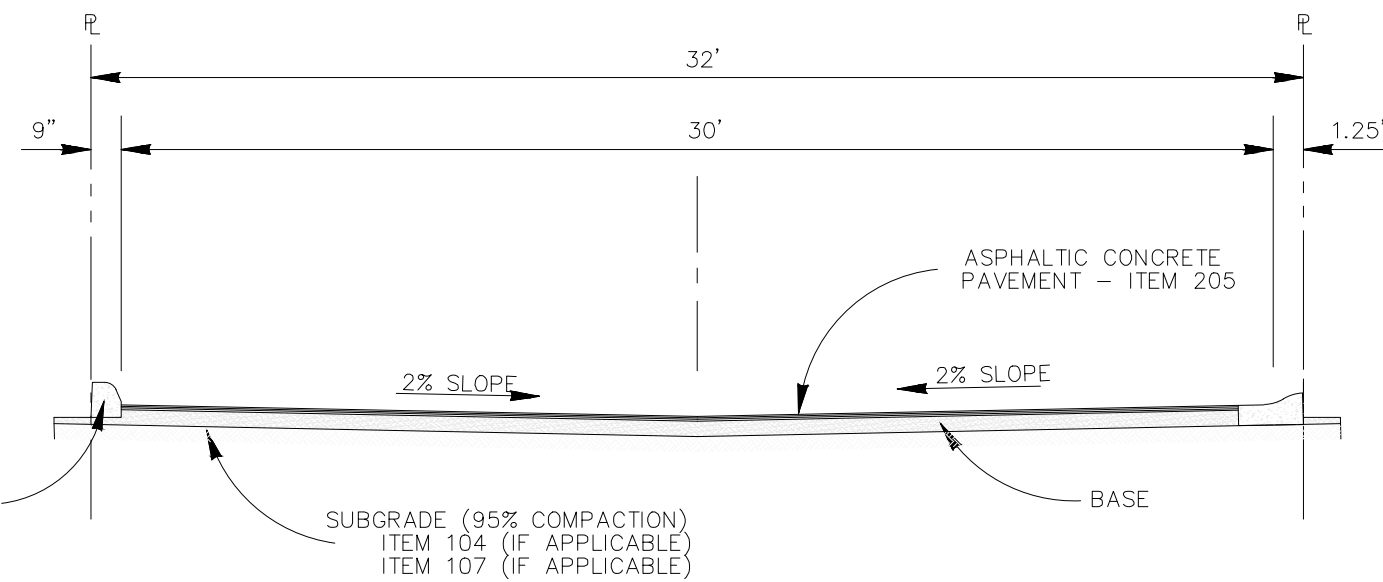
LOCATION MAP

SCALE: 1" = 200'



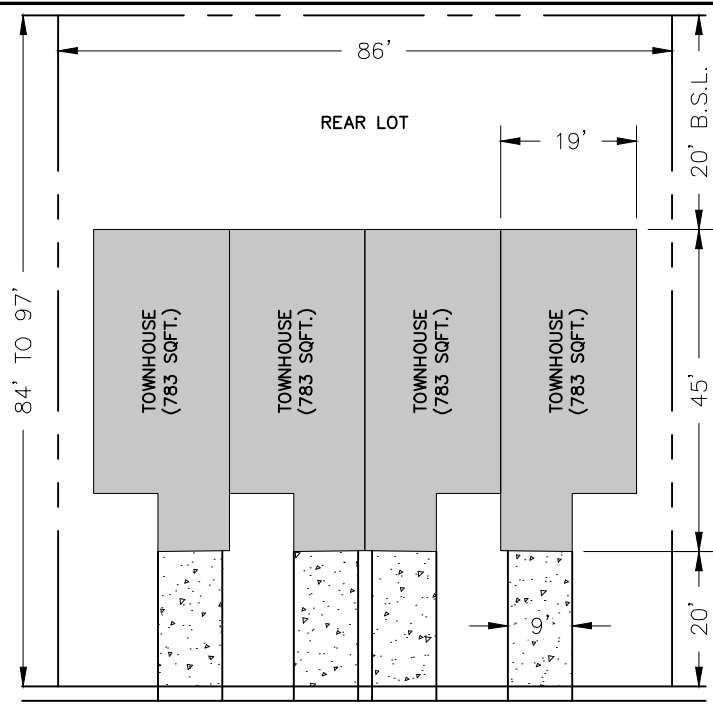
LOCAL A STREET SECTION

NOT TO SCALE



LOCAL B STREET SECTION

NOT TO SCALE



TYPICAL LOT SITE PLAN

NOT TO SCALE

EASEMENT TABLE

- | | |
|---|---|
| 1 | = 10' INGRESS/EGRESS EASEMENT (VOL. 13461, PG. 1605, O.P.R.) |
| 2 | = 14' ELECTRIC EASEMENT (VOL. 9508, PG. 104, D.P.R.) |
| 3 | = 10' EQUIPMENT EASEMENT (VOL. 13461, PG. 1605, O.P.R.) |
| 4 | = VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9508, PG. 104, D.P.R.) |
| 5 | = 14' TELEPHONE, ELECTRIC, AND CABLE TV EASEMENT (VOL. 9508, PG. 104, D.P.R.) |
| 6 | = 20' B.S.L. |
| 7 | = 1' NON-VEHICULAR ACCESS EASEMENT |

LEGEND

- | | |
|-----|--|
| --- | = PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY LIMITS |
| --- | = 200' NOTIFICATION LINE |
| --- | = CENTERLINE ROAD |
| --- | = EASEMENT |
| --- | = 20' BUILDING SET BACK |
| --- | = 2' CONTOURS |
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
O.P.R. = REAL PROPERTY RECORDS OF BEAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
R.O.W. = RIGHT OF WAY
AC. = ACRES
L.F. = LINEAR FEET

NOTES:

- ALL STREETS WITHIN THE PROJECT ARE PRIVATE STREETS WITH A MINIMUM OF 27 FEET OF PAVEMENT UNLESS OTHERWISE SHOWN ON THIS PLAN.
- THIS PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY LIES WITHIN THE MANDATORY DETENTION AREA.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204).
- A VARIABLE WIDTH SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT THE CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
- A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS, COMMON AREAS, PARK AREAS, AND OPEN SPACES.
- DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (PUD) WITH PRIVATE STREETS.
- PROPERTY ZONED MF-25 PUD.
- THIS DEVELOPMENT IS GOING TO BE CONSTRUCTED IN ONE PHASE.
- WATER & SEWER SERVICE TO BE PROVIDED BY SAWS, ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
- SIDEWALKS WILL BE INSTALLED PER UDC SECTION 35-506.
- OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-344(H), AS APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
- THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(D)(1).
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS PER ORDINANCE NO. 2015-02-19-0129.

LEGAL DESCRIPTION

BEING 4.784 ACRES OF LAND OF THE AIRWAYS SUBDIVISION, LOT 1, BLOCK 2, NCB 13808, RECORDED IN VOLUME 9508, PG. 104 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

DEVELOPER/OWNER

RANDOLPH TOWNHOMES, LLC, /JORGE GARCIA
P.O. BOX 160248
SAN ANTONIO, TX 78280

ENGINEER/DISIGNER

BIG RED DOG ENGINEERING CONSULTING
5710 W. HAUSMAN RD., SUITE 115
SAN ANTONIO, TX 78249

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

PUD NO. 15-00010

RANDOLPH PARK ESTATES, PUD NO. 15-00010

5324 RANDOLPH BOULEVARD
SAN ANTONIO, BEAR COUNTY, TEXAS

PLANNED UNIT DEVELOPMENT PLAN

PROJECT:

DRAWN BY:

DESIGNER:

REVIEWER:

B.R.D. PROJECT: 085.001

PLAT NO. 150280

SHEET

1 OF 1

DATE OF PREPARATION: FEBRUARY 27, 2017