

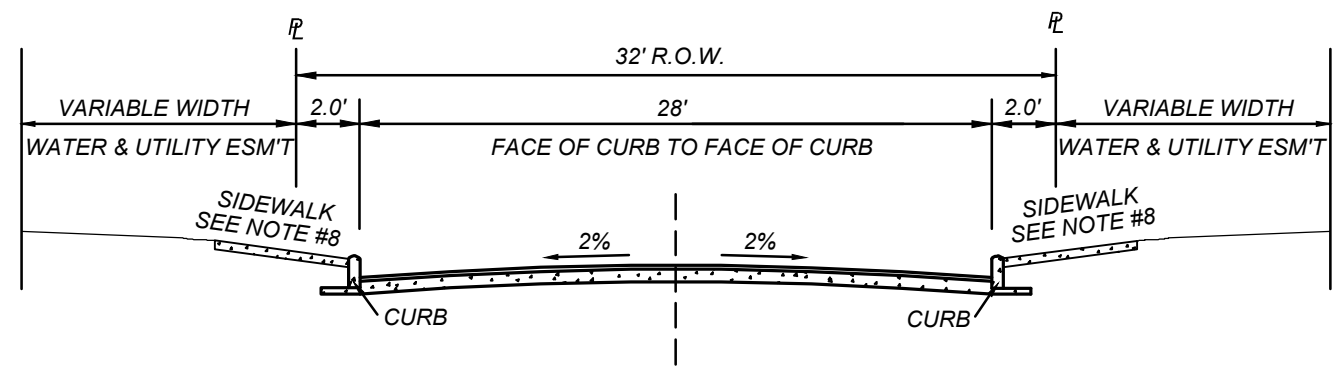
**FLOOD PLAIN NOTE:**

**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 B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.**

**ACKNOWLEDGED BY:**

*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.
2. THIS PROJECT IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO AND IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
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 ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
8. SIDEWALKS WILL BE INSTALLED PER UDC SECTION 35-506(q).
9. ALL PERIMETER FENCING SHALL COMPLY WITH THE FENCING STANDARDS IN SECTION 35-44.01 (d) (2)
10. THE MAXIMUM HEIGHT OF STRUCTURES SHALL BE NO GREATER THAN 35 FEET (2.5 STORIES); HOWEVER, ANY PORTION OF A STRUCTURE MAY EXCEED THIS LIMIT IF SUCH PORTION IS SET BACK 1 FOOT FOR EACH 2 FEET OF HEIGHT IN EXCESS OF THE MAXIMUM BUILDING HEIGHT. ( SHALL COMPLY WITH THE FENCING STANDARDS IN SECTION 35-44.01 (d) (1) )



32' R.O.W. STREET SECTION (LOCAL "A")- PRIVATE

**OWNER/DEVELOPER:**  
**MERITAGE HOMES**  
**3010 NORTH LOOP 1604 WEST, SUITE 214**  
**SAN ANTONIO, TX 78231**  
**PH. (210) 293-4929**

**ENGINEER / DESIGNER :**  
**KFW ENGINEERS**  
3421 PAESANOS PKWY., SUITE. 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

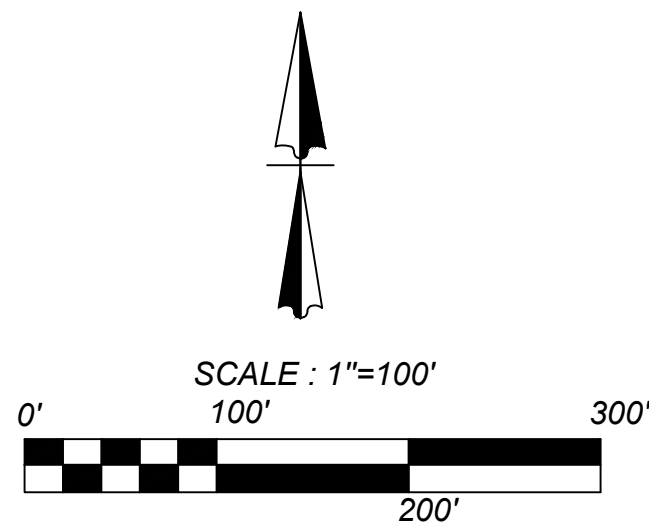
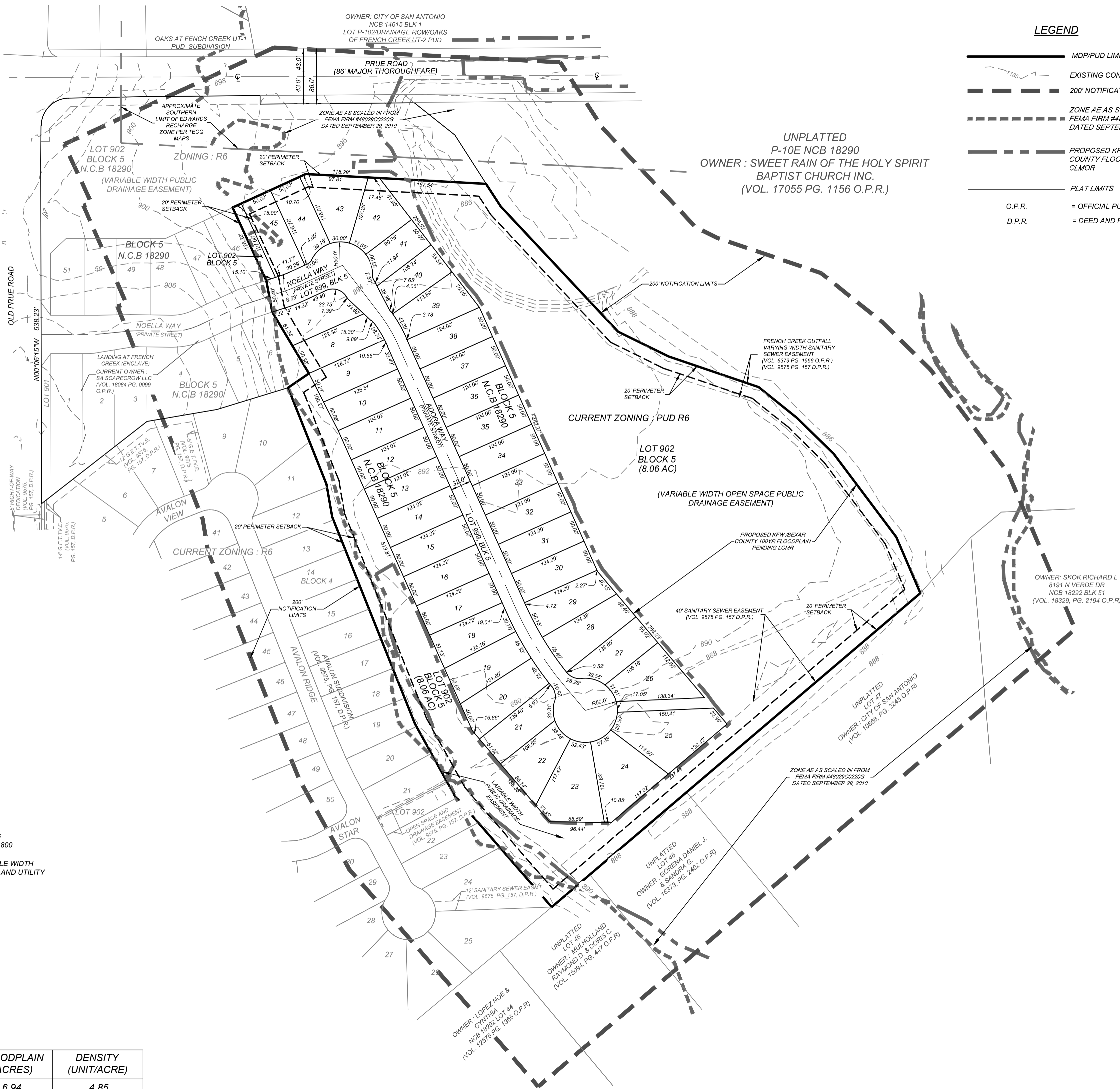
OVERALL LAND USE TABLE						
AREA (ACRES)	AREA (FREE OF FLOODPLAIN)	LAND USE	DWELLING UNITS	DRAINAGE/OPEN SPACE (ACRES)	FLOODPLAIN (ACRES)	DENSITY (UNIT/ACRE)
14.98	8.04**	SINGLE FAMILY RESIDENTIAL	39	6.98	6.94	4.85

\* PARK REQUIREMENTS = 1 ACRE / 70 LOTS  
PARK REQUIREMENTS = 39 LOTS x 1 ACRE / 70 LOTS  
= 0.56 ACRES

**\*\* CALCULATED AREA INCLUDES DRAINAGE/OPEN SPACE AREA FREE OF FLOOD PLAIN AFTER APPROVAL OF BEXAR COUNTY/KFW LOMR**

### OVERALL LAND USE TABLE

\* TOTAL IMPERVIOUS COVER  
AREA FOR PLAN = 3.963 ACRES



LEGEND

- 
- MDP/PUD LIMITS
- EXISTING CONTOURS
- 200' NOTIFICATION LIMITS
- ZONE AE AS SCALED IN FROM  
FEMA FIRM #48029C0220G  
DATED SEPTEMBER 29, 2010
- PROPOSED KFWBEXAR  
COUNTY FLOODPLAIN PER  
CMAA
- PLAT LIMITS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEEDS AND PLAT RECORDS

LANDING AT FRENCH CREEK PUD # 16-00004

*LANDING AT FRENCH CREEK  
PLANNED UNIT DEVELOPMENT # 16-00004*

*SAN ANTONIO, TEXAS*

JOB NO. 397-02-01  
DATE: SEPTEMBER, 2016  
DRAWN: CHECKED: T  
**SHEET NUMBER**

1 OF 1

PREPARATION DATE : MARCH 30, 2017