

CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	245.13	17°55'40"	88.44	17.04	76.71	MP 0+00.0	C13	15.00	28°59'58"	13.41	28.44	8.80	MP 10+00.0
C2	267.2	18°00'00"	90.00	17.32	78.97	MP 0+15.5	C14	15.00	29°15'12"	20.29	14.24	10.80	MP 10+20.0
C3	114.2	11°42'	41.62	8.28	42.85	MP 0+32.7	C15	15.00	29°29'54"	24.94	16.29	11.60	MP 10+35.0
C4	100.0	10°00'00"	36.00	5.71	34.54	MP 0+48.5	C16	10.00	MP 0°00'00"	0.00	11.81	11.22	MP 10+50.0
C5	20.00	MP 0°00'00"	0.00	3.45	14.70	MP 0+50.0	C17	10.00	MP 0°00'00"	0.00	13.71	14.41	MP 10+50.0
C6	100.0	MP 0°00'00"	0.00	5.71	34.54	MP 0+50.0	C18	10.00	MP 0°00'00"	0.00	15.71	16.41	MP 10+50.0
C7	100.0	MP 0°00'00"	0.00	5.71	34.54	MP 0+50.0	C19	10.00	MP 0°00'00"	0.00	17.71	18.41	MP 10+50.0
C8	110.0	MP 0°00'00"	0.00	6.10	37.17	MP 0+50.0	C20	80.00	MP 0°00'00"	0.00	22.02	22.80	MP 10+50.0
C9	110.0	MP 0°00'00"	0.00	6.10	37.17	MP 0+50.0	C21	80.00	MP 0°00'00"	0.00	24.02	24.80	MP 10+50.0
C10	110.0	MP 0°00'00"	0.00	6.10	37.17	MP 0+50.0	C22	80.00	MP 0°00'00"	0.00	25.97	26.75	MP 10+50.0
C11	80.00	17°15'00"	46.79	8.88	48.65	MP 0+67.1	C23	10.00	MP 0°00'00"	0.00	18.00	18.81	MP 10+50.0
C12	10.00	MP 0°00'00"	0.00	1.57	6.30	MP 0+67.9	C24	10.00	MP 0°00'00"	0.00	19.71	20.41	MP 10+50.0

FROM: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
TO: "PUD MF-33 AHOD" Planned Unit Development Multi-Family Airport Hazard Overlay District and "PUD MF-33 MLOD-2 MLR-2 AHOD" Planned Unit Development Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Airport Hazard Overlay District

ACREAGE/DENSITY SUMMARY					
UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./Ac.)	OPEN/DRAINAGE PARK SPACE (Ac.)
1	MULTI-FAMILY RESIDENTIAL	15.345	69	4.496	7.680

LAND USE	AREA (Ac.)
MULTI FAMILY RESIDENTIAL	6.07
ACTIVE OPEN SPACE	7.84
PRIVATE ROW	1.59
TOTAL	15.35

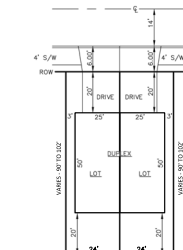
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE :	$69 \text{ LOTS} \times 1 \text{ ACRE} = .99 \text{ ACRES}$ 70 LOTS
PROVIDED OPEN SPACE :	7.84 ACRES

FLOOR AREA SUMMARY	
LAND USE	AREA (Ac)
FLOOR AREA PER LOT	2,500 SF
NUMBER OF LOTS	69
TOTAL FLOOR AREA OF BUILDINGS	172,500 SF
TOTAL DEVELOPMENT AREA	668,428 SF
PERCENTAGE OF FLOOR AREA COVERAGE	26.00%
OFF-STREET PARKING PROVIDED WITH EACH RESIDENTIAL LOT	NONE

UTILITY PURVEYORS

WATER:	SAN ANTONIO WATER SYSTEM
SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
TELEPHONE:	A.T. & T.
CABLE TELEVISION:	SPECTRUM
GAS:	CITY PUBLIC SERVICE
ELECTRIC:	CITY PUBLIC SERVICE

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBE POSITIONING SYSTEM.

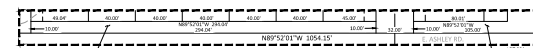


TYPICAL DUPLEX TOWNHOME
N.T.S.

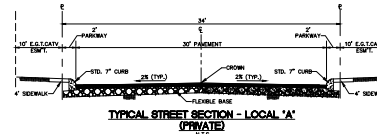
NOTES

1. ALL STRUCTURES WITHIN THE PROJECT ARE PRIVATE STRUCTURES WITH 30 FT. OF PAVEMENT AND 2 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN.
2. THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR REARAY COUNTY AND ARE SUBJECT TO ANY ORDINANCES BY THE CITY OF SAN ANTONIO.
5. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. FROM STATE PLANE COORDINATES ESTABLISHED FOR THE SOUTH TEXAS ZONE.
6. A WATER RIGHT OR RIGHT OF PRIORITY EASEMENT WILL BE REQUIRED AT CORNER LOT 4 IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE STATE MANUAL.
7. THE DESIGN OF THIS ASSOCIATED TRAILWAY ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STRUCTURES, COMMON AREAS, AND PARK AREAS.
8. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL DEPARTMENT OF COMMERCE AND MARITIME ADMINISTRATION IN ACCORDANCE WITH DIRM PANEL 48026C580AD, DATE SEPTEMBER 26, 2010.
9. ZONING = N/A
USE = SINGLE FAMILY RESIDENTIAL
MAX. ALLOWABLE DENSITY = N/A
AVERAGE DWELLING UNIT = 2,500 SF (LIVING SPACE)
10. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (PUD) WITH PRIVATE STRUCTS.
11. TOTAL OFF-STREET PARKING/STORAGE = NONE.
12. THIS PROJECT IS LOCATED IN HARRISLANDA (L.S.D.)
13. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLANS.
14. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(c)(6).

Owner Statement: I, K7 ASHLEY DEVELOPERS LLC and RIDGEVIEW SAN ANTONIO, LLC the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."



DETAIL 'A'



PROPERTY/OWNERSHIP KEY

- | | |
|---|---|
| SAN MIGUEL MONICA A. NCB 1121 BLK 11 LOT 2 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | ELIZONDO CATHERINE E. NCB 13946 BLK 6 LOT 12 "FLESH RIDGE SUBD" O.P.R.B.C.T. |
| CONZALEZ VERONICA C. NCB 1121 BLK 11 LOT 2 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | HARLANDALE I S D NCB 13095 BLK 5 LOT 35 KINGSBOROUGH MIDDLE SCHOOL SUBD O.P.R.B.C.T. |
| FAMOS BRYAN, NCB 11210 BLK 10 LOT 15 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | FATH BIBBE CHURCH NCB 11156 BLK 10 LOT 14 O.P.R.B.C.T. |
| MARTINEZ JOSE C & MARTINEZ EDUARDINA, NCB 11210 BLK 10 LOT 14 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | DELGARAZA THELMA G & PALOMARES GUADALUPE NCB 11211 BLK 11 LOT 3 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| UMOH MARIA A. NCB 11210 BLK 10 LOT 10 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | PUNTE ESTIVAL NCB 11211 BLK 11 LOT 4 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC. NCB: 11156 P-13C | MORENO SHELBY C NCB 11211 BLK 11 LOT 5 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC. NCB: 11156 P-13D | COSMA ROSANNE G NCB 11211 BLK 11 LOT 6 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC. NCB: 11156 P-13E | GUATEMEXAN NATAMALAL NCB 11211 BLK 11 LOT 7 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC. NCB: 11156 BLK LOT PT OF P-1 ARB P-18 NON ADJACENT PROPERTY | CARRILLO AFRONDO NCB 11211 BLK 11 LOT 1 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC. NCB: 11156 BLK LOT PT OF P-1 ARB P-15 NON ADJACENT PROPERTY | ARREDONDO JACOB & JEANNE NCB 11211 BLK 11 LOT 9 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| LOPEZ RODOLFO & JEANNE, NCB 13356 BLK 1 LOT 28 (R TREVINO SUBD K) | MALDONADO JORGE LUIS NCB 11211 BLK 11 LOT 10 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. |
| CITY OF SAN ANTONIO, SIX MILE CREEK | |
| SALAZAR ANTONIO & PATRICIA NCB. 13356 BLK 1 LOT 27 "R TREVINO SUBD I" O.P.R.B.C.T. | |
| TREVINO RICARDO & BEATRICE NCB. 13356 BLK 1 LOT 26 "R TREVINO SUBD II" O.P.R.B.C.T. | |
| TREVINO JAMES C & LESLIE ANN SILVA-TREVINO NCB. 13356 BLK 1 LOT 24 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | |
| QUEVEDA SANDRA NCB. 13356 BLK 1 LOT 23 "LAS BOUGANVILLEAS SUBD" O.P.R.B.C.T. | |
| PUNTE JESSE NCB. 13946 BLK 6 LOT 11 O.P.R.B.C.T. | |
| RANGEL LEREL & ROLAND NCB. 13946 BLK 6 LOT 14 O.P.R.B.C.T. | |
| NCB. 13946 BLK 6 LOT 9 O.P.R.B.C.T. | |

MTR
Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

ASHLEY RD DUPLEXES P.U.D.

PUD PLAN NO.-24-111000XX
MDP PLAN NO.-24-111000XX

LEGAL DESCRIPTION:

A 15.343 ACRE (668,347.98 SQUARE FEET) TRACT OF LAND, PARTIALLY SITUATED IN THE MANUEL LEAL SURVEY NUMBER 30, ABSTRACT NUMBER 419, AND PARTIALLY SITUATED IN THE DOMINGO BUSTILLOS SURVEY NUMBER 31, ABSTRACT NUMBER 44, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF A 12.86 ACRE TRACT AS CONVEYED TO K7 ASHLEY DEVELOPMENT, L.L.C. BY WARRANTY DEED WITH VENDOR'S UEN AS RECORDED IN 2022000419, AND BEING ALL OF THE REMAINDER OF A 15.345 ACRE TRACT AS CONVEYED TO RIDGEVIEW SAN ANTONIO, L.L.C. BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220012016, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNERS/DEVELOPERS

K7 ASHLEY DEVELOPERS, LLC
CONTACT: MURARI APPAN
7950 LEGACY DR, STE 400,
SAN ANTONIO, TEXAS 75024
(469) 834-9670

ENGINEER/DESIGNER

MOY TARIN RAMIREZ ENGINEERS, LL
CONTACT: PAUL LANDA, PE
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
(210) 698-5051

APPROVED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

DATE OF PREPARATION: July 25, 2012

Arch. Inst. Biol. Univ. Paraná, Curitiba, v. 48, n. 1, p. 1-10, maio 2002