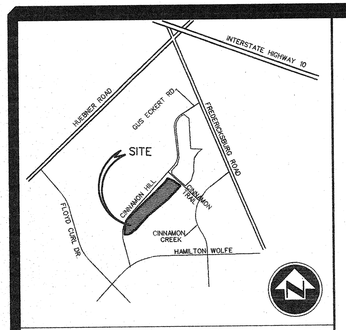
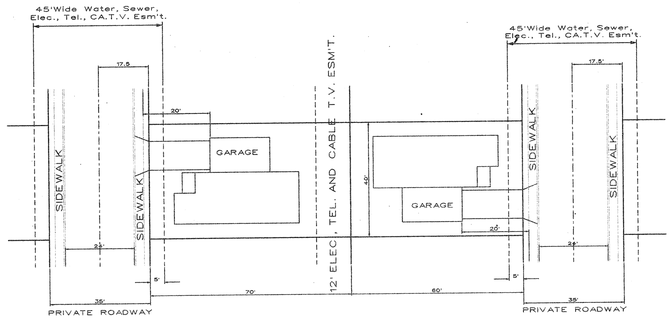


LOCATION MAP

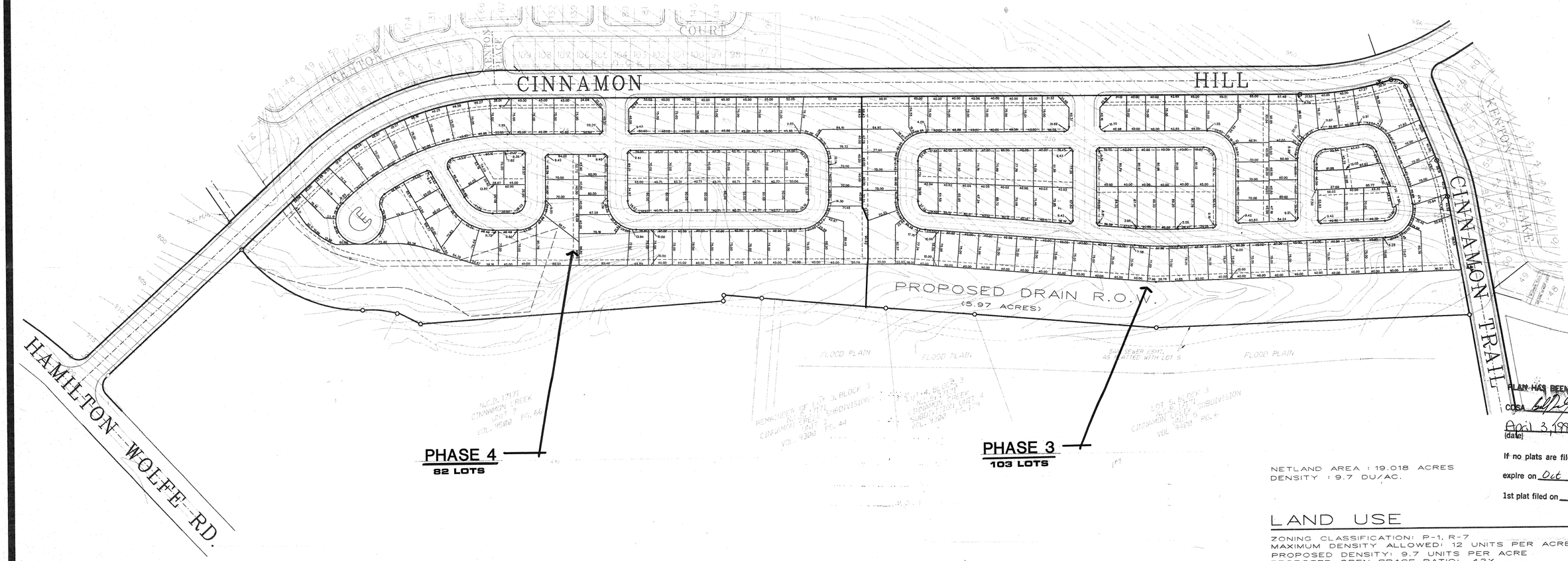


TYPICAL LOT SITE PLAN

N.T.S.

Legal Description:

Being 24.988 Acres of Land in N.C.B. 17171, out of a Remaining Portion of the Gustav Eckert Estate Subdivision, San Antonio, Bexar County, Texas as recorded in Volume 980 Page 388 of the Plat Records of Bexar County, Texas.



PLAN HAS BEEN ACCEPTED BY COSA

April 3, 1998 (date) 602 (number)

If no plats are filed, plan will expire on Oct 3, 1999

1st plat filed on _____

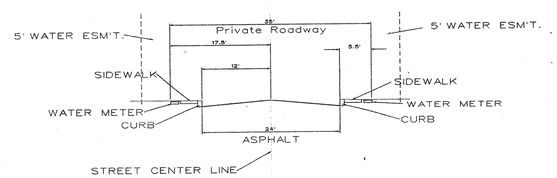
NETLAND AREA : 19.018 ACRES
DENSITY : 9.7 DU/AC.

LAND USE

ZONING CLASSIFICATION: P-1, R-7
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
PROPOSED DENSITY: 9.7 UNITS PER ACRE
PROPOSED OPEN SPACE RATIO: 42%
REQUIRED OPEN SPACE RATIO: 35%
TOTAL LAND AREA: 1088,128.0 Square Feet
DRIVEWAY AREA: 44,400 Square Feet
FLOOR AREA: 189,440 Square Feet
STREET/DRAIN RIGHT OF WAYS: 396,178 Square Feet
TOTAL IMPERVIOUS COVER: 369,965 Square Feet
TOTAL PROPOSED OPEN SPACE: 458,110 Square Feet
TOTAL OPEN SPACE REQUIRED: 380,844 Square Feet
TOTAL NUMBER OF LOTS: 185 Lots

GENERAL NOTES

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-2105, DATED 1993 FOR THE CITY OF SAN ANTONIO.
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS FOR LOCAL TYPE "A" STREETS, EXCEPT FOR PARKWAY AND PAVING WIDTH DIMENSIONS.
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS, SECTION 35.G101, UNIFIED DEVELOPMENT CODE, DATED 1993, FOR CITY OF SAN ANTONIO.
6. STREET NAMES WILL BE ADDED TO SUB'D. PLAT, ONCE STREET NAMES ARE APPROVED.
7. SIDEWALKS WILL BE INSTALLED ALONG CINNAMON HILLS AND CINNAMON TRAILS, 4' WIDE AND A MIN. OF 2' FROM EXISTING CURB.



TYPICAL STREET SECTION

N.T.S.

KENTON PLACE THREE SUB'D.

PLANNED UNIT DEVELOPMENT • P.O.A.D.P.

#602

SCALE: 1":100'
DATE: 1/6/98

Land Planning Department
KAUFMAN & BROAD
OF SAN ANTONIO
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 San Antonio, Tx. 78201
P.O. Box 5250 Beacon Hill Sta.
(210) 349-1111 FAX (210) 979-0072

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: _____

Name of Application: KENTON PLACE THREE SUBDIVISION

Owner/Agent: KAUFMAN AND BROAD. **Phone:** 349-1111
Address: 4800 FREDERICKSBURG ROAD **Zip code:** 78229
Engineer/Surveyor: P.C.I. ENGINEERS **Phone:** 349-3273
Address: 1603 BABCOCK ROAD. **Zip code:** 78229

Existing zoning: PI/R-1 **Proposed zoning:** N/A

Texas State Plane Coordinates: X 13738859 Y 2100626
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☑ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☑

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	185	24.988
Non-Single Family (NSF)	0	0
Commercial & other	0	0
TOTAL =	185	24.988

RECEIVED
98 MAR 25 AM 10: 22
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Print Name: OSCAR V. DOMINGUEZ **Signature:** [signature]

Date: 3/25/98

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 5/25/98

Name of POADP: KENTON PLACE THREE SUB'D.

Owners: RICHLAND PROPERTIES

Consulting Firm: P.C.I. ENGINEERS

Address: 4830 W. KENNEDY BLVD. TAMPA, FLORIDA 33609

Address: 1603 BABCOCK ROAD. SAN ANTONIO, TEXAS 78229

Phone: (813) 286-4140

Phone: 349-3273

Existing zoning: P-1/R-7

Proposed zoning: P-1/R-7

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Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes ☑ No
Projected # of Phases:	2	☑ Yes ☐ No
San Antonio City Limits?		☑ Yes ☐ No
Council District:	8	
Ferguson map grid	K15	

Land area being platted:

	Lots	Acres
Single Family (SF)	185	24.988
Multi-family (MF)	0	0
Commercial and non-residential	0	0

Is there a previous POADP for this Site? ~~Name~~ NO ~~No.~~ _____

Is there a corresponding PUD for this site? Name KENTON PLACE THREE SUB'D No. _____

Plats associated with this POADP or site? Name KENTON PLACE THREE P.U.D. No. 980292

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Herb Quiroga Signature: Herb Quiroga

Date: 3-25-98 Phone: 308-1716 Fax: 979-0072

☑ name of the POADP and the subdivision;

☑ indication of development phases on the POADP;

☑ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☑ north arrow and scale of the map;

☑ proposed land use by location, type and acreage;

☑ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☑ contour lines at intervals no greater than ten (10) feet;

☑ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☑ existing adjacent or perimeter streets;

☑ one hundred year flood plain limits;

☑ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☑ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☑ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; NEW P.O.A.D.P.

☑ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☑ the POADP ☐ does ☑ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☐ The POADP ☐ is ☑ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Herb Quiroga Signature: Herb Quiroga

If you have any questions please call Elizabeth Carol at 207-7900

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98 APR -2 AM 9:39
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPLICATION REVISED January 5, 1998

CITY OF SAN ANTONIO

April 3, 1998

Herb Quiroga
Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78201

Re: Kenton Place POADP # 602

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Kenton Place Subdivision Preliminary Overall Area Development Plan # 602. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441