



CITY OF SAN ANTONIO

April 9, 1999

Roger W. Bose, P. E.
Macina, Bose, Copeland & Assoc., Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: Woodridge Village

POADP # 28-B

Dear Mr. Bose:

The City Staff Development Review Committee has reviewed Woodridge Village Subdivision Preliminary Overall Area Development Plan # 28-B. 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 information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- Emergency access to the PUD will need to be provided at the end of Sunset Crest.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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.

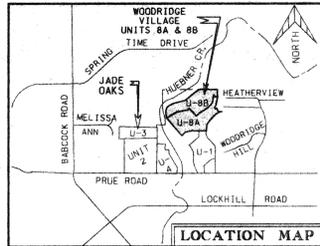
Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Monclvais'.

Emil R. Monclvais AIA, AICP
Director of Planning

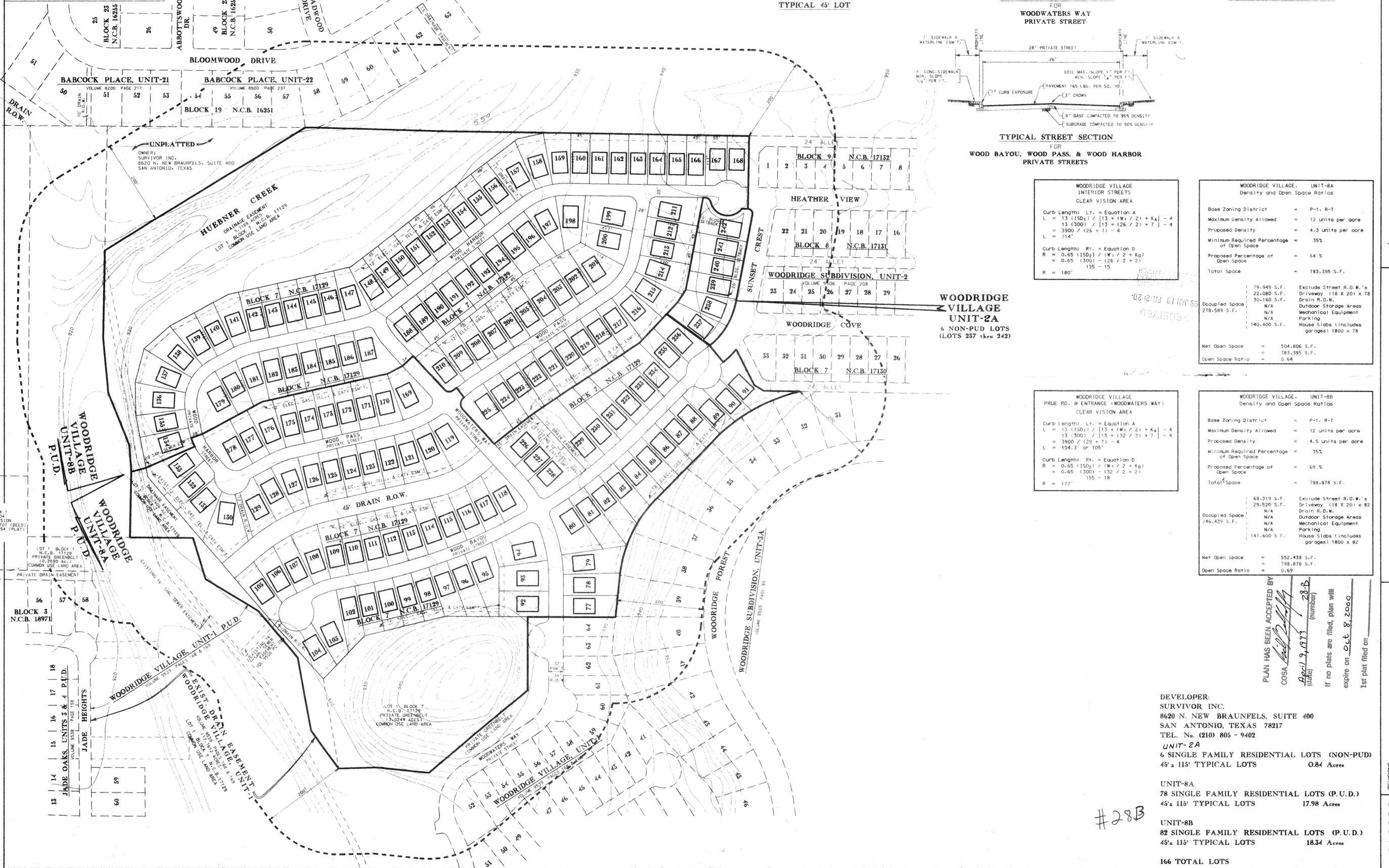
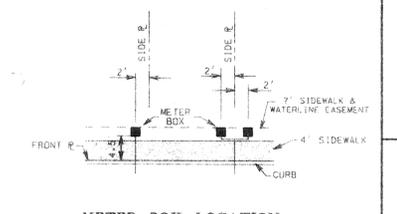
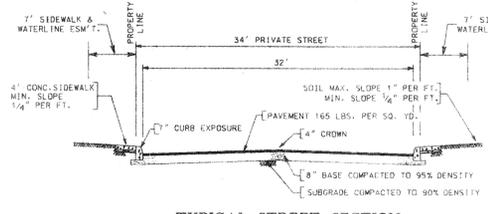
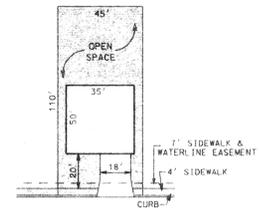
EM/EAC

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



SCALE: 1" = 100'

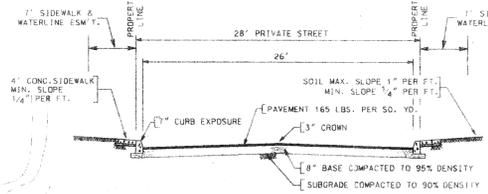
- NOTES:
- IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 - ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNITED DEVELOPMENT CODE.
 - WOODWATERS WAY, PRIVATE STREET, SHALL HAVE 34' RIGHT-OF-WAY WITH 32' PAVEMENT. WOOD BAYOU, WOOD PASS AND WOOD HARBOR, PRIVATE STREETS, ARE 28' RIGHT-OF-WAY WITH 26' PAVEMENT.



TYPICAL 45' LOT

TYPICAL STREET SECTION FOR WOODWATERS WAY PRIVATE STREET

METER BOX LOCATION



TYPICAL STREET SECTION FOR WOOD BAYOU, WOOD PASS & WOOD HARBOR PRIVATE STREETS

WOODRIDGE VILLAGE INTERIOR STREETS CLEAR VISION AREA

Curb Length: $L_t = \text{Equation A}$
 $L = 13 (150') / [13 + (W_t / 2) + K_a] - 4$
 $L = 3900 / [13 + (26 / 2) + 7] - 4$
 $L = 114'$

Curb Length: $R_t = \text{Equation D}$
 $R = 0.65 (150') / (W_t / 2 + K_p)$
 $R = 0.65 (300) / (26 / 2 + 2)$
 $R = 180'$

WOODRIDGE VILLAGE, UNIT-8A
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	64%
Total Space	=	783,395 S.F.
Occupied Space	=	79,949 S.F.
Open Space	=	22,080 S.F.
Net Open Space	=	504,806 S.F.
Open Space Ratio	=	0.64

Exclude Street R.O.W.'s Driveway (18 x 20) x 78
 Drain R.O.W.
 Outdoor Storage Areas
 Mechanical Equipment
 Parking
 House Slabs (includes garages) 1800 x 78

WOODRIDGE VILLAGE PRUE RD. @ ENTRANCE (WOODWATERS WAY) CLEAR VISION AREA

Curb Length: $L_t = \text{Equation A}$
 $L = 13 (150') / [13 + (W_t / 2) + K_a] - 4$
 $L = 3900 / [13 + (32 / 2) + 7] - 4$
 $L = 104.3'$ or 105'

Curb Length: $R_t = \text{Equation D}$
 $R = 0.65 (150') / (W_t / 2 + K_p)$
 $R = 0.65 (300) / (32 / 2 + 2)$
 $R = 177'$

WOODRIDGE VILLAGE, UNIT-8B
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.5 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	69%
Total Space	=	798,878 S.F.
Occupied Space	=	69,319 S.F.
Open Space	=	29,520 S.F.
Net Open Space	=	552,439 S.F.
Open Space Ratio	=	0.69

Exclude Street R.O.W.'s Driveway (18 x 20) x 82
 Drain R.O.W.
 Outdoor Storage Areas
 Mechanical Equipment
 Parking
 House Slabs (includes garages) 1800 x 82

PLAN HAS BEEN ACCEPTED BY
 COSA
 (date) 9/19/97 (number) 288
 If no plats are filed, plan will expire on Oct 8, 2000
 1st plat filed on

DEVELOPER:
 SURVIVOR INC.
 8620 N. NEW BRAUNFELS, SUITE 400
 SAN ANTONIO, TEXAS 78217
 TEL. No. (210) 805 - 9402

UNIT-2A
 6 SINGLE FAMILY RESIDENTIAL LOTS (NON-PUD)
 45' x 115' TYPICAL LOTS 0.84 Acres

UNIT-8A
 78 SINGLE FAMILY RESIDENTIAL LOTS (P.U.D.)
 45' x 115' TYPICAL LOTS 17.98 Acres

UNIT-8B
 82 SINGLE FAMILY RESIDENTIAL LOTS (P.U.D.)
 45' x 115' TYPICAL LOTS 18.34 Acres

166 TOTAL LOTS

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 415 Breesport Drive, San Antonio, Texas 78261
 (210) 349-0051



WOODRIDGE VILLAGE, UNITS 8A & 8B
 PLANNED UNIT DEVELOPMENT
 PUD / POADP

REVISIONS	DATE	NO.	DESCRIPTION

DESIGN R. W. B.
 DRAWN P. A. E.
 CHECKED
 DATE OCTOBER 1998
 JOB NO. 1-7063
 SHEET 1 of 1

#28B

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: January 12, 1999 Name of POADP: Woodridge Village
Owners: Survivor, Inc. Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.
Address: 8620 N. New Braunfels #400 Address: 415 Breesport Drive
San Antonio, Texas 78217 San Antonio, Texas 78216
Phone: (210) 805-9402 Phone: (210) 349-0151
Existing zoning: R-7 Proposed zoning: R-7 & P1, R7

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: 3 [x] Yes [] No
San Antonio City Limits? [x] Yes [] No
Council District: 8
Ferguson map grid: 543, C3

513 C3

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name Woodridge Village No. 28
Is there a corresponding PUD for this site? Name N/A No.
Plats associated with this POADP or site? Name No.

Contact Person and authorized representative:

Print Name: Roger W. Bose

Signature: [Handwritten Signature]

Date: January 12, 1999

Phone: (210) 349-0151 Fax: (210) 349-9302

RECEIVED 58 JAN 19 PM 2:19 SERVICES DIVISION LAND DEVELOPMENT

- 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;
- 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 Friesenhahn @ (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: Roger W. Bose Signature: 

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

RECEIVED
 PLANNING DIVISION
 LAND DEVELOPMENT
 DEPARTMENT

99 JAN 19 PM 2:20

RECEIVED

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: ~~Zoning Commission~~ ELIZABETH CAROL, PLANNING DEPT. *JS*

FROM: Streets and Traffic Engineering Division

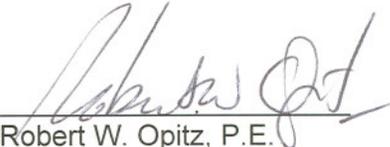
COPIES TO: File

SUBJECT: Woodridge Village P.U.D.; Level 1 Traffic Impact Analysis

Date: December 1, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the rezoning of the proposed Woodridge Village P.U.D. located north of Prue between Babcock and Woodridge Bluff. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

It is estimated to generate 174 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access point on Prue at the intersection of the proposed Woodwaters Way.


Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer

RECEIVED
98 DEC -9 PM 2:45
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION