

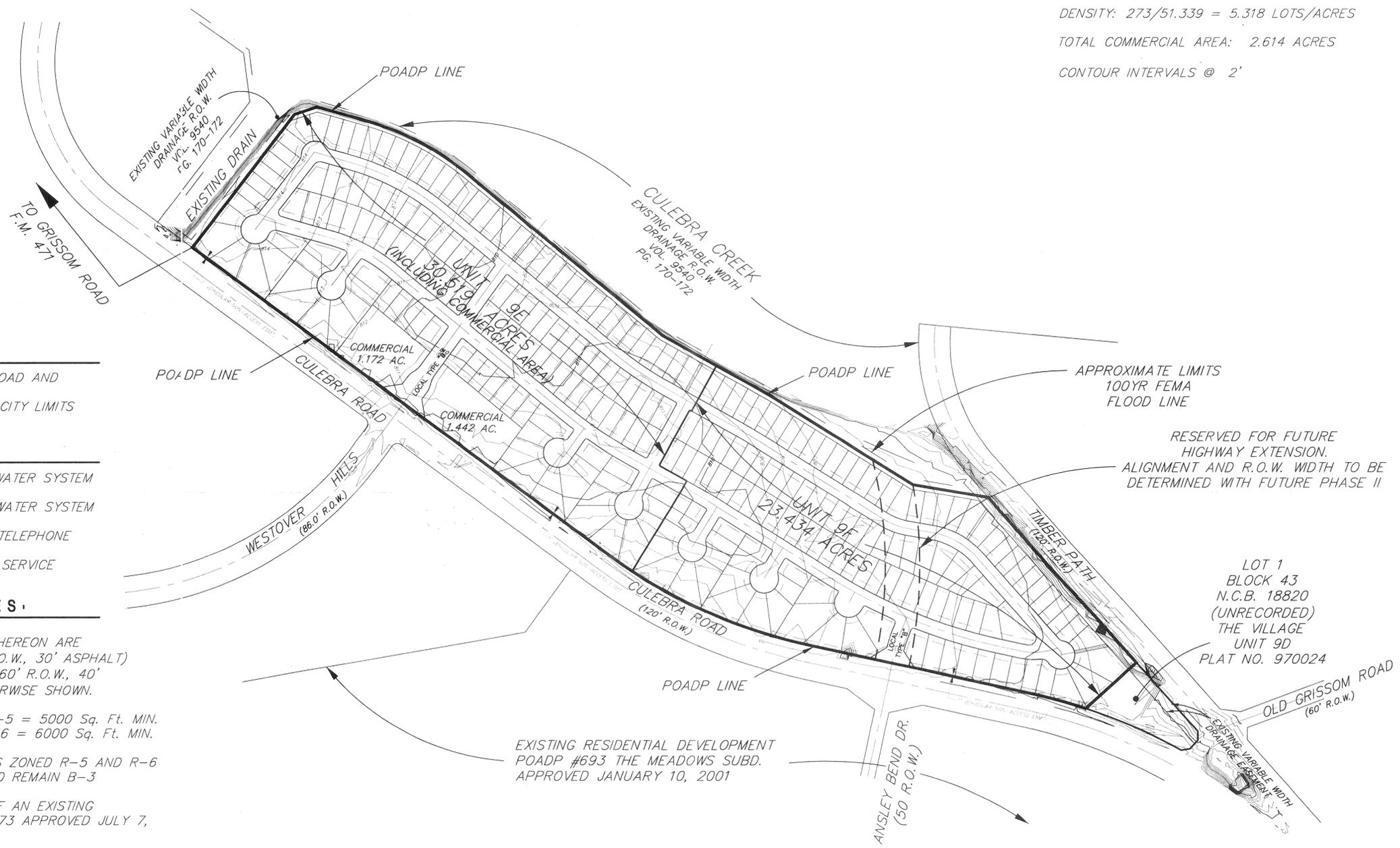
LOCATION MAP



SCALE: 1" = 200'

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR - 5 PM 3: 12

TOTAL LAND AREA: 53.953 ACRES
TOTAL RESIDENTIAL AREA: 51.339 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS: 273
DENSITY: 273/51.339 = 5.318 LOTS/ACRES
TOTAL COMMERCIAL AREA: 2.614 ACRES
CONTOUR INTERVALS @ 2'



RESERVED FOR FUTURE HIGHWAY EXTENSION. ALIGNMENT AND R.O.W. WIDTH TO BE DETERMINED WITH FUTURE PHASE II

LOT 1
BLOCK 43
N.C.B. 18820
(UNRECORDED)
THE VILLAGE
UNIT 9D
PLAT NO. 970024

EXISTING RESIDENTIAL DEVELOPMENT
POADP #693 THE MEADOWS SUBD.
APPROVED JANUARY 10, 2001

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
2.22.02 (date) 473-A (number)
If no plats are filed, plan will expire
On 8-24-03
1st plat filed on

LOCATION

LOCATED AT CULEBRA ROAD AND WESTOVER HILLS IN THE CITY LIMITS

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" (50' R.O.W., 30' ASPHALT) AND TYPE "B" STREETS (60' R.O.W., 40' ASPHALT), UNLESS OTHERWISE SHOWN.
2. TYPICAL LOT SIZE: R-5 = 5000 Sq. Ft. MIN. R-6 = 6000 Sq. Ft. MIN.
3. RESIDENTIAL AREA IS ZONED R-5 AND R-6 COMMERCIAL AREA TO REMAIN B-3
4. PROPERTY IS PART OF AN EXISTING APPROVED P.O.A.D.P. #473 APPROVED JULY 7, 1995.

DEVELOPER NAME: DEL MAR INVESTMENT GROUP, LTD. & LAREDO WAREHOUSE, LTD.

ADDRESS: 1202 DEL MAR BOULEVARD, STE. 3, LAREDO, TX 78045

PHONE #: (956) 727-3560

FAX #: (956) 727-1940

REVISIONS			
NO.	DATE	DWN. BY	CHK. BY

POZNECKI • CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

POZNECKI-CAMARILLO & ASSOCIATES, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE INFORMATION SHOWN MAY NOT BE USED, REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT FROM POZNECKI-CAMARILLO & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD POZNECKI-CAMARILLO & ASSOCIATES, INC. HARMLESS.

DEL MAR INVESTMENT GROUP, LTD. & LAREDO WAREHOUSE, LTD.	JOB. NO. 0103
THE VILLAGE SUBDIVISION	DATE MARCH 2002
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN	DWN. BY DGB / JLD.
	CHKD. BY AMQ.
	DWG FILE 0103POADD.DWG
	SHEET NO. 1 of 1



City of San Antonio POADP APPLICATION

01 MAY 25 PM 3:37

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: _____ Name of POADP: THE VILLAGE SUBDIVISION
DEL MAR INVESTMENT GROUP, LTD.
Owners: & LAREDO WAREHOUSE, LTD. Consulting Firm: POZNECKI-CAMARILLO & ASSOC., INC.

Address/Zip code: 1202 DEL MAR BLVD. STE. 3 Address/Zip code 1603 BABCOCK RD., STE. 260
LAREDO, TX 78045 SAN ANTONIO, TX 78229

Phone: (956) 727-1940 Phone: (210) 349-3273

Existing zoning: B-3 Proposed zoning: B-3 AND R-7

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: 6
Ferguson map grid pg. 579, A-5, B-5, B-6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>278</u>	<u>51.296</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>2</u>	<u>2.952</u>

Is there a previous POADP for this Site? Name THE VILLAGE SUBDIVISION No. 473

Is there a corresponding PUD for this site? Name N / A No. _____

Plats associated with this POADP or site? Name THE VILLAGE UNIT 9A No. 950153

Name THE VILLAGE UNIT 9B No. 950154
Name THE VILLAGE UNIT 9C No. 950240

Name THE VILLAGE UNIT 9D No. 970024

Contact Person and authorized representative:

Print Name: ABE OSIO Signature: *ABE OSIO*

Date: 05-25-01 Phone: (210) 349-3273 Fax: (210) 349-4395

- RECEIVED
OCT 27 2007
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
- 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);
 - copy of digital file
 - 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, 8½ X 11 reduction with eight (8) 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 James Clements @ (210)207-7720;
 - Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
 - 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;
 - The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.

List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

RECEIVED

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: ABE OSIO Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

CULEBRA ROAD (F.M. 3487) 120' R.O.W.



CITY OF SAN ANTONIO

February 22, 2002

Mr. Abe Osio

Poznecki-Camarillo & Assoc., Inc.
1603 Babcock Rd., Ste. 260
San Antonio, TX 78229

Re: The Villages Subdivision (Amendment)

POADP # 473-A

Dear Mr. Osio:

The City Staff Development Review Committee has reviewed The Villages Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 473-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Public Works, Storm Water Engineering Section has indicated as part of their conditional approval, the following shall be met at the time of platting:
 1. Coordinate Development with Culebra Creek Flood Plain.
 2. The Leon Creek Master Drainage Plan, identified a flood problem as (C-8) in this area. Investigate the matter with Storm Water Engineering.

Mr. Osio

Page 2

February 22, 2002

- Development Services Engineering Division has indicated as part of their conditional approval the following conditions shall be met at the time of construction:
 1. The developer has agreed to reserve the right-of-way for the future re alignment of Timber Path. This re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-of-way and notation is shown on the POADP.
 2. The intersection of Culebra Road and Westover Hills Shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (Unified Development Code (UDC), Article V, Division 2, Section 89, §(k) et. Seq.)
 3. The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
 4. Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right-turn deceleration lane on Culebra Road at the intersection of Westover Hills.

- 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 Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Osio
Page 3
February 22, 2002

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 Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services