

**GENERAL NOTES**

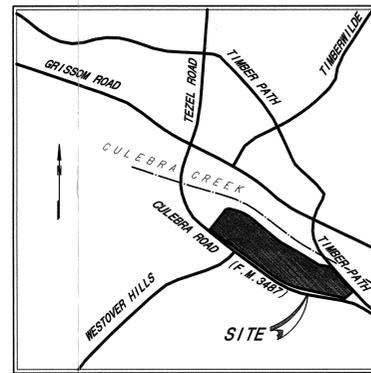
1. ALL STREETS SHOWN WITHIN ROADP LIMITS UNIT-9F ARE LOCAL TYPE "A" (50' R.O.W., 26' & 30' ASPHALT) AND TYPE "B" STREETS (64' R.O.W., 44' ASPHALT) UNLESS OTHERWISE SHOWN.
2. TYPICAL LOT SIZE: R-5 = 5000 S.F. MIN.  
R-6 = 6000 S.F. MIN.
3. RESIDENTIAL AREA IS ZONED R-5 AND R-6 COMMERCIAL AREA TO REMAIN C-2.
4. TOTAL LAND AREA UNIT-9F 23.434 ACRES
5. TOTAL RESIDENTIAL AREA UNIT-9F: 22.43 ACRES
6. DENSITY UNIT-9F: 120/22.43 = 5.35 LOTS/ACRE
7. TOTAL COMMERCIAL AREA UNIT-9F: 1.004 ACRES
8. CONTOURS ARE AT 1FT. INTERVALS
9. ROADP IS A REVISION OF APPROVED P.O.A.D.P. #473-A APPROVED ON 2-22-02
10. BEARING REFERENCE IS BASED ON THE VILLAGE SUBDIVISION UNIT-9C VOL. 9540 PAGE 170-172

**REVISIONS OF ROADP #473-A**

1. THE NUMBER OF RESIDENTIAL LOTS WITHIN UNIT 9F IS BEING REVISED FROM 124 LOTS TO 120 LOTS
2. TWO COMMERCIAL TRACTS ARE BEING ADDED TO UNIT 9F
3. APPROXIMATE ALIGNMENT OF 64' R.O.W. FOR FUTURE CONNECTION TO TIMBER PATH SHOWN
4. PROPERTY IS CURRENTLY ZONED R-5 & R-6 AND COMMERCIAL TRACTS WILL REMAIN C-2.

NOTE: THERE ARE NO REVISIONS TO PHASE I THE VILLAGE UNIT 9C VOL. 9556 PG. 152

SCALE 1" = 100'



LOCATION MAP  
SCALE 1" = 2000'

THIS PLAN HAS BEEN ACCEPTED BY THE  
CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY  
*Robert A. Brown*  
4/16/04 473-B  
10/16/05

DEVELOPER NAME: LAR-DEL, LTD.  
ADDRESS: 7913 McPHERSON, SUITE 103  
LAREDO, TX 78045-2804  
PHONE #: (956) 727-3560  
FAX#: (956) 727-1940

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	023°49'10"	977.000'	206.058'	406.164'	S 62°26'47" E	403.245'
2	005°51'43"	1969.659'	100.657'	201.538'	W 74°46'09" W	201.450'
3	020°37'06"	1949.659'	336.483'	665.686'	W 67°23'29" W	662.102'
4	003°22'04"	1949.659'	54.605'	109.179'	N 55°23'29" W	109.163'
5	090°00'00"	5.000'	5.000'	7.854'	S 74°01'30" W	7.071'
6	090°00'00"	5.000'	5.000'	7.854'	S 15°58'30" E	7.071'

LINE	START	END	BEARING	LENGTH
L1	179.760'	N 29°01'30" E		
L2	210.002'	S 29°01'30" W		
L3	105.214'	S 60°58'30" E		
L4	50.000'	S 29°01'30" W		
L5	316.167'	S 31°52'19" W		
L6	176.775'	N 74°21'22" W		

REVISIONS

NO. DATE

APPROVED BY

DATE

BROWN ENGINEERING CO.

1000 CENTRAL PARKWAY N., S-100  
DALLAS, TEXAS 75208  
PHONE 972-444-5511  
FAX 972-444-5512

THE VILLAGE SUBDIVISION

P.O.A.D.P.

SHEET NO. 1



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

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 LAND DEVELOPMENT  
 SERVICES DIVISION

<b>Project ID Number:</b>	<b>Date Submitted:</b> <b>473-B</b>
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**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):  YES  NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

*(Check One)*

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|  | <input type="checkbox"/> Other: _____                         |

03 JUN 25 AM 9:25  
 CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: The Village Subdivision  
 Owner/Agent: Del Mar Investment Group & Laredo Warehouse, Ltd. Phone: (956) 727-3520 Fax: (956) 727-1940  
 Address: 7913 McPherson, Suite 103 Laredo, Texas Zip code: 782045  
 Engineer/Surveyor: Brown Engineering Co. Phone: (210) 494-5511 Fax: (210) 494-5519  
 Address: 1000 Central Pkwy N., Ste. 100 S.A., TX Zip code: 78232

January 1, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing legal Description (PUD Only): \_\_\_\_\_ N/A \_\_\_\_\_

Existing zoning: \_\_\_\_\_ C1 \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ C1, R5, R6 \_\_\_\_\_

Projected # of Phases: \_\_\_\_\_ 1 \_\_\_\_\_

Number of dwelling units (lots) by Phases: \_\_\_\_\_ 121 Lots, 1 Phase \_\_\_\_\_

Total Number of lots: \_\_\_\_\_ 121 \_\_\_\_\_ divided by acreage: \_\_\_\_\_ 22.461 \_\_\_\_\_ = Density: \_\_\_\_\_ 5.39 \_\_\_\_\_ lots/Acre

(PUD Only) Linear feet of street \_\_\_\_\_ N/A \_\_\_\_\_  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: \_\_\_\_\_ N/A \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_ N/A \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_ N/A \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: \_\_\_\_\_ 6 \_\_\_\_\_ School District: N/S/I.S.D. Ferguson map grid: \_\_\_\_\_ 579 B-6 \_\_\_\_\_

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name The Village Subdivision No. 473-A

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Village Unit 9E No. 010422

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Reese H. Conner, P.E. Signature: Reese H. Conner

Date: \_\_\_\_\_ 6-12-03 \_\_\_\_\_ Phone: \_\_\_\_\_ 210-494-5511 \_\_\_\_\_ Fax: \_\_\_\_\_ 210-494-5519 \_\_\_\_\_

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

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- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- N/A  Certificate of agency or power of attorney if other than owner;
- N/A  Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A  (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
  - Two points identified by Texas Planes Coordinates;
  - Basis of bearing used and a north point;
  - Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- N/A  (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A  (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
  - Date of preparation;
  - Graphic and written scale and north arrow;
  - A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
  - Total area of property;
  - All existing easements or right-of-way with street names impacting the development area, their nature and width;
  - The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A  (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

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SERVICES DIVISION

- N/A  (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A  (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels or land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- N/A  A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- N/A  The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A  (**Conservation Subdivisions Only**) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- N/A  A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- N/A  The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

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**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

N/A  Traffic Impact Analysis (section 35-502).

N/A  (PUD Only) Utilities plan.

N/A  (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A  (PUD Only) Lots numbered as approved by the City.

N/A  (PUD Only) Layout shall show where lot setbacks as required.

N/A  Location and size in acres of school sites, as applicable.

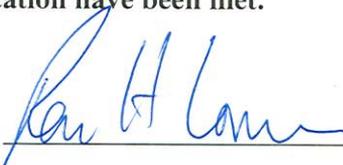
The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

N/A  A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Reese H. Conner

Signature: 

Date: 6/12/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: C1 Proposed zoning: C1, R5, R6

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 121 Lots, 1 Phase

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 Public  Un-Gated  Detached

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(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

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Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: 6 School District: N/S/T.S.D. Ferguson map grid: 579 B-6

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Name The Village Subdivision No. 473-A

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Village Unit 9E No. 010422

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Reese H. Conner, P.E. Signature: *Reese H. Conner*

Date: 6-12-03 Phone: 210-494-5511 Fax: 210-494-5519



# CITY OF SAN ANTONIO

April 16, 2004

Mr. Reese H. Conner, P.E.

Brown Engineers, Co.  
1000 Central Parkway N., Ste. 100  
San Antonio, TX 78232

Re: The Village Subdivision (Amended)

MDP # 473-B

Dear Mr. Conner:

The City Staff Development Review Committee has reviewed The Village Subdivision (Amended) Master Development Plan M.D.P. # 473-B. 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.
- This development will need to comply with tree preservation ordinance #85262. The 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Tree Preservation at 207-70278.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) 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.
- Storm Water Engineering has reviewed the Village 473-B POADP amendment submittal and comments are as follows:
  1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code, as it exists today.

Mr. Conner  
Page 2  
April 16, 2004

If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements. We expect that the engineer/consultant is kept abreast of any code changes.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

Understand that the Watershed Master Planning for Bexar County is ongoing process and information received as a result of the Master Planning effort could change the results of this review. Storm Water Engineering could also receive at any time, information that there are residences downstream of the proposed development that are flooding. This information could change the results of the recent review.

Given the above conditions, the development, if submitted today, under today's regulations, and per the engineer's plan, would be allowed to pay the Storm Water Fee.

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. 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,



Roderick J. Sanchez, AICP  
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering

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SERVICES DIVISION

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

June 9, 2003

Michael Herrera  
City of San Antonio Public Works  
1901 S. Alamo, Room 214  
San Antonio, Texas 78204

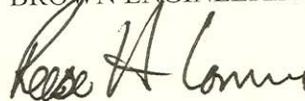
Reference: Revision of The Village Green Subdivision, POADP #473-A

Dear Mr. Herrera:

As per our phone conversation on June 6, 2003 regarding the MDP committee review and preliminary approval of POADP #473-A revisions, I am submitting 15 copies of the revised POADP with application. As discussed, traffic flow will be improved due to the connection to Timber Path. Additionally the change in storm water runoff is negligible due to an insignificant increase in the percentage of impervious cover. Therefore no revision of TIA or preliminary drainage study was included. Please call with any questions.

Sincerely,

BROWN ENGINEERING CO.



Reese H. Conner, P. E.

03 JUN 25 AM 9:35  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

