

LOCATION MAP



SCALE 1" = 200'

NOTES

1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL (10.5 ACRE AND LARGER LOTS)
2. ALL PROPOSED STREETS SHALL BE PRIVATE. A COMMON AREA AND UTILITY EASEMENTS.
3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
4. THE VILLAGE GREEN IS NOT LOCATED IN THE F.E.M.A. 100 YEAR FLOOD PLAIN.
5. SEWERAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
6. THIS P.O.A.D.P. REVISES THE PREVIOUSLY APPROVED P.O.A.D.P. OF THE SAME NAME P.O.A.D.P. NO. 593.
7. THE REVISION TO THE PREVIOUSLY APPROVED P.O.A.D.P. WAS TO UNIT 3 ONLY.
8. THE 50' STREET RIGHTS-OF-WAY LOCATED IN LOTS 424 & 67 BLOCK 12 ARE FOR FUTURE STUBOUTS AND WILL BE NAMED AT THE TIME OF CONSTRUCTION.

143 ACRES

PLAN HAS BEEN ACCEPTED BY
 COSEA
 1-9-02
 (date)
 593-A
 (number)
 If no plans are filed, plan will expire
 On 7-11-03
 1st sheet filed on

#593 A

02 JAN -4 PM 1:35
 CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

REVISIONS

No.	Date	Description
1	7/31/01	REVISED LOT LAYOUT FOR UNIT 3 AS REQUESTED BY DEVELOPER
2	01/03/02	REVISED LOT 424 AND LOT 67 BLOCK 12 TO STREET R.O.W.'S

ENGINEERING CONSULTANTS
 1000 CENTRAL PARKWAY N., #100
 SAN ANTONIO, TEXAS 78232
 PHONE (512) 494-5511

BROWN ENGINEERING CO.

THE VILLAGE GREEN

P.O.A.D.P.

SHEET NO. 1

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
01 AUG -1 PM 3: 59

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: July 31, 2001 Name of POADP: The Village Green
Owners: Green Land Venteres, Ltd. Consulting Firm: Brown Engineering Co.
Address: 10999 IH 10 West, Ste. 257 Address: 1000 Central Parkway N., Suite 100
San Antonio, Texas 78230 San Antonio, Texas 78232
Phone: (210) 641-0577 Phone: (210) 494-5511
Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: 2,082,013 Y: 13,806,260

Site is over/within/includes: San Antonio City Limits? Yes No
Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>165</u>	<u>143</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

Is there a previous POADP for this Site? Name The Village Green No. 593

Is there a corresponding PUD for this site? Name The Village Green, P.U.D. No.

Plats associated with this POADP or site? Name The Village Green Unit 1
Planned Unit Development No. 970471
Name The Village Green Unit 2
Planned Unit Development No. 980301
Name The Village Green Subdivision
Unit 3, P.U.D. No.

Contact Person and authorized representative:

Print Name: Charles Grady Koehl, P.E. Signature: 

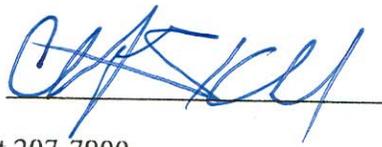
Date: July 31, 2001 Phone: (210) 494-5511 Fax: (210) 494-5519

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01 AUG -1 PM 3: 59
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);
- 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;
- 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: Charles Grady Koehl, P.E. Signature: 

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



CITY OF SAN ANTONIO

January 9, 2002

Mr. Charles Grady Koehl, P.E.

Brown Engineers Co.
1000 Central Parkway North, suite 100
San Antonio, TX 78232

Re: Village Green (Amending)

POADP # 593-A

Dear Mr. Koehl:

The City Staff Development Review Committee has reviewed Village Green Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 593-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.
- 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. Koehl
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January 9, 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. (formally 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