

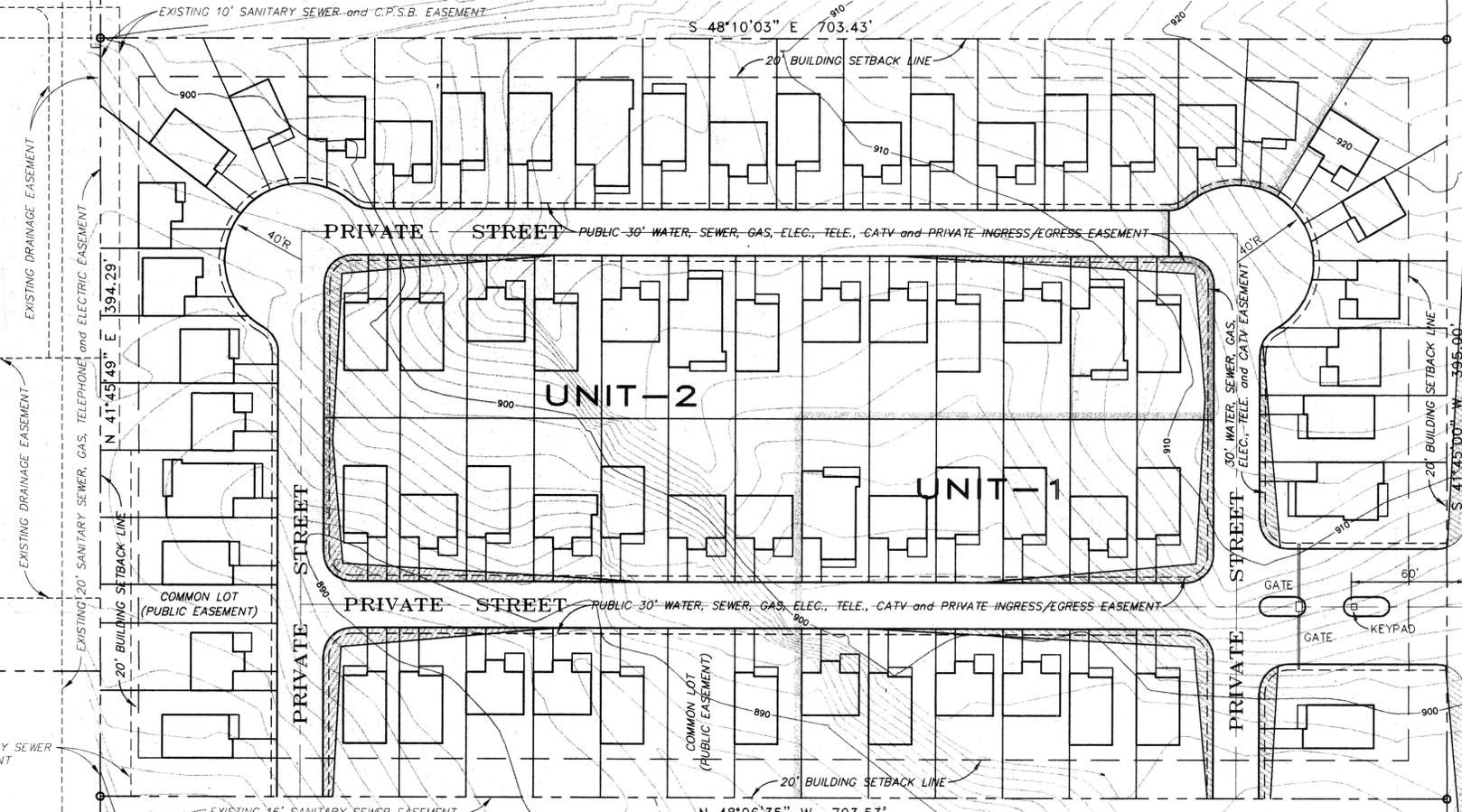
FILE NAME: ROCKWELL-PUD.dwg PROJECT NO.: 98A007

EXISTING DRAINAGE EASEMENT
EXISTING 16' SANITARY SEWER EASEMENT

(VOLUME 6080, PAGE 1091)
OWNER:
PROPERTY TRUST OF AMERICA
7777 MARKET CENTER
EL PASO, TEXAS 79912-8411

EXISTING 16' SANITARY SEWER and C.P.S.B. EASEMENT

(VOLUME 5712, PAGE 355)
OWNER:
PROPERTY TRUST OF AMERICA
7777 MARKET CENTER
EL PASO, TEXAS 79912-8411



L & R SUBDIVISION
(VOLUME 9508, PAGE 222)
OWNER:
WALDON/DREVER OPERATING PARTNERS
ONE LINCOLN CENTER
5400 LBJ FREEWAY, 400
DALLAS, TEXAS 75240-1004

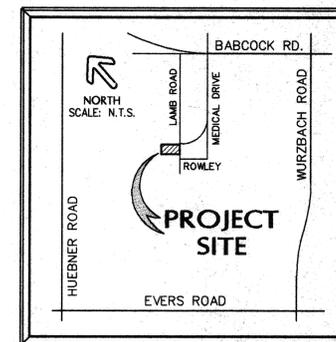
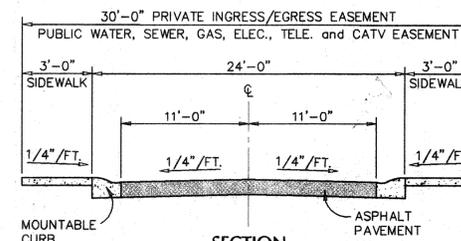
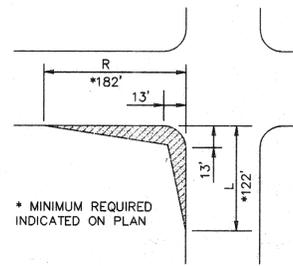
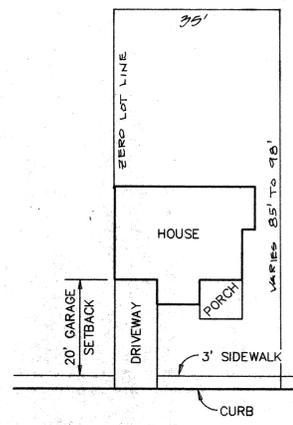
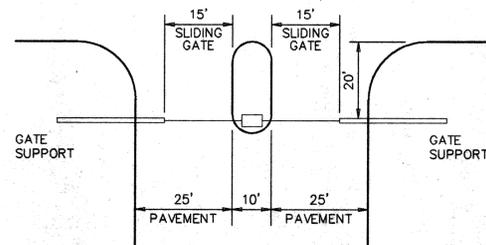
ROWLEY RD. WEST

LAMB ROAD (60' R.O.W.)

WALNUT HILL 2 APARTMENT
(VOLUME 9567, PAGE 11)

OWNER:
MORRISON, MICHAEL P.
THREE FIRST NATIONAL PLAZA 400
CHICAGO, ILLINOIS 60602-0000

UNPLATTED
(VOLUME 845A, PAGE 302)
OWNER:
TAMEZ, RICHARD J. & MARY LOU
323 N.W. 24TH STREET
SAN ANTONIO, TEXAS 78207-3210



LOCATION MAP

GENERAL NOTES

SITE DATA

SUBDIVISION AREA:6.373 ACRES
ZONING:(P-1) R-3
PROPOSED LAND USE:SINGLE FAMILY RESIDENTIAL
DETACHED (ZERO LOT LINE
GARDEN HOMES)
NUMBER OF TOTAL PROPOSED
RESIDENTIAL LOTS:70
UNIT-1 :19 LOTS
UNIT-2 :51 LOTS
AVERAGE LOT SIZE:3300 S.F.
MAXIMUM PERMITTED DENSITY:33 DWELLING UNITS
PER ACRE
PROPOSED DENSITY:11 DWELLING UNITS
PER ACRE
RESIDENTIAL AREA:5.273 ACRES
PRIVATE STREET AREA:1.000 ACRE
COMMON AREA:0.100 ACRE
MINIMUM OPEN SPACE REQUIRED:
RESIDENTIAL USE6.373 ACRES x 35%
= 2.23 ACRES

MINIMUM OPEN SPACE PROVIDED:
* HOUSE AND DRIVEWAY AREA: 3.02 ACRES
RESIDENTIAL LOT AREA: 2.24 ACRES (5.27-3.03)
COMMON AREA: 0.10 ACRE
2.34 ACRES HAS BEEN ACCEPTED BY

OFFSTREET PARKING PROVIDED:2 SPACES PER DWELLING UNIT
* NO ONSTREET PARKING PERMITTED (date) 8-20-99 645 (number)

PROPOSED STREETS:PRIVATE (if no plats are filed, plan will expire on 8-18-01)
PROPOSED UTILITIES:PUBLIC
PROPOSED DRAINAGE IMPROVEMENTS:PUBLIC plat filed on (TO CONVEY UPSTREAM DRAINAGE THROUGH SITE BY PROPOSED UNDERGROUND STORM DRAIN CULVERT)

THE PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN. (F.E.M.A. MAP NO. 48029C02664E, DATE: FEBRUARY 16, 1996)

CLEAR VISION AREAS ARE PROVIDED AT EACH INTERSECTION AS REQUIRED.

EXISTING PROPERTY IS WOODED. 50% OF PROTECTED TREES (10 INCHES AND LARGER) LOCATED WITHIN THE REQUIRED 20 FOOT PERIMETER SETBACK WILL BE PRESERVED OR MITIGATED FOR IN ACCORDANCE WITH THE TREE PRESERVATION REQUIREMENTS. TREE AFFIDAVIT IS PROVIDED WITH THE PUD PLAN.

TRAFFIC IMPACT ANALYSIS WORKSHEET (0.72 PHT x 70=51 PHT) IS PROVIDED WITH THE PUD PLAN.

PRIVATE STREETS AND COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MAINTENANCE EASEMENT (RIGHT TO ACCESS) WILL BE PROVIDED ON EACH LLOT ADJACENT TO A ZERO LOT LINE.

NO.	DESCRIPTION	DATE	REVISED BY
1.	PLANNING COMMENT	8/16/99	

EDC
ELORRAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

PREPARED FOR:
GLOBAL VILLAGE BUILDERS, INC.

ROCKWELL VILLAGE
A
PLANNED UNIT DEVELOPMENT
PUD / POADP
SAN ANTONIO, TEXAS

DESIGNED: J.E.
DRAWN: T.M.JR.
CHECKED: J.E.
DATE: 07/23/99
SCALE: AS SHOWN

SHEET
1
OF 1

RECEIVED
 99 AUG 19 PM 1:27
 PLANNING DEPARTMENT
 SAN ANTONIO



right of first refusal not under contract
 Why isn't all of this in PDADP
 who is today?
 before
 DEWILL DRIVE

PROJECT NO.:
 FILE NAME:

REVISIONS		DATE	REVISED BY
NO.	DESCRIPTION		

EDC
 ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
 3308 Broadway Suite 205
 San Antonio, Texas 78209
 (210) 882-9791

PREPARED FOR:
 ROCKWELL VILLAGE BUILDERS

10 ACKE TAMEZ TRACT
 SITE LAYOUT

DESIGNED:
 DRAWN:
 CHECKED:
 DATE: 8/13/99
 SCALE: AS SHOWN

SHEET
 OF

88 GARDEN HOME LOTS
 CONCEPTUAL PLAN - submitted to Planning Dept as part of
 review for Rockwell Village ROADP JE # 645

POADP APPLICATION

John E.
1-6-00
#645

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: Rockwell Village
Owners: Global Village Builders, Inc Consulting Firm: Elorriaga Development Consultants, Inc. (EDC)
Address: 9200 Broadway, #100 Address: 9308 Broadway, #205
San Antonio, TX 78217 San Antonio, TX 78209
Phone: 805-8404 Phone: 832-9791
Existing zoning: (P-1) R-3 Proposed zoning: SAME

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 580 D-1

plus:
990387
990390
990390

Land area being platted:	Lots	Acres
Single Family (SF)	<u>70</u>	<u>0.373</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

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

RECEIVED
99 JUL 27 AM 9:27
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Contact Person and authorized representative:
Print Name: John Elorriaga Signature: [Signature]
Date: 7/13/99 Phone: 832-9791 Fax: 832-9793

- 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;
- N/A 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);
- N/A 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: John Elorris Signature: 

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



CITY OF SAN ANTONIO

August 20, 1999

Elorriaga Development Consultants
Mr. John Elorriaga
3308 Broadway # 209
San Antonio, TX 78209

POADP # 645

Re: Rockwell Village POADP

Dear Mr. Elorriaga:

The City Staff Development Review Committee has reviewed Rockwell Village Preliminary Overall Area Development Plan # 645. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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 POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Public Works indicated that a TIA will not be required at this time due to the number of lots (77). However, a TIA may be required with future development adjacent to this site.

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. J. Jay, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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