



CITY OF SAN ANTONIO

April 7, 2004

Mr. Steven Brown, P.E.

Brown Engineering Co.
1000 Central Parkway N., Suite 100
San Antonio, TX 78232

Re: The Meadows Subdivision

MDP # 693-A

Dear Mr. Brown

The City Staff Development Review Committee has reviewed The Meadows Master Development Plan M.D.P. # 693-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.
- Development Services, Engineering Section has indicated as part of their conditional approval:
 1. Drainage feature shall be built for Unit-1B.
 2. Right Turn deceleration lane shall be coordinated with TxDOT.
- 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 Tree Preservation at 207-8053.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- 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.

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Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code (UDC) for The City Of San Antonio, as it exists today. 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.

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.

The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

- I would encourage you to work closely with the school district, so that they can plan accordingly.
- The Parks and Recreation Department: The Plan is Vested (No. 04-11-019) and does not require to comply with UDC Section 35-503.

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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 shall 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.

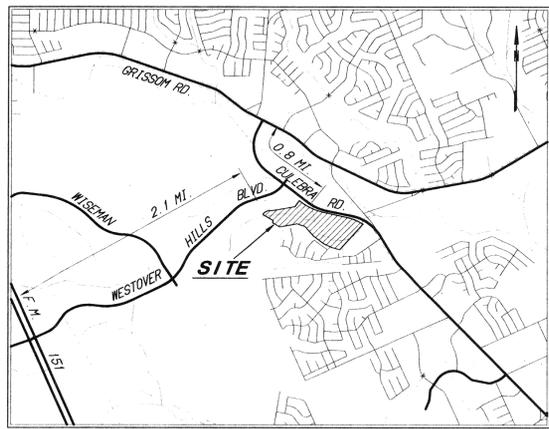
Sincerely,



Rod Sanchez
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

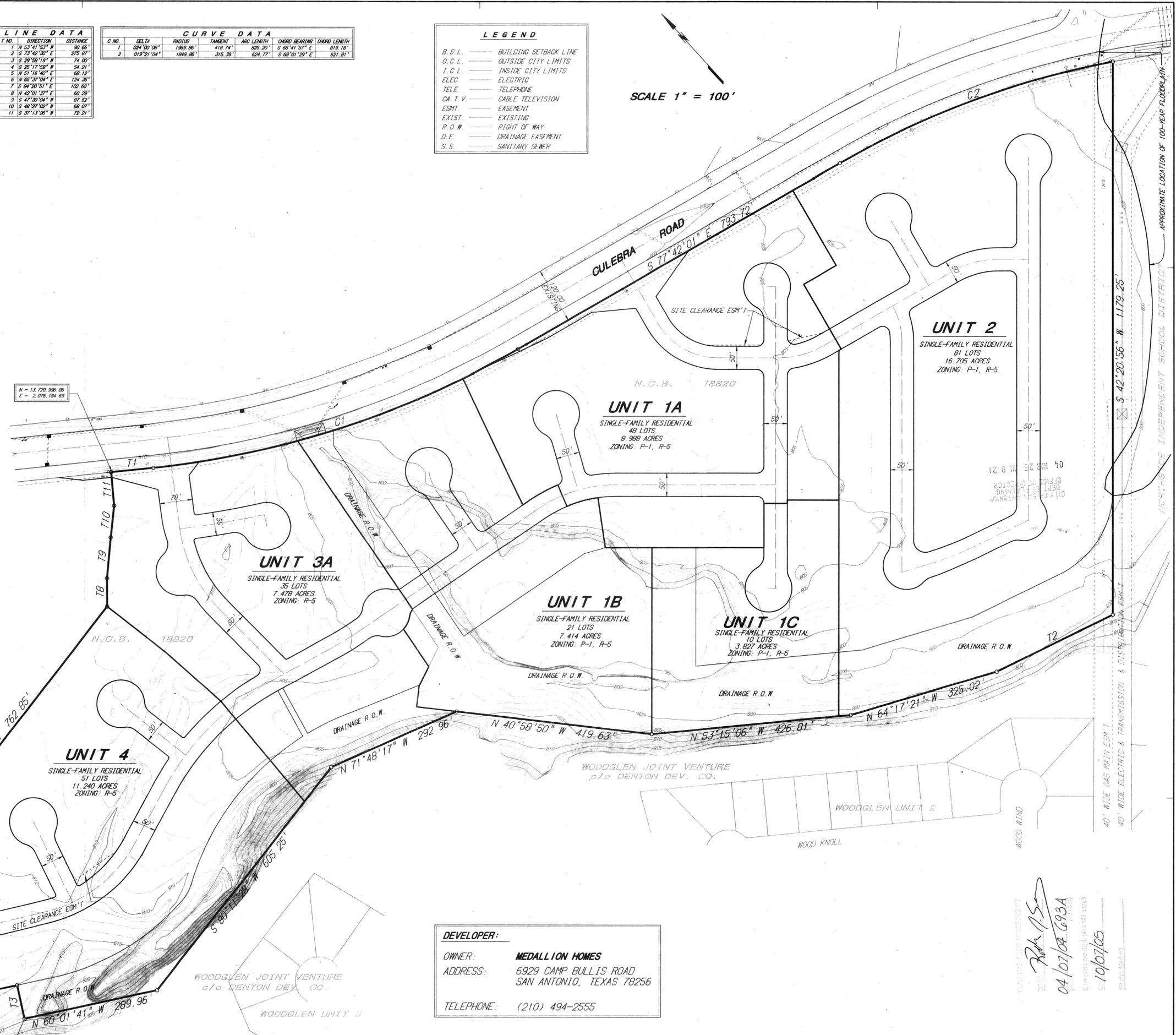


LINE DATA			CURVE DATA						
T. NO.	DIRECTION	DISTANCE	C. NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	N 53°41'53" W	50.66'	1	024°00'00"	1969.96'	418.74'	825.20'	S 65°41'57" E	819.18'
2	S 73°42'30" E	205.61'	2	019°21'04"	1849.86'	315.39'	624.77'	S 68°01'29" E	621.81'
3	S 29°58'19" W	74.60'							
4	S 26°17'59" W	54.21'							
5	N 51°16'40" E	68.12'							
6	N 85°39'04" E	124.38'							
7	S 84°20'51" E	102.60'							
8	N 42°01'37" E	60.29'							
9	S 47°30'04" W	87.52'							
10	S 48°29'02" W	69.01'							
11	S 37°13'26" W	72.21'							

LEGEND	
B.S.L.	BUILDING SETBACK LINE
O.C.L.	OUTSIDE CITY LIMITS
I.C.L.	INSIDE CITY LIMITS
ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.T.V.	CABLE TELEVISION
ESMT	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.S.	SANITARY SEWER

SCALE 1" = 100'

- REVISIONS OF POADP #693**
1. THE BOUNDARY OF THE MEADOWS SUBDIVISION HAS BEEN REVISED.
 2. UNIT 3 HAS BEEN SPLIT INTO UNIT 3A & 4.
 3. UNIT 1B HAS BEEN SPLIT INTO UNIT 1B AND UNIT 1C.
 4. REVISED PROPOSED STREETS AND PROPOSED ACCESS POINT IN UNIT 3A AND UNIT 4.
 5. REVISED 2.434 ACRES OF LAND USAGE FROM COMMERCIAL TO RESIDENTIAL.
- GENERAL NOTES**
1. UNIT 3A AND UNIT 4 SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2. 35-506 (q).



DEL MAR INVESTMENT GROUP, LTD.

DEVELOPER:
OWNER: MEDALLION HOMES
ADDRESS: 6929 CAMP BULLIS ROAD
 SAN ANTONIO, TEXAS 78256
TELEPHONE: (210) 494-2555

PREPARED BY
 [Signature]
 04/07/05
 10/07/05

App.	No.	Date	REVISIONS
CAC	3	12/31/03	DIMENSIONED ENTRANCE ROW
CAC	2	10/22/03	REVISED TO SPLIT UNIT 3 INTO 3A & 4
CAC	1	01/07/02	REVISED TO SPLIT UNIT 1B INTO 1B & 1C

ENGINEERING CONSULTANTS
 1000 CENTRAL PARKWAY N., S-100
 SAN ANTONIO, TEXAS 78252
 PHONE (210) 494-5511

BROWN ENGINEERING CO.

MEALLION HOMES
 THE MEADOWS SUBDIVISION
 P.O.A.D.P.

SHEET NO. 1 OF 1



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number:
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Project Name: The Meadows Subdivision
 Owner/Agent Medallion Homes Phone:(210)494-2555 Fax:(210)494-2381
 Address: 6929 Camp Bullis Road Zip Code: 78256
 Engineer/Surveyor: Brown Engineering Co. Phone:(210)494-5511 Fax: 494-5519
 Address: 1000 Central Parkway N., S-100 Zip code 78232

Existing legal Description (PUD Only): _____

Existing zoning R-5/ C-3 Proposed zoning: R-5 PUD

(PUD Only) Linear feet of street _____ Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: N/A divided by acreage: N/A Density: N/A

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

(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: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 6

Council District: 6 School District: N.S.I.S.D. Ferguson map grid: 579 B5, 579 B6

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 Master Development Plan Application

City of San Antonio
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Master Development Plan and P.U.D.
APPLICATION
(Continued)

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

Name The Meadows Subdivision No. 693 (Appr. 1/10/01)

Is there a corresponding PUD for this site? Name The Meadows Subdivision P.U.D. No. 01-002 (Appr. 2/28/01)

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

Name Meadows Unit 1A, P.U.D. No. 000570

Name Meadows Unit 1B, P.U.D. No. 010056

Name Meadows Unit 1C, P.U.D. No. 020113

Name Meadows Unit 2, P.U.D. No. 010199

Contact Person and authorized representative:

Print Name: J. Steven Brown, P.E. Signature: 

Date: _____ Phone: (210)494-5511 Fax: 494-5519

Master Development Plan and P.U.D.
Technical Review

- 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;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (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;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

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Technical Review

(Continued)

- 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);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential
- 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;
- N/A** (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of 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.
- 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.

City of San Antonio
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Master Development Plan and P.U.D.
Technical Review
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- (PUD ONLY) 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:
- (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.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (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.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- 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.
- A stormwater management plan (section 35-B119)

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

Certifying Representative:

Print Name: J. Steven Brown, P.E.

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED August 17, 2001

August 17, 2001
Master Development Plan Application