



# CITY OF SAN ANTONIO

February 24, 2003

Ms. Yvonne Alva

Brown Engineering  
1000 Central Parkway N., suite -100  
San Antonio, TX 78232

Re: Rosillo Crossing

MDP # 745

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Rosillo Crossing Master Development Plan M.D.P. # 745. 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) to include floodplains, drainage areas and open space.
- Parks and Recreation Department as part of their conditional approval the following on-site improvements shall be provided by the developer on or before the completion of Unit Four (4) and prior to any Certificate of Occupancy (C of O) issued. These improvements will be done at no cost to the City of San Antonio:
  1. The applicant will dedicate a minimum of 2.75-acre parcel ("Park") as identified on the Master Development Plan to the Rosillo crossing Homeowner's Association.

Ms. Yvonne Alva  
Page 2  
February 24, 2003

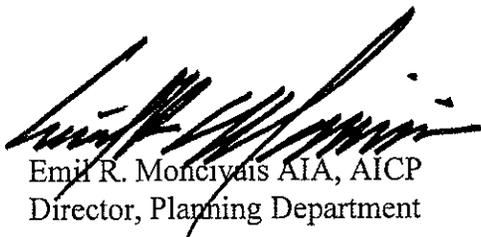
2. Within the Park, the applicant must plant fifteen (15) trees. Each tree must have a minimum caliper of two (2) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak or Monterey Oak.
  3. The applicant shall install six (6) picnic units in the Park. Each unit must consist of a picnic table, benches, cement slab and garbage receptacle. Tables and benches must be concrete or metal.
  4. The applicant shall install an Open Play Area. This area is to be a minimum of 20,000 square feet of unobstructed space with a maximum slope of five (5) percent.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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,



Emil R. Moncrivais AIA, AICP  
Director, Planning Department

EM/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

LOCATION MAP  
NOT TO SCALE



PROJECT SUMMARY

| UNIT          | AREA               | LOTS/SIZE             | DENSITY                 |
|---------------|--------------------|-----------------------|-------------------------|
| UNIT-1        | 11.15 ACRES        | 59 LOTS (42')         | 5.29 UNITS/ACRES        |
| UNIT-2        | 9.77 ACRES         | 56 LOTS (42')         | 5.73 UNITS/ACRES        |
| UNIT-3        | 13.61 ACRES        | 84 LOTS (42')         | 6.17 UNITS/ACRES        |
| UNIT-4        | 18.68 ACRES        | 113 LOTS (42')        | 6.05 UNITS/ACRES        |
| <b>TOTAL:</b> | <b>53.21 ACRES</b> | <b>312 LOTS (42')</b> | <b>5.86 UNITS/ACRES</b> |

PARK SPACE: 2.75 ACRES  
OPEN SPACE: 2.40 ACRES

LAND USE

TOTAL GROSS AREA: 58.363 ACRES  
TOTAL NET AREA: 53.21 ACRES  
TOTAL NUMBER OF LOTS: 312 LOTS  
NET DENSITY: 5.86 UNITS/ACRES  
PARK SPACE: 2.75 ACRES  
OPEN SPACE: 2.40 ACRES

GENERAL NOTES

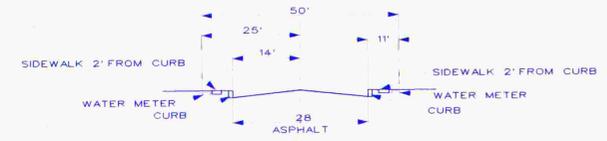
1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY IS LOCATED INSIDE CITY LIMITS AND IS R4 ZONED.
5. LOT SIZE 42' X 110'.
6. SAN ANTONIO INDEPENDENT SCHOOL DISTRICT.
7. ALL STREETS ARE TYPE "A" (50' ROW) UNLESS OTHERWISE NOTED.
8. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83 DATUM) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

UTILITIES

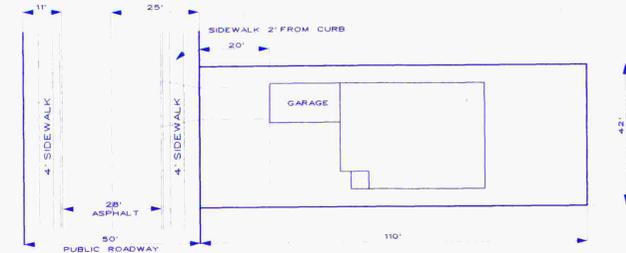
WATER - S.A.W.S.  
SEWER - S.A.W.S.  
ELECTRIC - C.P.S.B.

Legal Description:

A 58.363 ACRE TRACT OF LAND SITUATED IN THE CLEMENTE TEXADA SURVEY NO. 13, ABSTRACT NO. 743, COUNTY BLOCK NO. 5098, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 732.322 ACRE TRACT DESCRIBED IN INSTRUMENT TO ROSILLO CREEK, INC. RECORDED IN VOLUME 6656, PAGE 274 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



TYPICAL STREET SECTION  
N.T.S.



TYPICAL LOT SITE PLAN  
N.T.S.

DEVELOPER

KB HOME  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78201

ENGINEER

BROWN ENGINEERING CO.  
1000 CENTRAL PARKWAY N., SUITE 100  
SAN ANTONIO, TEXAS 78252

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



GRAPHIC SCALE

BOUNDARY LINE

PLAN HAS BEEN ACCEPTED BY

COSA  
**2-24-03 # 745**  
(date) (number)

If no plats are filed, plan will expire  
On **8-25-08**

1<sup>st</sup> plat filed on \_\_\_\_\_

ROSILLO CROSSING SUBDIVISION  
MASTER DEVELOPMENT PLAN



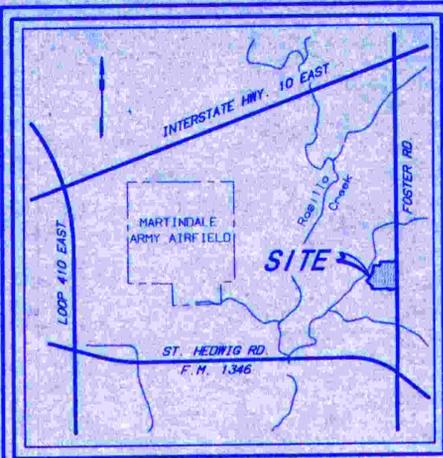
LAND PLANNING TEAM



# SUBDIVISION PLAT ESTABLISHING ROSILLO CROSSING UNIT 1

BEING 11.412 ACRES OF LAND SITUATED IN THE CLEMENTE TEXADA SURVEY NO. 13, ABSTRACT NO. 743, NEW CITY BLOCK 3509B, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 732.322 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6656, PAGE 274 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SCALE 1" = 100'



LOCATION MAP

**SIGHT CLEARANCE EASEMENT NOTE**  
NO PERMANENT STRUCTURES ABOVE 6' IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.

| CURVE DATA |            |         |         |         |         |
|------------|------------|---------|---------|---------|---------|
| C. NO.     | DELTA      | RADIUS  | TANGENT | ARC     | CHORD   |
| 1          | 080°00'00" | 20.00'  | 20.00'  | 31.42'  | 40.00'  |
| 2          | 080°29'40" | 20.00'  | 16.50'  | 20.00'  | 25.84'  |
| 3          | 080°31'20" | 425.00' | 10.00'  | 70.63'  | 70.85'  |
| 4          | 080°00'00" | 10.00'  | 10.00'  | 15.71'  | 14.14'  |
| 5          | 080°00'00" | 10.00'  | 10.00'  | 15.71'  | 14.14'  |
| 6          | 013°03'53" | 375.00' | 42.54'  | 85.51'  | 85.32'  |
| 7          | 084°38'02" | 10.00'  | 9.10'   | 14.77'  | 13.46'  |
| 8          | 040°29'42" | 502.93' | 210.71' | 419.07' | 410.40' |
| 9          | 004°33'07" | 400.00' | 15.90'  | 31.70'  | 31.77'  |
| 10         | 028°19'11" | 120.83' | 120.83' | 172.63' | 336.01' |
| 11         | 030°57'01" | 200.00' | 55.30'  | 106.07' | 106.76' |
| 12         | 090°10'00" | 20.00'  | 20.00'  | 31.42'  | 40.00'  |
| 13         | 080°29'42" | 20.00'  | 16.50'  | 20.00'  | 25.84'  |
| 14         | 020°31'20" | 425.00' | 35.40'  | 70.63'  | 70.85'  |
| 15         | 089°56'57" | 10.00'  | 9.99'   | 15.70'  | 14.14'  |
| 16         | 030°57'01" | 200.00' | 55.30'  | 106.07' | 106.76' |
| 17         | 030°57'01" | 175.00' | 46.46'  | 94.56'  | 93.41'  |
| 18         | 028°19'11" | 712.93' | 180.42' | 353.43' | 349.82' |
| 19         | 089°03'01" | 20.00'  | 32.81'  | 49.12'  | 43.46'  |
| 20         | 089°03'01" | 51.00'  | 180.84' | 180.84' | 349.82' |
| 21         | 089°03'01" | 20.00'  | 32.81'  | 49.12'  | 43.46'  |
| 22         | 017°10'00" | 752.00' | 26.83'  | 52.63'  | 43.46'  |
| 23         | 089°56'57" | 10.00'  | 9.99'   | 15.70'  | 14.14'  |
| 24         | 089°56'57" | 25.00'  | 25.00'  | 39.27'  | 35.35'  |
| 25         | 089°56'57" | 425.00' | 20.30'  | 56.67'  | 56.63'  |

| LINE DATA |               |          |
|-----------|---------------|----------|
| T. NO.    | DIRECTION     | DISTANCE |
| 1         | S 89°37'46" E | 50.00'   |
| 2         | N 00°22'14" E | 62.42'   |
| 3         | S 89°37'46" E | 50.00'   |
| 4         | N 00°22'14" E | 50.00'   |
| 5         | S 89°37'46" E | 50.00'   |
| 6         | N 00°22'14" E | 50.00'   |
| 7         | S 89°37'46" E | 50.00'   |
| 8         | N 00°22'14" E | 50.00'   |
| 9         | S 89°37'46" E | 50.00'   |
| 10        | N 00°22'14" E | 50.00'   |
| 11        | S 89°37'46" E | 50.00'   |
| 12        | N 00°22'14" E | 50.00'   |
| 13        | S 89°37'46" E | 50.00'   |
| 14        | N 00°22'14" E | 50.00'   |

**LEGEND**

- B.S.L. BUILDING SETBACK LINE
- CA.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- ELED. ELECTRIC
- ESM.T. EASEMENT
- EXTG. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- TEL. TELEPHONE
- B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- 1" FOUND 1/2" IRON ROD
- 1/2" SET 1/2" IRON ROD (WITH PLASTIC CAP)
- E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

**IMPACT FEE PAYMENT DUE:** WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDEMENT, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

**WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- GENERAL NOTES:**
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
  - THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
  - ALL OF THE BUILDABLE AREA OF THE LOTS IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
  - NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
  - ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
  - ALL DRAINAGE AND STREET RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
  - OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 36-512) DURING ANY CONSTRUCTION PHASE.

**C.P.S.B. NOTES:**  
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS, OR BRACKETS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES, OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS, DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

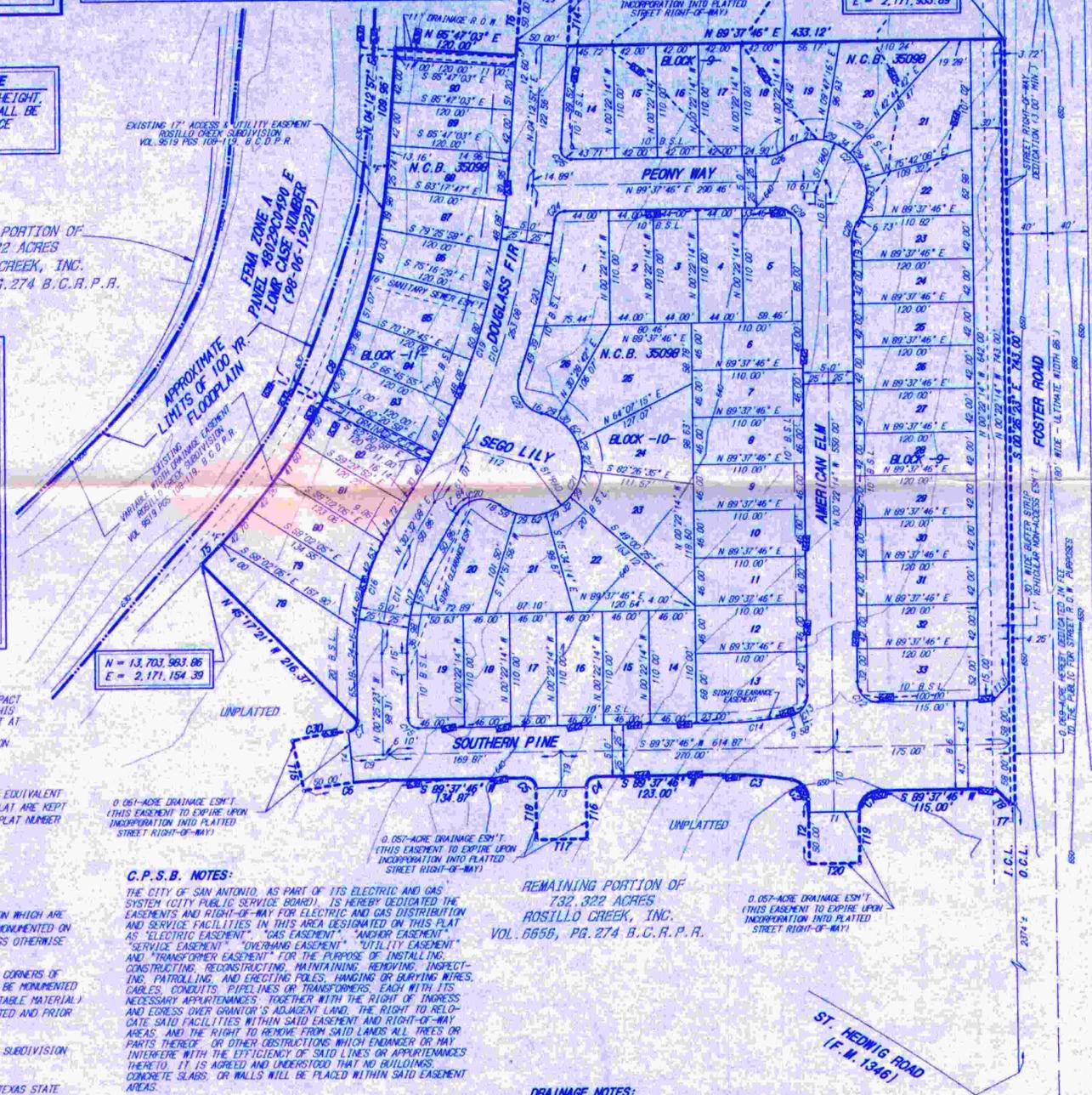
REMAINING PORTION OF 732.322 ACRES ROSILLO CREEK, INC. VOL. 6656, PG. 274 B.C.R.P.R.

**DRAINAGE NOTES:**  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.



STATE OF TEXAS COUNTY OF BEXAR  
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the the San Antonio Planning Commission.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR  
The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

HERB QUIROGA, VICE-PRESIDENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS COUNTY OF BEXAR  
Before me, the undersigned authority on this day personally appeared HERB QUIROGA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of ROSILLO CROSSING UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

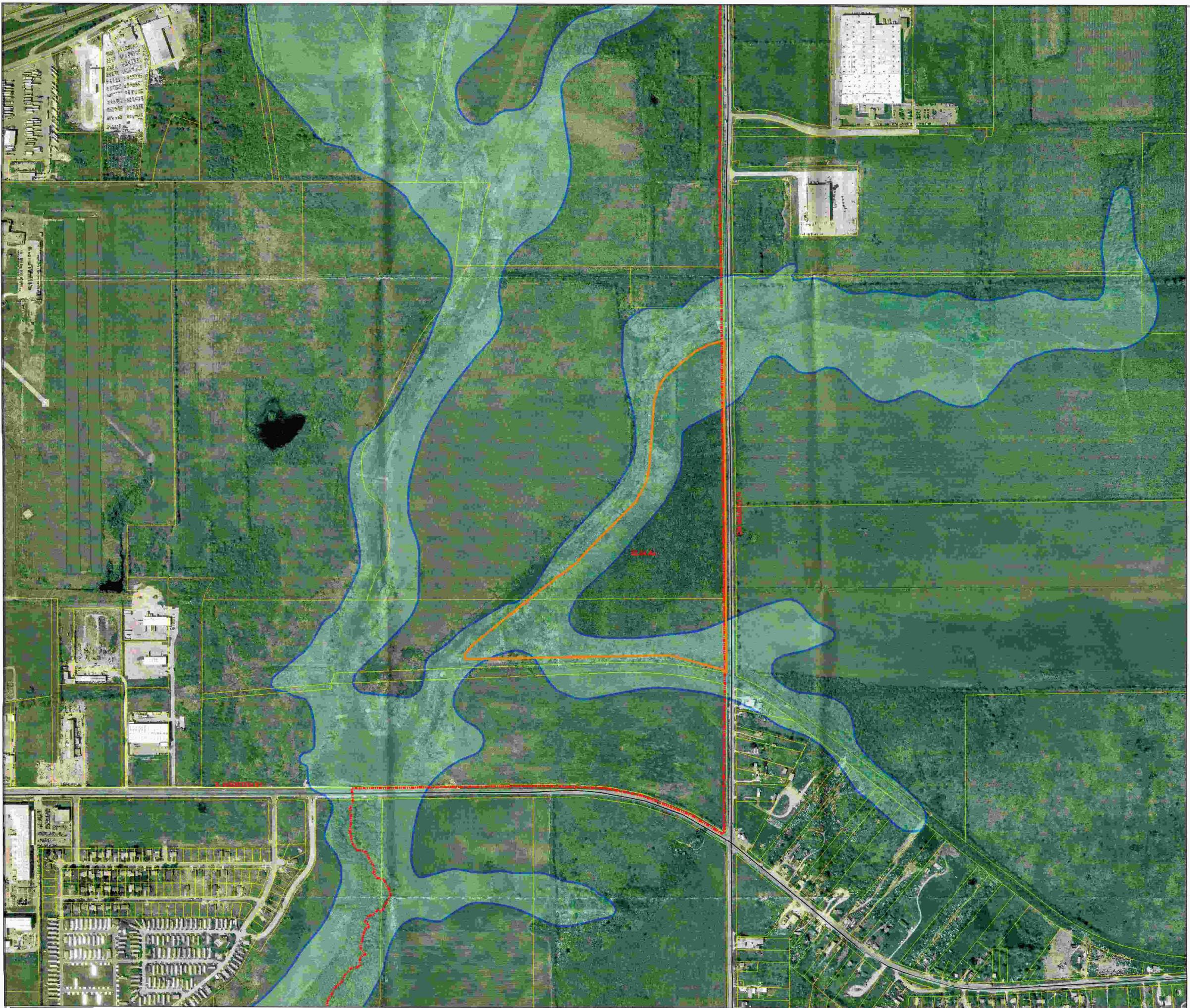
STATE OF TEXAS COUNTY OF BEXAR  
I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR  
I, \_\_\_\_\_ County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_\_ M., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_\_ M. in the Records of \_\_\_\_\_ of said county, in book volume \_\_\_\_\_ on page \_\_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY  
DWN: KA APP: CGK  
**BROWN ENGINEERING CO.**  
ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 8-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511



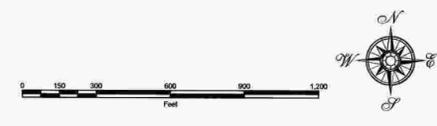
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided by you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.  
 \*Please contact the responsible City of San Antonio Department for specific determinations.\*

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@santoniogov.gov. Maps may be ordered at: (210) 207-7873  
 Map Created by: C.B. BARRIENTEZ  
 Map Creation Date: 11-22-02  
 Map File Location: C:\arcview\projects\M.D.P.\_mxd  
 PDF Filename:

- Legend**
- City of San Antonio
  - Cities and Towns
  - Bexar County
  - Military Bases
  - Major Roads
  - Floodplains 100-2002
  - Rosillo Crossing Subdivision M.D.P.

# Rosillo Crossing

City of San Antonio



**City of San Antonio  
 Planning Department**  
 Emil R. Moncivais, AICP, AIA  
 Director, Planning Department  
 Municipal Plaza - 3rd Floor  
 114 W. Commerce  
 San Antonio, Texas 78205





City of San Antonio  
NEW U.D.C.

**Master Development Plan and P.U.D.  
APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 NOV 20 PM 3:39

NOV 19 PM 4:22

LAND DEVELOPMENT  
SERVICES DIVISION

|                        |                           |
|------------------------|---------------------------|
| <b>Date Submitted:</b> | <b>Project ID Number:</b> |
|------------------------|---------------------------|

Project Name: Rosillo Crossing Subdivision

Owner/Agent KB Home Phone : (210)349-1111 Fax:(210)979-0072

Address: 4800 Fredericksburg Road Zip Code: 78229

Engineer/Surveyor: Brown Engineering Co. Phone:(210)494-5511 Fax: (210)494-5519

Address: 1000 Central Parkway N., S-100 Zip code 78232

Existing legal Description (PUD Only): N/A

Existing zoning R6 Proposed zoning: R4

(PUD Only) Linear feet of street N/A  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: 4

Council District: 2 School District: S.A.I.S.D. Ferguson map grid: 619 D-4,D-5



**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

RECEIVED

02 NOV 1 2001

LAND DEVELOPMENT  
SERVICES DIVISION

- (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;
- (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 FAR)
- (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;
- (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.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (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.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- 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  
DEPARTMENT OF PLANNING  
NEW U.D.C.  
Master Development Plan and P.U.D.

Technical Review

(Continued)

02 NOV 20 PM 3:39  
02 NOV 19 PM 4:22

LAND DEVELOPMENT  
SERVICES DIVISION

(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: Herb Quiroga

Signature: 

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