CITY OF SAN ANTONIO

September 15, 2003

Mr. Al Chua

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Westover Valley Subdivision MDP # 762

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed Westover Village Master Development Plan M.D.P. # 762. 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, the developer shall meet the following conditions at the time of final plat submittal. It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage.

  1. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

  2. This property is proposed to composed to consist of 374 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 381 peak hour trips. A new collector street will be provided at an existing median opening on Wiseman Blvd. extending to the north edge of the property which will eventually continue to Rogers Road. Two access points will be provided into the new collector street. A stub-out street will provide additional connectivity to the east portion of the property.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Westover Valley Subdivision, at no cost to the City of San Antonio:

1. The existing median opening on eastbound Wiseman Blvd. shall be modified to provide a minimum of 153 feet of storage capacity.

2. The proposed collector will have a minimum of 70 ft. ROW with 44 ft. pavement and shall be extended from Wiseman Blvd to the northern portion of Unit One.

- 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.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- The Parks and Recreation Department as part of their conditional approval impose the following:

  1. Westover Valley is a proposed subdivision of 377 residential units. Base on Section 35-503 of the UDC, the park dedication requirement for this development is 3.4 acres.

  2. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of $36,706.50 is to be paid to the Parks and Recreation department prior to the recordation of the first plat filed under this plan.

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,

Emil R. Moncivais 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

RECEIVED
03 SEP 16 PM 3:13
LAND DEVELOPMENT SERVICES DIVISION

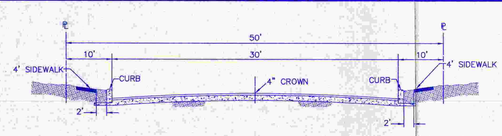
AUGUST, 2003

SCALE 1" = 200'

0' 200' 400' 600'

LOCATION MAP

1" = 4000'



TYPICAL STREET SECTIONS (50' R.O.W.)
(LOCAL TYPE "A")
N.T.S.

TYPICAL STREET SECTION (70' R.O.W.)
(COLLECTOR STREET~IMPALA SUMMIT)
N.T.S.

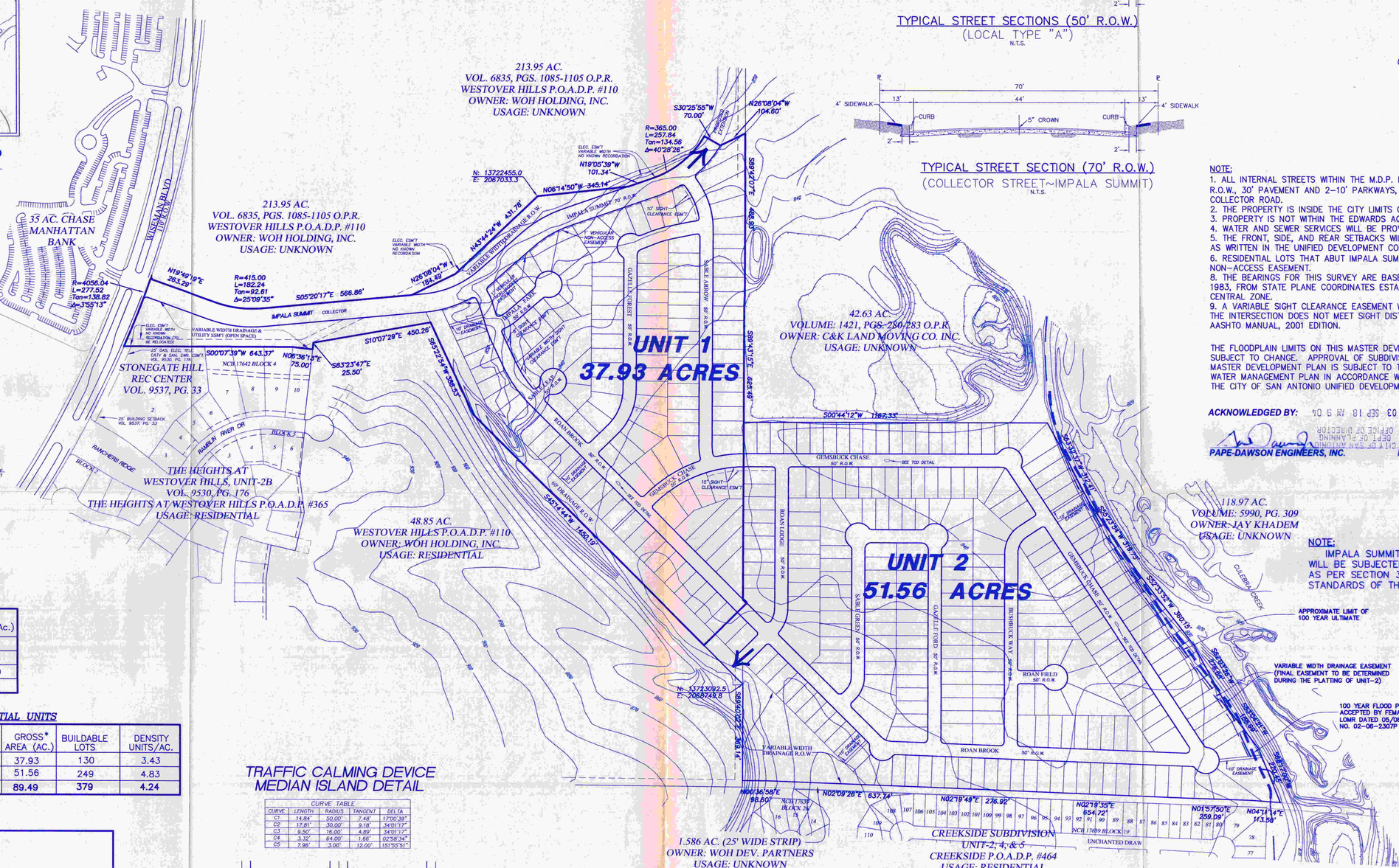
NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" W/A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT IMPALA SUMMIT, WHICH IS A COLLECTOR ROAD.
2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. RESIDENTIAL LOTS THAT ABUT IMPALA SUMMIT WILL HAVE A 1' VEHICULAR NON-ACCESS EASEMENT.
8. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

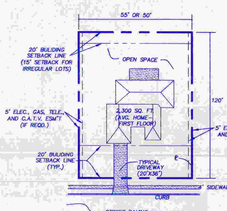
ACKNOWLEDGED BY:

03 SEP 18 AM 9:04
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

PAPE-DAWSON ENGINEERS, INC. **LAREDO WESTOVER RIDGE, LTD.**



NOTE:
IMPALA SUMMIT, A 70' R.O.W. COLLECTOR ROAD WILL BE SUBJECTED TO STREETSCAPE REQUIREMENTS AS PER SECTION 35-512, STREETSCAPE PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.



TYPICAL LOTS
(55' X 120') & (50' X 120')
(NOT TO SCALE)

AREA SUMMARY

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	81.23
DRAINAGE R.O.W.	5.86
OPEN SPACE	2.40
TOTAL/AVERAGE	89.49

SINGLE FAMILY RESIDENTIAL UNITS

UNIT	LAND USE	GROSS* AREA (AC.)	BUILDABLE LOTS	DENSITY UNITS/AC.
1	SINGLE FAMILY RESIDENTIAL	37.93	130	3.43
2	SINGLE FAMILY RESIDENTIAL	51.56	249	4.83
	TOTAL/AVERAGE	89.49	379	4.24

*AREA INCLUDES FLOOD PLAIN (OPEN SPACE)

REQUIRED PARK/OPEN SPACE

REQUIRED AREA =

$$0.009 \frac{\text{ACRE}}{\text{LOT}} \times 379 \text{ LOTS} = 3.4 \text{ ACRES}$$

PARK REQUIRED AREA SHALL BE PAID IN LIEU OF DEDICATION

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

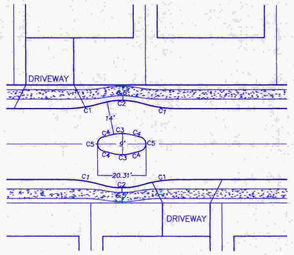
CHAIRPERSON: _____ **DATE:** _____

SECRETARY: _____ **DATE:** _____

TRAFFIC CALMING DEVICE MEDIAN ISLAND DETAIL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	14.84'	50.00'	2.48'	17°00'39"
C2	17.81'	30.00'	9.18'	34°01'17"
C3	9.50'	16.00'	4.89'	34°01'17"
C4	3.32'	64.00'	1.66'	02°58'34"
C5	7.96'	3.00'	12.00'	151°55'51"



NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
COSA
9/15/03 #768
(date) (number)
If no plats are filed, plan will expire
On 3/16/05
1st plat filed on

WESTOVER VALLEY SUBDIVISION

(UNITS 1 & 2)

MASTER DEVELOPMENT PLAN

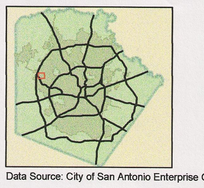
A 89.49 ACRE, OR 3,898,184 TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6835, PAGES 1085-1105 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, NOW IN NEW CITY BLOCK 17642 OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: LAREDO WESTOVER RIDGE, LTD.
15102 JONES MALTSBERGER, SUITE #101
SAN ANTONIO, TEXAS 78247

ENGINEER: PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

THIS DOCUMENT WAS BROUGHT FROM MATERIAL THAT WAS STORED AND OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. REVIEW ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL



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 to 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@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez
Map Creation Date: 06-24-03
Map file location:C:\arcview\PROJECTS\Westover Valley Subd.mxd
PDF Filename: C:\arcview\PDF\0306GC08.pdf

Legend

- Westover Valley Subd
- Major Thoroughfare
- Floodplains100-2002
- S.A.City Limits
- Major Roads
- Lakes
- Public Schools
- Parks-2002

City of San Antonio

MASTER DEVELOPMENT PLAN

0 150 300 600 900
Feet

N W E S

City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development & Business Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date Submitted:	Project ID Number:

***** 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)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan ((MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 12 PM 12:56

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: Westover Valley Subdivision

Owner/Agent: Laredo Westover Ridge, Ltd. Phone: (210) 497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101, San Antonio, TX Zip code: 78247

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

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

Existing legal Description (PUD Only): N/A

Existing zoning: R-6 Proposed zoning: R-6

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: Unit 1- 130 lots, Unit 2 – 247 lots

Total Number of lots: 377 divided by acreage: 89.49 = Density: 4.21

(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: Northside Ferguson Map Grid: 578 / D5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? YES
Name Westover Hills (south portion) No. 110
_____ No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name The Heights at Westover Hills, Unit-2B No. 930307
Name Westover Hills, Unit-20 No. 010036
Name _____ No. _____

Contact Person and authorized representative:

Print Name: A. Bradford Galo Signature: _____

Date: 5-23-2003 Phone: (210) 497-3385 Fax: (210) 495-2587

City of San Antonio
Planning Department
Master Development Plan Section
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; **N/A**

☒ 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; **N/A**

☒ 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;

☐ (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; **N/A**

☒ 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); **N/A**

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

☒ (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; **N/A**

☒ 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 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. **N/A**

☒ 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.

☐ 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: **N/A**
(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.

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

☒ Traffic Impact Analysis (section 35-502).

☐ (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.

☐ (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. **N/A**

☒ 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 application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Alfonso Chua, P.E. Signature: A Chua Date: 5/22/03

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003