# CITY OF SAN ANTONIO

June 21, 2005

Mr. Al Chua

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

Re: Westover Valley Subdivision (Amendment) MDP # 762A

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed Westover Village Master Development Plan (Amendment) M.D.P. # 762A. 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 371 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) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

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 the City Arborist at 207-7111.

- 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 371 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.**

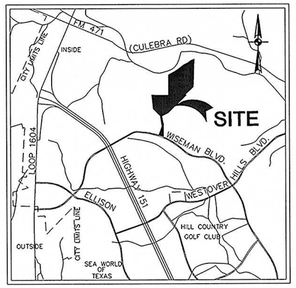
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Florencio Pena III
Director of Development Services

RS/MH. Jr.

cc: Richard Chamberlin, P.E. Senior Engineer Development Services
Sam Dent, P.E. Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering



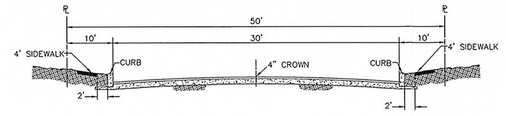

# LOCATION MAP

1" = 4000'

## TRAFFIC CALMING DEVICE MEDIAN ISLAND DETAIL

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA |
| C1 | 14.84' | 50.00' | 7.48' | 17°00'39" |
| C2 | 17.81' | 30.00' | 9.18' | 34°01'17" |
| C3 | 8.50' | 16.00' | 4.69' | 34°01'17" |
| C4 | 3.32' | 64.00' | 1.66' | 02°58'34" |
| C5 | 7.96' | 3.00' | 10.00' | 151°58'51" |




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.

**AUGUST, 2003**

PLAN HAS BEEN ACCEPTED BY
COSA
6/21/05 (date) 7621A (number)
If no plats are filed, plan will expire
on 12/21/06
1st plat filed on

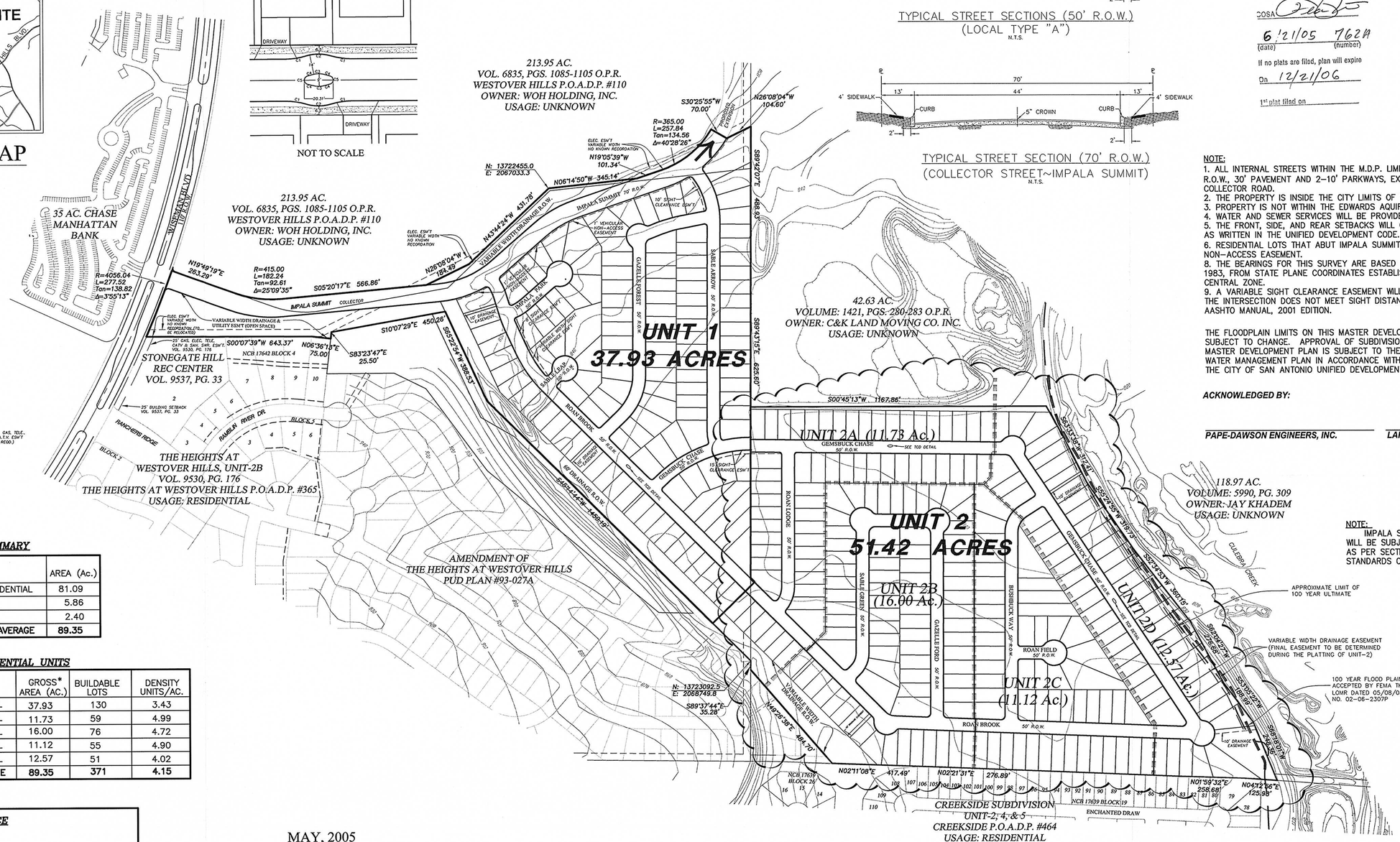
1"=200'

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.

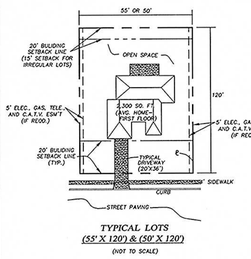
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN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

***ACKNOWLEDGED BY:***

***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 | 81.09 |
| DRAINAGE R.O.W. | 5.86 |
| OPEN SPACE | 2.40 |
| **TOTAL/AVERAGE** | **89.35** |

***SINGLE FAMILY RESIDENTIAL UNITS***

| UNIT | LAND USE | GROSS* AREA (Ac.) | BUILDABLE LOTS | DENSITY UNITS/Ac. |
|---|---|---|---|---|
| 1 | SINGLE FAMILY RESIDENTIAL | 37.93 | 130 | 3.43 |
| 2A | SINGLE FAMILY RESIDENTIAL | 11.73 | 59 | 4.99 |
| 2B | SINGLE FAMILY RESIDENTIAL | 16.00 | 76 | 4.72 |
| 2C | SINGLE FAMILY RESIDENTIAL | 11.12 | 55 | 4.90 |
| 2D | SINGLE FAMILY RESIDENTIAL | 12.57 | 51 | 4.02 |
| | **TOTAL/AVERAGE** | **89.35** | **371** | **4.15** |

*AREA INCLUDES FLOOD PLAIN (OPEN SPACE)

***REQUIRED PARK/OPEN SPACE***

REQUIRED AREA =

$$0.009 \frac{\text{ACRE}}{\text{LOT}} \times 371 \text{ LOTS} = 3.4 \text{ ACRES}$$

PARK REQUIRED AREA SHALL BE PAID IN LIEU OF DEDICATION

MAY, 2005

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 762, APPROVED BY PLANNING DIRECTOR ON 3/16/05.

***REASONS FOR AMENDMENT***

1. UPDATE THE MDP NO. 762, AS APPROVED ON 3/16/05, TO REFLECT ADJUSTMENTS FOR PHASING OF UNIT 2.
2. REFLECT THE ADJUSTMENT OF THE LOT LAYOUT WITH THE REMOVAL OF THE STUBBED STREET ROAN LODGE. THE STREET STUB IS NOT NEEDED BECAUSE THE ADJACENT NEIGHBORHOOD; THE HIEGHTS AT WESTOVER HILLS, PUD PLAN #93–027A AS APPROVED BY THE CITY DID NOT OFFER THIS PROVISION FOR CONNECTIVITY.
3. INCLUDED THE ACQUIRED 25' WIDE STRIP OF UNPLATTED LAND AT THE EAST SIDE OF THE PROPERTY TO RESOLVED LANDLOCK ISSUES.
4. UPDATED OWNER INFORMATION.

# AMMENDMENT TO WESTOVER VALLEY SUBDIVISION

## (UNITS 1 & 2)
## MASTER DEVELOPMENT PLAN

A 89.35 ACRE, OR 3,892,056 TRACT OF LAND OUT OF LAND DESCRIBED IN INSTRUMENTS RECORDED IN VOLUME 6835, PAGES 1085–1105 & VOL. 10853, PAGES 2113–2120 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.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216

ENGINEER:

**PAPE-DAWSON ENGINEERS**
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DEV SERVICES
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