City of San Antonio

Department of Development Services

July 24, 2007

Bill Fey, P.E.
K.D. Engineers, LLC
1709 Grandstand Dr.
San Antonio, TX 78238
5

Re: **Marbach Village Subdivision** **MDP # 045-06**

Dear Mr. Fey:

The City Staff Development Review Committee has reviewed Marbach Village Subdivision Master Development Plan **MDP # 045-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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.

Traffic Impact Analysis & Streets Division. The Streets and TIA division recommends approval with the following comments. Listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of any plats, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506 (r).
- All roadways shall follow Table 506-1, Functional Classification System Description.
- All sidewalks shall comply with UDC 35-506(q).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

- A right / deceleration lane will be required at Marbach Rd. and Marbach Oaks.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans all technical requirements of the Unified Development Code (35-506) shall be complied with at the time of platting.

For information about these requirements you can contact Juan M. Ramirez P.E. at 207-0281.

Tree Preservation has indicated as part of their approval, the following conditions shall be met: The Master Development Plan meets the criteria of the 2006 Tree Preservation ordinance (Section 35-B125 and Table 35-B101).

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 –a Master Tree Permit (AP 1298245) is pending approval for entire MDP area. Additional $75 fee will be required for future platting of units.

- Streetscape standards per UDC Section 35-512 - The new ROW on Marbach Oaks will require streetscaping.

For information about these requirements you can contact Joan Miller at 207-8265.

Parks and Recreation Department: Marbach Village is a proposed subdivision with 303 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 4.3 acres. This subdivision provides 8.6 acres inside the 100-year flood plain for a credit of 2.15 acres of open space dedication, plus 3.3 acres outside the floodplain. Also, 0.9 acres credit is awarded for two pools totaling 1,040 square feet of water surface area. The total amount of parkland dedication for this project is 6.1 acres.

Parks recommends approval of Marbach Village Master Development Plan with the following conditions.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland.*

- The parkland provided shall be dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland.*

- Parkland dedication shall be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing.*

- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

For information about these requirements you can contact David Clear at 207-4091.

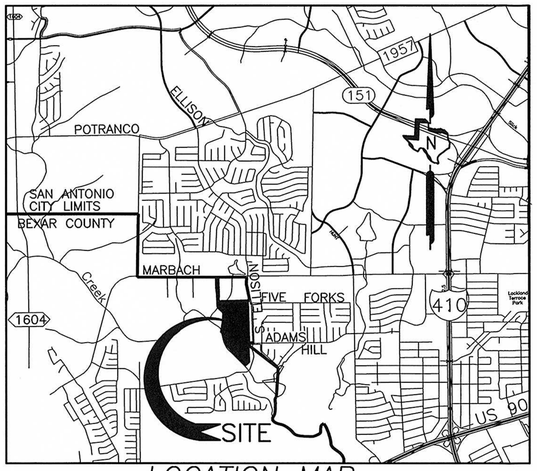
All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

Please note that acceptance of this MDP 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. It is suggested to work closely with the school district, so they can plan accordingly.

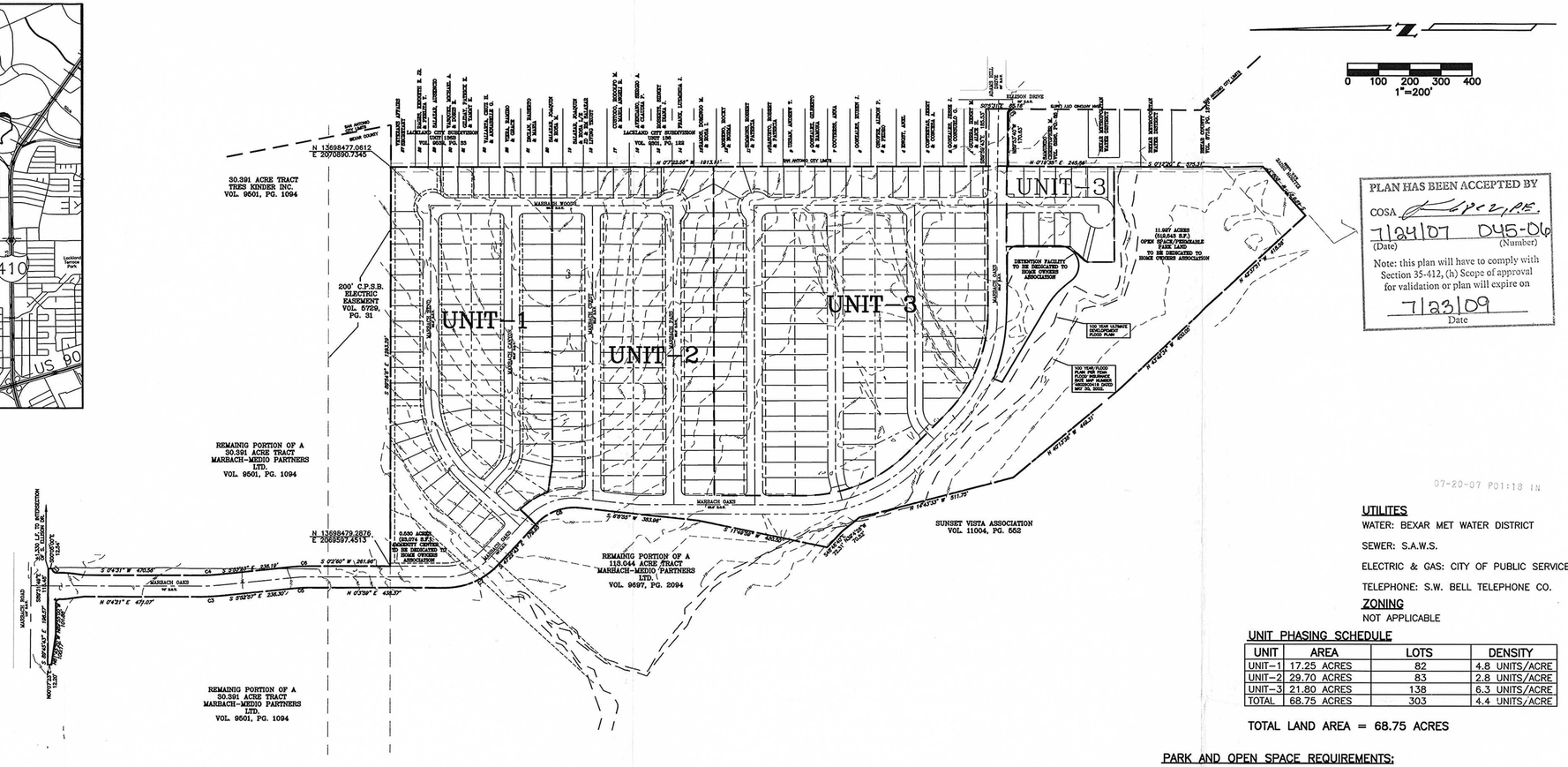
Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



LOCATION MAP
NOT-TO-SCALE



PLAN HAS BEEN ACCEPTED BY
COSA
7/24/07 045-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
7/23/09
Date

07-20-07 P01:18 IN

UTILITES

WATER: BEXAR MET WATER DISTRICT

SEWER: S.A.W.S.

ELECTRIC & GAS: CITY OF PUBLIC SERVICE

TELEPHONE: S.W. BELL TELEPHONE CO.

ZONING

NOT APPLICABLE

UNIT PHASING SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	17.25 ACRES	82	4.8 UNITS/ACRE
UNIT-2	29.70 ACRES	83	2.8 UNITS/ACRE
UNIT-3	21.80 ACRES	138	6.3 UNITS/ACRE
TOTAL	68.75 ACRES	303	4.4 UNITS/ACRE

TOTAL LAND AREA = 68.75 ACRES

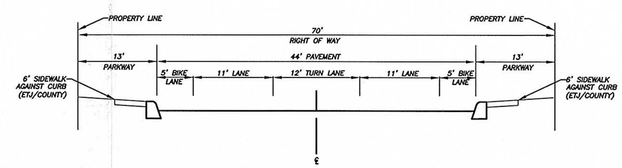
PARK AND OPEN SPACE REQUIREMENTS:

PARKLAND/OPEN SPACE REQUIRED = 303/70 LOTS PER ACRE = 4.3 ACRES
PARKLAND/OPEN SPACE PROVIDED = 11.9 ACRES + 0.5 ACRE = 12.4 ACRES
BALANCE REQUIRED = 0.0 ACRES

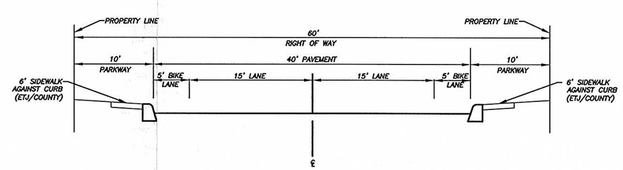
GENERAL NOTES:

1. ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" AND "B".
2. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH UDC SECTION 35-506(q) ON ALL INTERNAL AND ADJACENT STREETS.
3. HANDICAPPED RAMPS WILL BE PROVIDED AT STREET INTERSECTIONS AND AND ANY OTHER REQUIRED LOCATIONS AS PER UDC SECTION 35-506(o).
4. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
5. ALL INTERSECTIONS WILL BE PROVIDED WITH CLEAR VISION EASEMENT, IF REQUIRED, IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
6. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515(b)(3) OR AS REVISED WITH SECTION 35-515(t).
7. PROPERTY LIES WITHIN THE NORTHSIDE I.S.D.
8. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. TYPICAL LOT SIZE IS 49.0' X 105'.
10. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NAD 83, TEXAS SOUTH CENTRAL, STATE PLAN COORDINATES.
11. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.

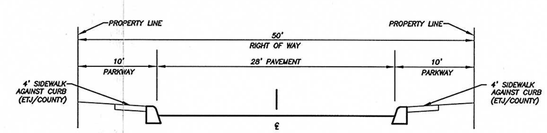
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA ANGLE	CHORD BEARING
C1	39.01	25.00	35.17	89°24'43"	N 44°10'22" W
C2	39.42	25.00	35.46	90°21'10"	S 44°55'05" W
C3	60.55	570.00	60.52	6°05'11"	S 02°50'38" E
C4	54.11	500.00	54.09	6°12'04"	S 02°50'41" E
C5	52.95	500.00	52.92	6°04'02"	N 02°56'32" W
C6	61.15	570.00	61.12	6°08'50"	N 02°58'09" W
C7	190.72	230.00	185.31	47°30'42"	S 23°41'18" E
C8	159.22	170.00	153.46	53°39'44"	N 20°38'13" W
C9	23.58	15.01	21.23	90°00'56"	N 45°03'04" W



COLLECTOR STREET
N.T.S.



LOCAL TYPE "B" STREET
N.T.S.



LOCAL TYPE "A" STREET
N.T.S.

MASTER DEVELOPMENT PLAN (MDP) NO: #045-06

THIS MASTER DEVELOPMENT PLAN OF _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 20 ____.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

BY: _____
SECRETARY

K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-706-9133 FAX: 210-298-5237
KD ENGINEERING

MARBACH VILLAGE SUBDIVISION
SAN ANTONIO, TEXAS

MASTER DEVELOPMENT PLAN

DEVELOPER/OWNER:
9804 MARBACH PLACE
VENTURES, LTD
A TEXAS LIMITED PARTNERSHIP
8601 RANCH ROAD 2222
BUILDING 1, STE 235
AUSTIN, TX. 78730
(512) 732-9957

File: K:\001\04\001045PN01.DWG
Job No. 001-04
Scale (Hor.): 1" = 60'
Scale (Vert.): N/A
Date: 07/18/07
Checked By: WTF
Drawn By: JM

Rev. No.	Date	Remarks
1		
2		
3		
4		

SHEET
C4

Date: Jul 18, 2007, 2:07pm User ID: moreno]
File: K:\001\04\plat\001045MDP01.dwg