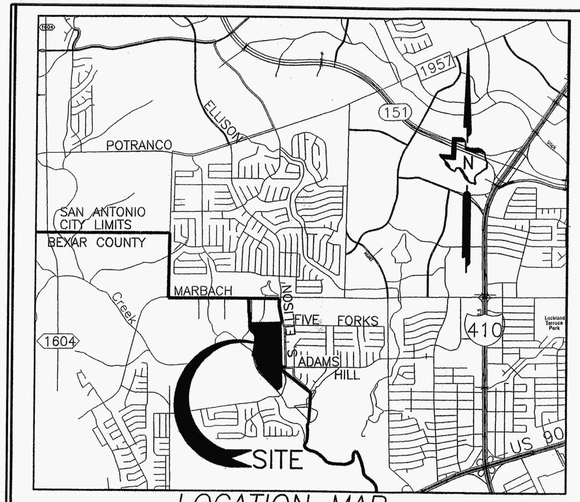
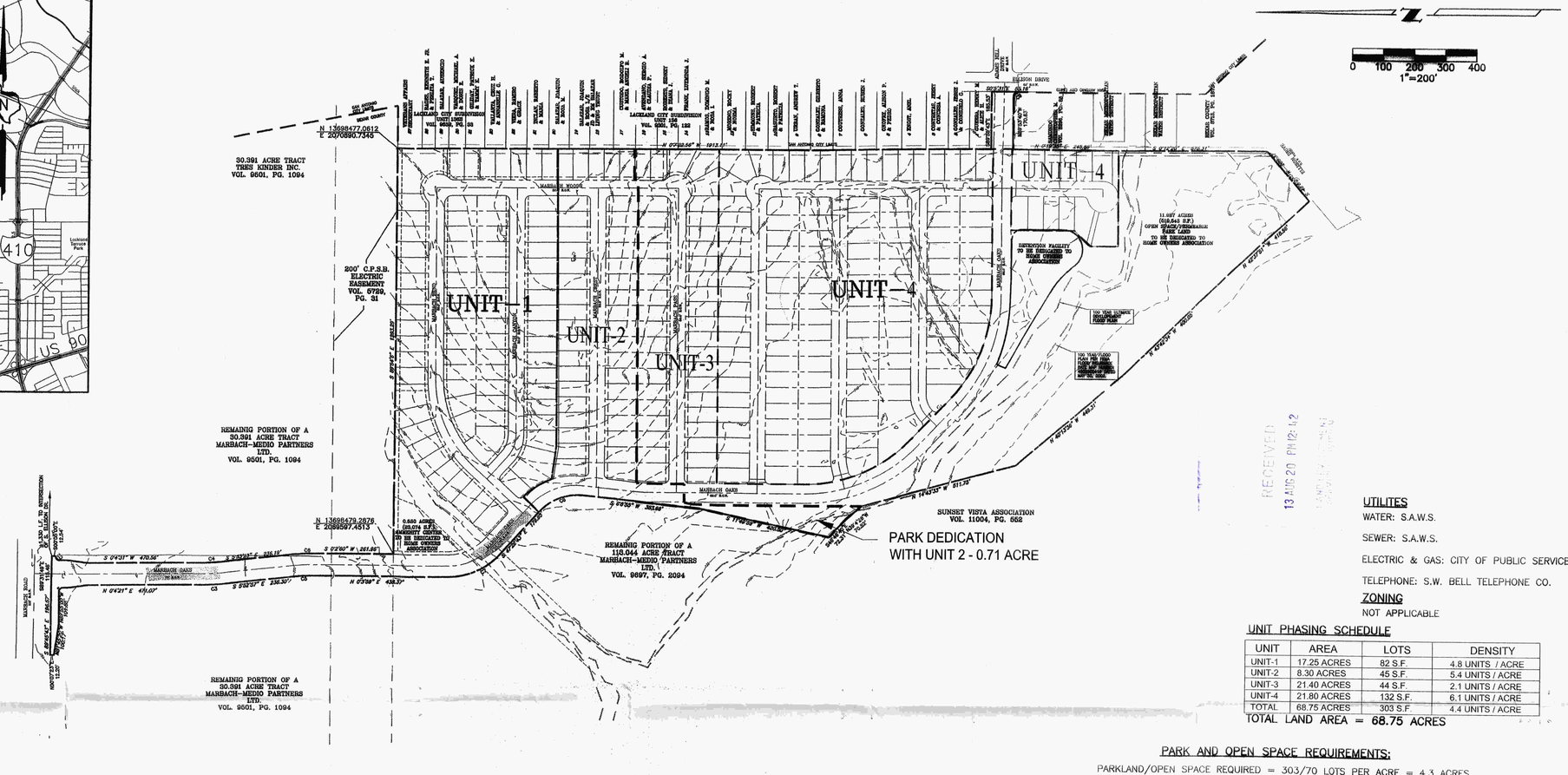


LOCATION MAP
NOT-TO-SCALE



UTILITIES

WATER: S.A.W.S.

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 S.F.	4.8 UNITS / ACRE
UNIT-2	8.30 ACRES	45 S.F.	5.4 UNITS / ACRE
UNIT-3	21.40 ACRES	44 S.F.	2.1 UNITS / ACRE
UNIT-4	21.80 ACRES	132 S.F.	6.1 UNITS / ACRE
TOTAL	68.75 ACRES	303 S.F.	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

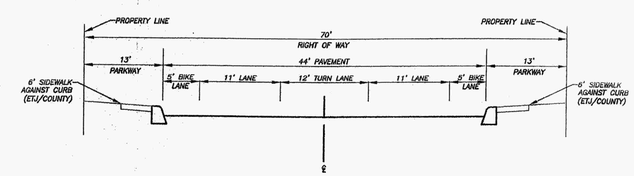
GENERAL NOTES:

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.

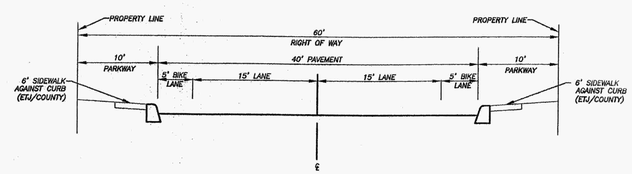
MINOR AMENDMENTS:

1. CHANGE UNIT BOUNDARIES
2. CHANGE OWNER/DEVELOPER
3. CHANGE ENGINEER

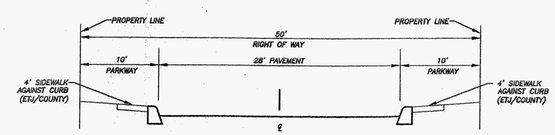
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA ANGLE	CHORD BEARING
C1	39.01	25.00	35.17	89°24'43"	N 44°10'22" W
C2	39.42	25.00	35.46	90°21'10"	S 44°55'05" W
C3	60.55	570.00	60.52	6°05'11"	S 02°50'38" E
C4	54.11	500.00	54.09	6°12'04"	S 02°50'41" E
C5	52.85	500.00	52.82	6°04'02"	N 02°56'32" W
C6	61.15	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: 045-06A

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

REVISIONS		
Δ	DESC.	DATE
1		
2		
3		
4		

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

OWNER/DEVELOPER
S & K DEVELOPMENT COMPANY INC.
P.O. BOX 130608
AUSTIN, TEXAS 78709

MINOR MDP AMENDMENT
MARBACH VILLAGE SUBDIVISION
PLAN NO. 045-06A

DATE: August 19,2013

Vertical Scale 1"=N/A
Horizontal Scale 1"=200'
0 100 200 300

©2013

SHEET	OF
1	1

PROJ NO. 1690-029

Aug 20, 2013 – 8:33am
P:\1690-029\Engineering\Misc\sht1 minor MDP.dwg

DRAWN BY: --- CHECKED BY: --- APPROVED BY: ---

MDP #13-00022

City of San Antonio
Development Services Department
Land Entitlements Section

MASTER PLAN REVIEW APPLICATION

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In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 ½ by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
  - ☐ Major ☒ Minor
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Flexible Development Plan (FDP)
  - ☐ Urban Development (UD) ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD) ☐ Mixed Light Industrial (MI-1)
  - ☐ Mixed Heavy Industrial (MI-2)
- ☐ Form Based Zone District (FBZD)
- ☐ Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
  - ☐ Major ☐ Minor
- ☐ Mixed Use District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Marbach Village
Owner/Agent: S & K Development E-mail:
Address: 4407 Monterey Oaks Austin TX Zip code: 78749 Phone:
Contact Person Name: Lee Wright E-mail: lwright@vickreynet.com
Company: Vickrey & Associates Relationship to Owner: Consultant
Address: 12940 Country Parkway Zip code: 78216 Phone: 349-3271

Plan Proposal:

Total number of lots: 303 Total acreage: 68.75
Existing zoning: NA Proposed zoning: NA
Density (dwelling units per acre): 4.4 unit/ac. Typical residential lot size: 49' x 105'
Number of dwelling units per phase:

Phase: 1	Dwelling units: 82	Phase: 4	Dwelling units: 132
Phase: 2	Dwelling units: 45	Phase:	Dwelling units:
Phase: 3	Dwelling units: 44	Phase:	Dwelling units:

Complete this subsection for PUD Plans only:

☐ Private street(s), linear feet of street: ☐ Public street(s), linear feet of street:

Total open space: Percent open space (total open space divided by total acreage): %

☐ Gated ☐ Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.):

Construction start date:

X/Y coordinates at major street entrance(s): X: Y:

For City Use Only

Application #: *Intake Date:* *Intake By:*

Site Description:

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ

City Council District: _____ School District: Northside ISD

Ferguson map grid: 612e7 USGS Grid: _____

Existing land use(s): Residential exist. Unit 1/Vacant

Description of plan boundaries:

We are adjusting Unit boundaries only within previously approved MDP

Existing legal description:

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LAND DEVELOPMENT

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): ☐ Contributing ☐ Recharge ☐ Transition ☐ Artesian

Watershed(s): _____

Generalized slope of site: _____

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☐ YES ☐ NO

Name: Marbach Village File #: 045-06 Date accepted: 7/24/07

Is there a corresponding PUD for this site? ☐ YES ☐ NO

Name: _____ File #: _____ Date approved: _____

Are there any Rights Determinations associated with this site? ☐ YES ☐ NO

Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?

Name: _____

List all associated Plats for this site whether approved or pending approval?

Name: Marbach Village Unit 1 Plat #: 060634

Name: Marbach Village Unit 2A Plat #: 130326

Name: _____ Plat #: _____

Name: _____ Plat #: _____

Name: _____ Plat #: _____

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? ☐ YES ☒ NO

Is this project within the boundaries of the City South Management Authority (CSMA)? ☐ YES ☒ NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

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I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: BILL SADLER Signature: Bill Sadler

Date: 8/13/2013 Phone: 512 653 4486 Fax: _____

E-mail: bsadler@s-k development.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Principal Planner (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Ian Benavidez Planner (210) 207-8268 ian.benavidez@sanantonio.gov	Christopher McCollin Planner (210) 207-5014 christopher.mccollin@sanantonio.gov

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15,-345, -B101, -B109, -B113):

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GENERAL:

☐ Name of the Master Development Plan or PUD and the subdivision;

☐ City assigned Plan ID number;

☐ Name and address of owner of record, developer and engineer;

☐ The name(s) of all adjacent property owner(s) as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner;

☐ Signature blocks for the chairperson and secretary (Development Services Director or assignee).

☐ Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);

☐ Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);

☐ Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

☐ Two points identified by Texas Planes Coordinates;

☐ Basis of bearings used and a north point;

☐ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;

☐ 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;

☐ All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

☐ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;

☐ The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);

☐ Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

☐ The location and dimensions of all proposed or existing lots;

☐ 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;

☐ A delineation of EARZ, wetlands and floodplains;

☐ 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;

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;

☐ 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 lots;
- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

☐ 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.

☐ The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

13 AUG 20 PM 12:41

STORM WATER MANAGEMENT:

☐ Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

☐ 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;

☐ Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

☐ Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

☐ Tabulation showing the following:

(a) Total acreage;
(b) Total number of lots;
(c) Square footage of all buildings and structures;
(d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
(e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
(f) Total floor area ratio (FAR) for each type of non-residential use;
(g) Total area of passive open space;
(h) Total area of active developed recreational open space;
(i) Total number of off-street parking and loading spaces.

☐ The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

☐ Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

☐ Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

☐ Staging plan if PUD is to be developed in more than one phase;

☐ Utilities plan;

☐ Lots numbered as approved by the City;

☐ Perimeter setbacks as required;

☐ Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

☐ Delineation of woodlands;

☐ A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

☐ Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

☐ Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

☐ Land Use: location, acreage, notation of restrictions based on use-type;

☐ Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

☐ Block lengths must be indicated on plan;

☐ Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

☐ Location and arrangement of all-weather walkways;

☐ Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

☐ Site size, location information, and adjacent land uses;

☐ Dimensioned layout, with the location, size, and height of all buildings and structures;

☐ Floor area ratio of each lot;

☐ The location and size of all above and below ground storage containers for flammable and combustible materials;

☐ Size and location of all vehicular access points, streets, and parking areas;

☐ Major physical features such as creeks, topography, and easements;

☐ Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

☐ Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

☐ A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

☐ The name of the developer;

☐ The name of the record owner of the land involved;

☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;

☐ The tract boundary lines;

☐ The scale; north arrow and date;

☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;

☐ The source of water supply and layout of the water system, including locations of standard fire hydrants;

☐ The method of sewage disposal and the layout of the sewer system;

☐ The name of the manufactured home park and the legal description of property;

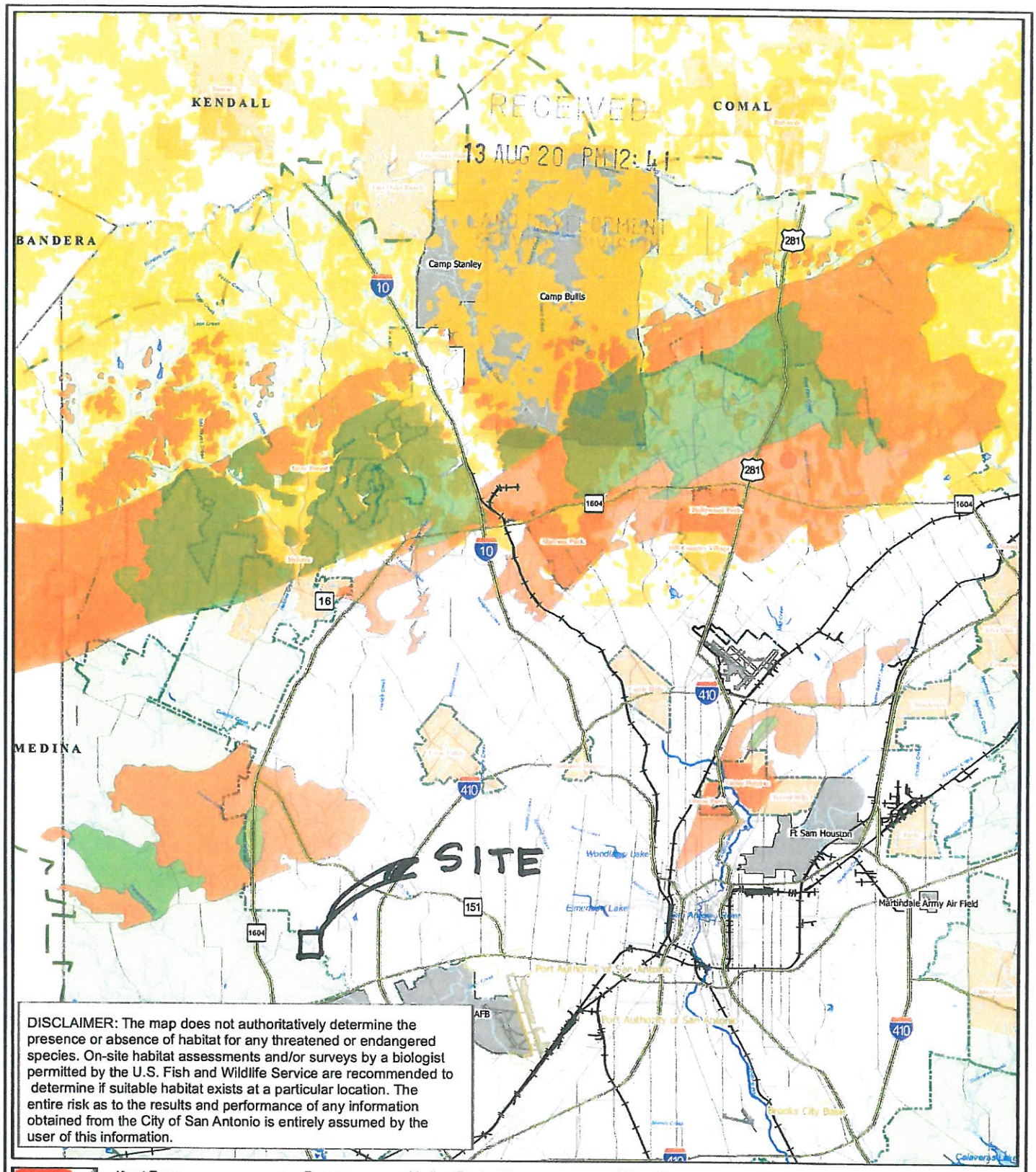
☐ The location and dimensions or all streets, easements, and other rights-of-way

☐ Typical space dimensions and the locations of park facilities shall be shown;

☐ The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;

☐ A location diagram.

☐ Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.



Karst Zone
1
2
Projected Golden-cheeked Warbler Habitat

Expressways
Major Roads
Railroads
Medium Flowing Rivers
Flowing Streams & Small Rivers
Intermittent Streams
Lakes
Military Bases
Limited Purpose Annexation
City of San Antonio
Extraterritorial Jurisdiction Line
Cities and Towns
Adjacent Counties
Bexar County

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Diana Dee Molina
Map file location: \\fscommon\gis\pln50\plan_lib\CampBullis\Ordinance\200908.mxd
Map Last Edited: August 20, 2009
PDF Filename: 0908GD06.pdf

0 0.5 1 2 3 4 Miles

City of San Antonio

Karst Zones 1 & 2 and Projected Golden-cheeked Warbler Habitat

N W E S

City of San Antonio
Planning and Development Services Department
Roderick J. Sanchez, AICP, CBO
Director
Old Morton Development and Business Services Center
1901 South Alamo
San Antonio, TX 78204

MARBACH VILLAGE MDP

AERIAL MAP

MARBACH VILLAGE SUBDIVISION

ATTACHMENT: EXHIBIT G DATE: JULY 2013

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # F-000159
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

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