



City of San Antonio
Development Services Department

May 2, 2011

George Weron, P.E.
KFW Engineers & Surveying
7400 Blanco, Suite 260
San Antonio, Texas 78216

Re: Republic Oaks Subdivision

MDP # 003-11

Dear Mr. Weron,

The Development Review Committee has evaluated the **Republic Oaks Subdivision** Master Development Plan, or **MDP # 003-11**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

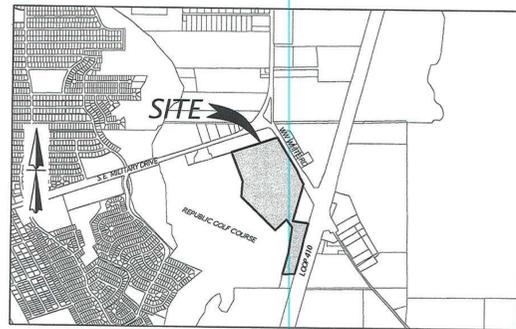
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with East Central Independent School District, so they can plan for the development accordingly. 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.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

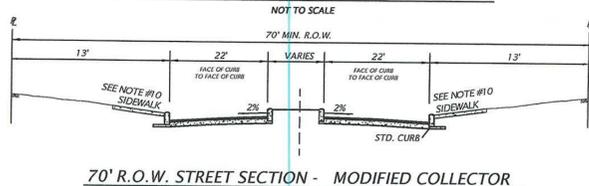
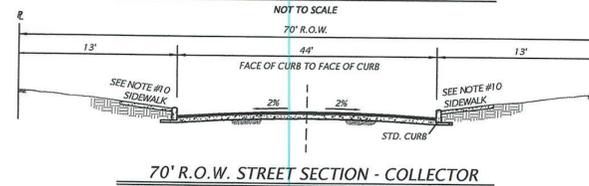
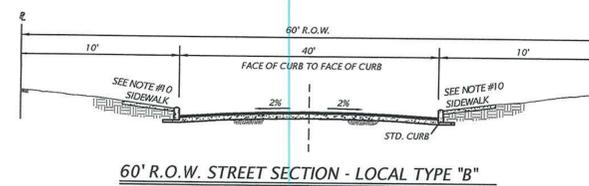
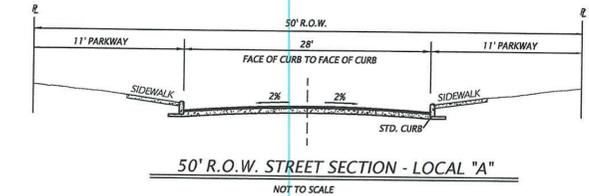
Sincerely,

A handwritten signature in blue ink that reads 'Barbara Nelson'.

Barbara Nelson, AICP
Assistant Director



LOCATION MAP
N.T.S.



NOTE:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE S.A.W.S.
SEWER SERVICE S.A.W.S.
TELEPHONE SERVICE AT&T
CABLE TELEVISION TIME WARNER CABLE
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ZONING REQUIREMENTS.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- ALL LOTS WILL BE USED FOR RESIDENTIAL UNLESS OTHERWISE NOTED.
- 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 THE APPENDIX B, SECTION 35-81.19 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- TRAFFIC CALMING FEATURES AND THEIR LOCATIONS WILL BE IDENTIFIED DURING THE TIME OF PLATTING.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT-OF-WAY WIDTH) AND ARTERIALS (MINIMUM 85 FEET RIGHT-OF-WAY WIDTH) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).
- PROPOSED SITE HAS BEEN REZONED UNDER ZONING CASE# Z2011024. THE PROPOSED SITE IS NOW ZONED RM-4.
- A BIKE LANE OR MULTI-USE PATH IS REQUIRED ALONG W.W. WHITE RD. PER THE CURRENT CITY OF SAN ANTONIO BICYCLE MASTER PLAN.

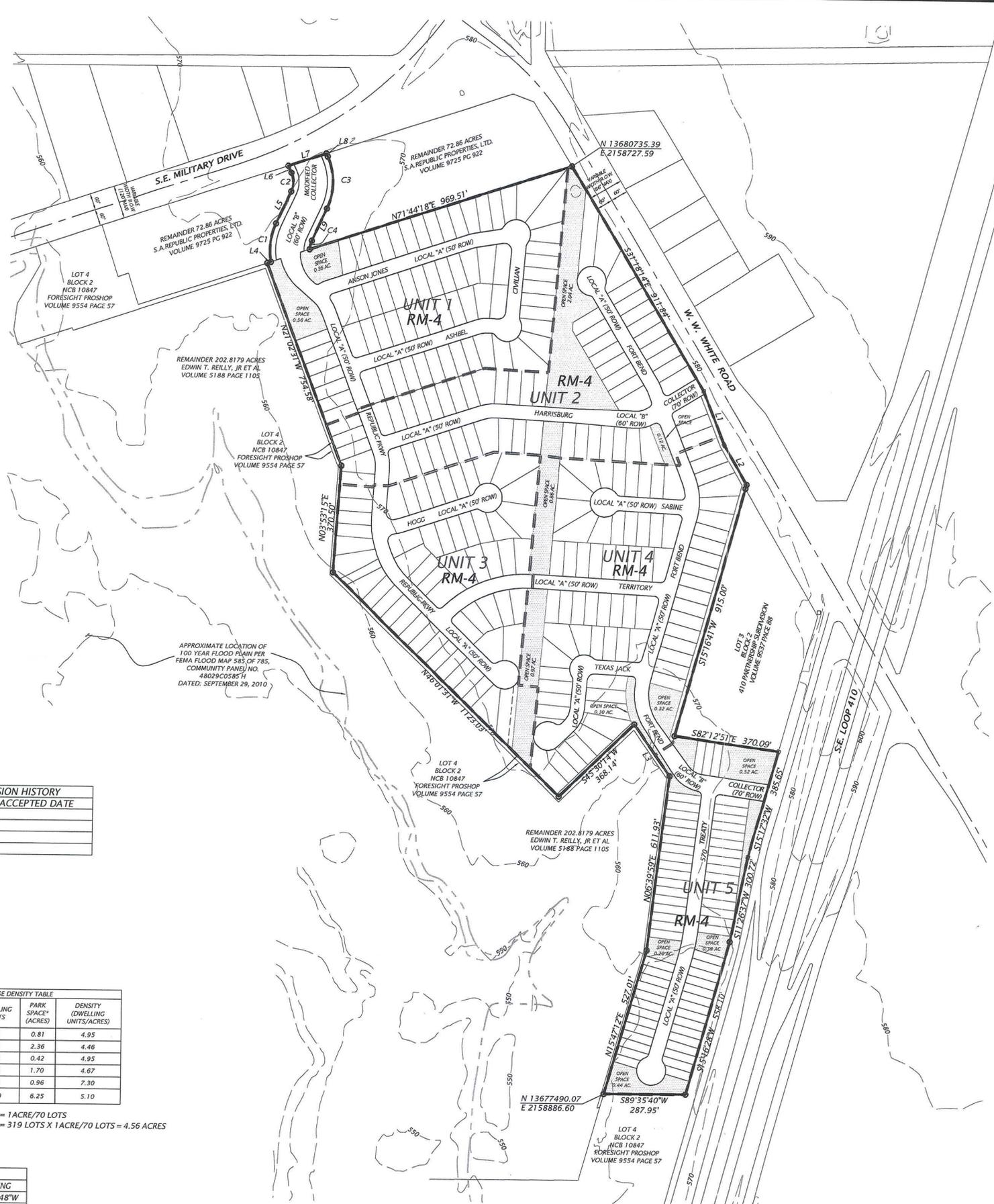
M.D.P. REVISION HISTORY	
M.D.P. #	ACCEPTED DATE
003-11	

LAND USE DENSITY TABLE				
UNITS	AREA (ACRES)	DWELLING UNITS	PARK SPACE* (ACRES)	DENSITY (DWELLING UNITS/ACRES)
1	13.95	69	0.81	4.95
2	13.22	59	2.36	4.46
3	11.12	55	0.42	4.95
4	15.43	72	1.70	4.67
5	8.77	64	0.96	7.30
TOTAL	62.49	319	6.25	5.10

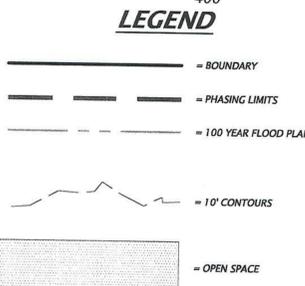
* PARK REQUIREMENTS = 1 ACRE/70 LOTS
PARK REQUIREMENTS = 319 LOTS X 1 ACRE/70 LOTS = 4.56 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.63'	N21°43'35"W
L2	159.67'	N30°30'25"W
L3	221.08'	S34°53'14"E
L4	13.36'	N71°44'18"E
L5	124.84'	S24°49'19"W
L6	26.86'	S24°40'30"E
L7	140.82'	N71°31'12"E
L8	11.67'	S24°40'30"E
L9	124.84'	S24°49'19"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	136.76'	220.00'	70.67'	35°37'01"	134.57'	S07°00'48"W
C2	69.11'	80.00'	36.88'	49°29'49"	66.98'	N00°04'24"E
C3	190.05'	220.00'	101.41'	49°29'49"	184.20'	N00°04'24"E
C4	30.92'	80.00'	15.66'	22°08'45"	30.73'	S13°44'56"W



SCALE: 1"=200'



FLOOD PLAIN NOTE:
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 REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-81.19 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
KFW ENGINEERS
VELMA DEVELOPMENT, LLC



NOTE:
UNIT 5 LOTS SHALL COMPLY WITH THE MINIMUM OF 20% TO BE DEVELOPED IN ANY COMBINATION OF ONE (1) OR MORE OF THE HOUSING TYPES NOT USED IN UNITS 1-4 AND PERMISSIBLE PER SEC. 35-310.06 (a)(1). LOTS DEPICTED IN UNIT 5 ARE GRAPHICAL IN NATURE AND REPRESENT A POTENTIAL USAGE WHICH WOULD COMPLY WITH THE ABOVE REFERENCED PERMISSIBLE USES.

PLAN HAS BEEN ACCEPTED BY
COSA *Salvina Nelson*
5-2-2011 003-11
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5-1-2013
Date

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC
1202 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811
FAX: (210) 493-2811

ENGINEER:
KFW ENGINEERS
7400 BLANCO ROAD, SUITE 260
SAN ANTONIO, TX 78216
PHONE: (210) 979-8444
FAX: (210) 979-8444

LEGAL DESCRIPTION:
62.49 ACRES OF LAND OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, COUNTY BLOCK 5153, NCB 10847 SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A 72.86 ACRE TRACT OF LAND CONVEYED TO S.A. REPUBLIC PROPERTIES, LTD. OF RECORD IN VOLUME 9725 PAGE 922, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PREPARED: APRIL, 2011

REPUBLIC OAKS SUBDIVISION
MASTER DEVELOPMENT PLAN
MDP# 003-11

JOB NO. 205-03-01
DATE: APRIL, 2011
DRAWN: JA CHECKED: GW
SHEET NUMBER:

1 OF 1



ISSUE DATE
REVISIONS

Date: May 10, 2011, 7:53pm User: gweron
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