NUMBER OF UNITS

DESCRIPTION	UNIT
MULTIFAMILY (3.98 AC)	131
R-3 GARDEN HOMES & TOWN HOMES(3,000 – 3,999 SF)	83
SINGLE FAMILY (4,000 – 4,999)	81
SINGLE FAMILY (5,000 – 5,999)	416
SINGLE FAMILY (6,000 – 10,000)	113
TOTAL UNITS	824

% OF SINGLE FAMILY= 610/824 = 74.03%

% OF NO SINGLE FAMILY= 214/824 = 25.97%

NUMBER OF LOTS

DESCRIPTION	LOTS
GARDEN HOMES & TOWN HOMES(3,000 – 3,999 SF)	83
SINGLE FAMILY (4,000 – 4,999)	81
SINGLE FAMILY (5,000 – 5,999)	416
SINGLE FAMILY (6,000 – 10,000)	113
TOTAL LOTS	693

PERCENTAGES OF UNITS

DESCRIPTION	%	UNITS
MULTIFAMILY (3.98 AC)	15.9%	131
GARDEN HOMES (3,000 – 3,999)	5.0%	41
TOWN HOMES (3,000 – 3,999)	5.0%	42
SINGLE FAMILY (4,000 – 4,999)	10.0%	81
SINGLE FAMILY (5,000 – 5,999)	50.4%	416
SINGLE FAMILY (6,000 – 10,000)	13.7%	113
TOTAL LOTS	100	824

NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
92	54	1.70
AVERAGE BLOCK LENGTH	MAXIMUM BLOCK LENGTH	
287.2'	700.2'	

LAND USE CATEGORIES (SINGLE FAMILY & R-3)

DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
UNIT-1	LOT	199	81.72	2.44	43.27
UNIT-2	LOT	225	49.09	4.58	25.99
UNIT-3	LOT	269	58.05	4.63	30.74
TOTAL	LOT	693	188.86	3.67	100.00

LAND USE CATEGORIES, UNIT ONE

DESCRIPTION	UNIT	ACRES
MULTY-FAMILY	AC.	0.00
COMMERCIAL	AC.	8.58
PARK	AC.	8.21
SINGLE FAMILY & R-3	AC.	26.43
DRAINAGE & UTILITY LOTS	AC.	22.82
R.O.W.	AC.	15.68
TOTAL	AC.	81.72

LAND USE CATEGORIES, UNIT TWO

DESCRIPTION	UNIT	ACRES
MULTY-FAMILY	AC.	3.98
COMMERCIAL	AC.	0.00
PARK	AC.	2.20
SINGLE FAMILY & R-3	AC.	27.40
LANDSCAPE & UTILITY LOTS	AC.	1.31
R.O.W.	AC.	14.20
TOTAL	AC.	49.09

LAND USE CATEGORIES, UNIT THREE

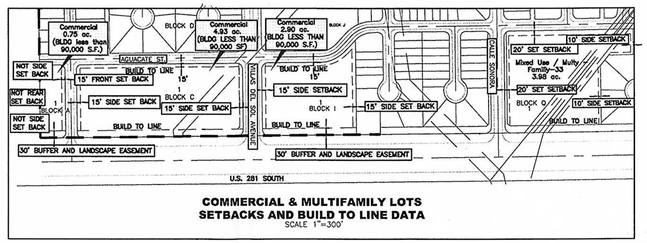
DESCRIPTION	UNIT	ACRES
MULTY-FAMILY	AC.	0.00
COMMERCIAL	AC.	0.00
PARK	AC.	2.75
SINGLE FAMILY & R-3	AC.	36.26
DRAINAGE & UTILITY LOTS	AC.	2.54
R.O.W.	AC.	16.50
TOTAL	AC.	58.05

PARK/OPEN SPACE	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED
610 LOTS/ 70 LOTS PER ACRE PARK	8.71 AC.	
214 LOTS/ 114 MULTI-FAMILY	1.87 AC.	
TOTAL	10.58 AC.	13.25 AC.

SCALE IN FEET

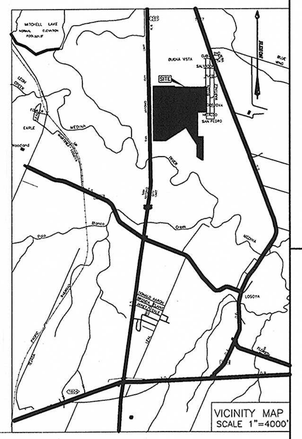
200 100 0 200

NORTH

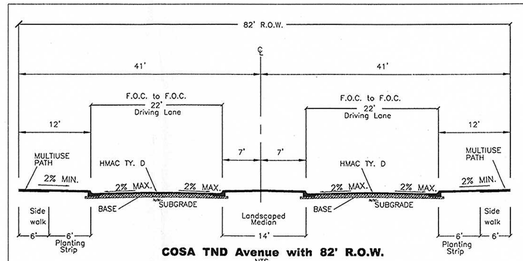


COMMERCIAL & MULTIFAMILY LOTS SETBACKS AND BUILD TO LINE DATA

SCALE 1"=300'

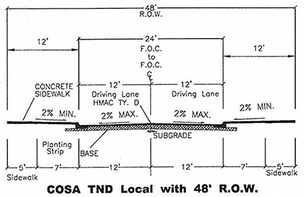


VICINITY MAP
SCALE 1"=4000'



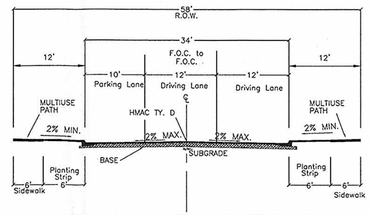
COSA TND Avenue with 82' R.O.W.

NTS



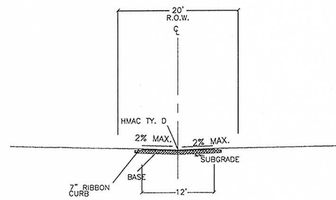
COSA TND Local with 48' R.O.W.

NTS



COSA TND Main Street with 58' R.O.W.

NTS



COSA TND Alley with 20' R.O.W.

NTS

CURVE	LENGTH	RADIUS	Chord	Chord Brg	Delta
C1	1122.72	1000.00	1064.68	N58°28'28"W	64°19'39"
C2	141.37	90.00	127.28	N45°38'17"W	90°00'00"
C3	156.55	300.00	154.78	N13°50'12"W	29°53'57"
C4	44.22	90.00	43.77	S14°42'44"E	28°08'54"
C5	97.47	120.00	94.81	S23°54'27"E	46°32'20"
C6	97.47	120.00	94.81	N23°54'27"W	46°32'20"
C7	121.84	150.00	118.52	S23°54'27"E	46°32'20"
C8	89.34	90.00	85.72	S75°36'52"E	56°52'30"
C9	48.89	90.00	48.29	S73°48'04"W	31°07'18"
C10	73.10	90.00	71.11	S66°05'33"W	46°32'20"
C11	68.27	90.00	66.64	N68°54'27"W	43°27'40"
C12	73.10	90.00	71.11	N23°54'27"W	46°32'20"
C13	163.35	444.70	162.43	S09°53'06"W	21°02'46"
C14	625.86	600.00	597.87	N60°45'20"W	59°45'55"
C15	316.06	303.00	301.92	N60°45'20"W	59°45'55"
C16	62.58	90.00	61.32	N70°43'10"W	39°50'14"
C17	62.58	90.00	61.32	S70°43'10"E	39°50'14"
C18	93.88	90.00	89.68	N60°45'20"W	59°45'55"
C19	63.01	90.00	61.73	N70°51'10"W	40°06'45"
C20	31.30	90.00	31.14	N40°50'05"W	19°55'26"
C21	61.36	117.32	60.66	N74°06'32"E	29°57'49"

CURVE	LENGTH	RADIUS	Chord	Chord Brg	Delta
C22	16.66	90.00	16.64	S08°44'53"E	10°36'28"
C23	106.42	90.00	100.33	N19°49'19"E	67°44'52"
C24	51.21	90.00	50.52	N73°03'37"E	32°36'12"
C25	116.14	200.00	114.51	S73°23'39"W	33°16'16"
C26	87.10	150.00	85.88	S16°36'21"E	33°16'16"
C27	253.08	441.40	249.63	N16°48'56"W	32°51'05"
C28	65.64	250.00	65.46	S10°57'59"E	15°02'40"
C29	33.20	250.00	33.18	N14°41'03"W	7°36'32"
C30	98.17	1000.00	98.14	S13°41'31"E	5°37'30"
C31	224.37	1000.00	223.90	S22°55'56"E	12°51'20"
C32	98.57	150.28	96.82	S48°09'05"E	37°34'57"
C33	99.39	184.00	98.18	S74°33'21"W	30°56'51"
C34	71.60	90.00	69.72	S66°49'12"W	45°34'47"
C35	141.21	300.00	139.91	N73°04'18"E	26°58'06"
C36	63.20	120.49	62.48	S74°36'51"W	30°03'11"
C37	95.14	400.00	94.92	S82°52'41"W	13°37'43"
C38	75.90	411.34	75.79	S84°24'23"W	10°34'18"
C39	125.68	444.59	125.26	S81°35'38"W	16°11'48"

NOTES:

1. THE UTILITY LOTS ARE THE LOT 18 BLOCK Q, LOT 41 BLOCK N, LOT 8 BLOCK I AND LOT 6 BLOCK PP.
2. THE DRAINAGE LOTS ARE THE LOT 25 BLOCK G, AND LOT 22 BLOCK N.
3. THE BUFFER, DRAINAGE AND LANDSCAPE LOTS ARE LOT 36 BLOCK I AND LOT 32 BLOCK Q.
4. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO.
5. THE PARK LAND PROVIDED IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q).
7. IRRIGATION EASEMENT (VOL. 3297 PG. 578) SHALL BE VACATED.
8. COMMERCIAL LOTS BLOCK A LOT 1, BLOCK C LOT 1 AND BLOCK I LOT 1 ARE SUBJECT TO THE U.D. ORDINANCE.
9. MULTIFAMILY LOT BLOCK Q LOT 1 IS SUBJECT TO U.D. ORDINANCE.
10. COMMERCIAL AND MULTIFAMILY LOTS ARE SUBJECT TO PEDESTRIAN CIRCULATION ORDINANCE.
11. COMMERCIAL AREA NEEDS TO HAVE A MIXTURE OF OFFICE, RETAIL AND SERVICE.
12. ACAPONETA AVENUE AND CORDOVA AVENUE R.O.W. EXTENSIONS SHALL CONSERVE THE SAME EXISTING 40' R.O.W.
13. CLEAR VISION SHALL COMFORT TO LATEST EDITION OF AASHTO.
14. THIS MDP PLAN SHALL COMPLY WITH TRADITIONAL STREET DESIGN STANDARDS, TABLES 506-4 AND 506-4A OF THE UDC.

LEGEND

54 — # OF STREET NODES=54

92 — # OF STREET LINKS=92

PHASE LINE

DEVELOPER

REAL FORTUNE, LTD.
1202 E. DEL MAR BLVD, SUITE 5
LAREDO, TEXAS 78041

ENGINEER

GONZALEZ, KYPUROS & WHITE, INC.
7551 CALLAGHAN SUITE 200
SAN ANTONIO, TEXAS 78715-0685

APPROVED:

ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
CITY OF SAN ANTONIO

DATE

GONZALEZ, KYPUROS & WHITE, INC.
CONSULTING ENGINEERS
P.O. BOX 150685
AUSTIN, TEXAS 78715
OFFICE: 512.247-1521 FAX: 512.280.6690
www.gkw-inc.com
GKW

VILLAS DEL SOL
MASTER DEVELOPMENT PLAN
FDP/MDP 025-06

The seal appearing on this document was authorized by Jose Juan Castillo, P.E. on 12/21/2006

JOSE JUAN CASTILLO 87237 LICENSED PROFESSIONAL ENGINEER

File: MDP-dec-06	Snapshot: MDP
Job Number: 05-38	Scale (Hor.): 1"=200'
Scale (Vert.): n/a	Date: 12/21/06
Checked By: JJC	Drawn By: JJC
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
01 of 01

City of San Antonio, Texas

Department of Development Services

January 3, 2007

Mr. Jose J. Castillo, P.E.

G.K.W., Inc. Consulting Engineers
7551Calaghan Rd. Suite 200
San Antonio, TX 78229

RE: Villas Del Sol FDP/ MDP # 025-06

Dear Mr. Castillo:

The City Staff Review Committee has reviewed the Villas Del Sol Flex Development Plan/Master Development Plan **(FDP/MDP # 025-06)**. 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 ROW issues along state facilities will need to be resolved with the **Texas Department of Transportation (TX DOT)**. For information about these requirements you can contact TX DOT at 615-5814.

Historic Preservation: The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. The project area is within very close proximity to the Medina River, a waterway known to contain significant buried sites with deep components and a tributary to the river that may also contain sites. The property may contain buried sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since July 15, 2006, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites are needed, please call Kay Hindes at 210-207-7306.

DSD – Traffic Impact Analysis & Streets indicates the following requirements:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All access driveways shall comply with UDC 35-506 (r).
- All roadways shall conform to Table 506-2: Functional Classification System Description for Traditional Design Classification.
- All access roadways shall provide clear sight distance along US 281 to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as not to block these clear sight distance areas.
- All sidewalks shall comply with UDC 35-506 (q).

Parks – Open Space recommends approval of Villa Del Sol Master Development Plan with the following conditions:

- The parkland provided is dedicated to the Home Owner's Association.
- A Provision and Maintenance Plan is provided to this department at the time of platting.
- Parkland dedication must be platted by the second phase of development. All additional parkland must be provided in increments equal to the number of dwelling units being platted.

Bexar County Infrastructures Service Department cites the following conditions:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed time of platting.
- Intersection sight distance should be used at all intersections.
- County reserves the right to address driveways, street design, sight distance, ADA requirements, and drainage and floodplain issues at time of platting.

Tree Preservation: This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Streetscape standards per UDC Section 35-512 - The new ROW on Villas del Sol Avenue will require streetscaping as well (we recommend preservation of existing trees where available).

- Landscape ordinance per UDC Section 35-511. It appears some landscape points can be met by preserving existing vegetation. Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees (particularly heritage trees) and vegetation. Preservation will eliminate the need for irrigation.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

It will be expected that you will plat all of the property depicted in your Flex Development Plan/Master Development Plan (FDP/MDP) to include floodplains, drainage areas and open spaces.

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

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 Flex Development Plan/Master Development Plan (FDP/MDP) 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 – 7038.

Sincerely,

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

cc: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer