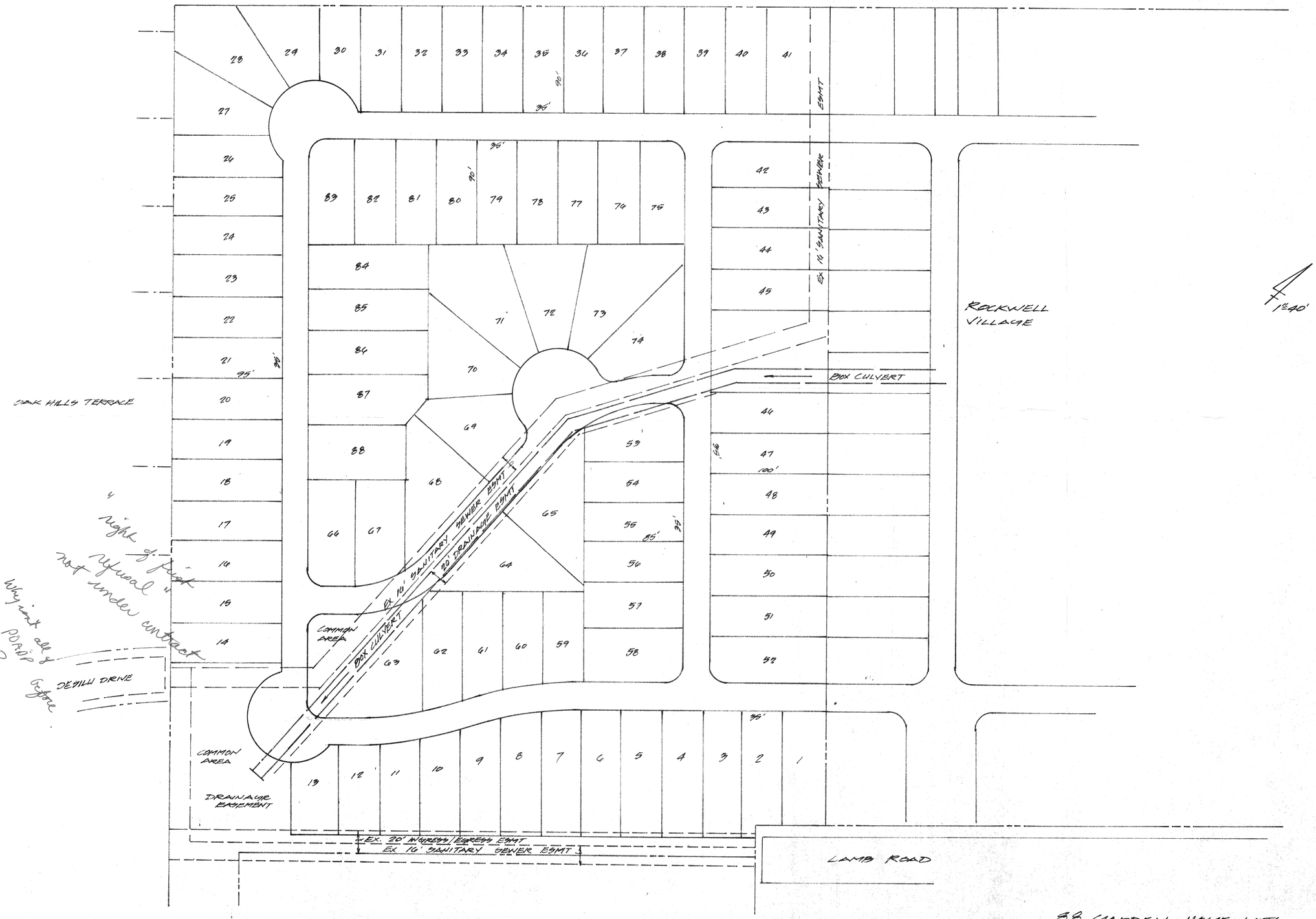


Why isn't all of this on POADP before us today?

"right of first refusal" not under contract

88 GARDEN HOME LOTS

CONCEPTUAL PLAN - submitted to Planning Dept as part of review for Rockwell Village POADP

JE # 645

REVISIONS

NO.	DESCRIPTION	DATE	REVISED BY

EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

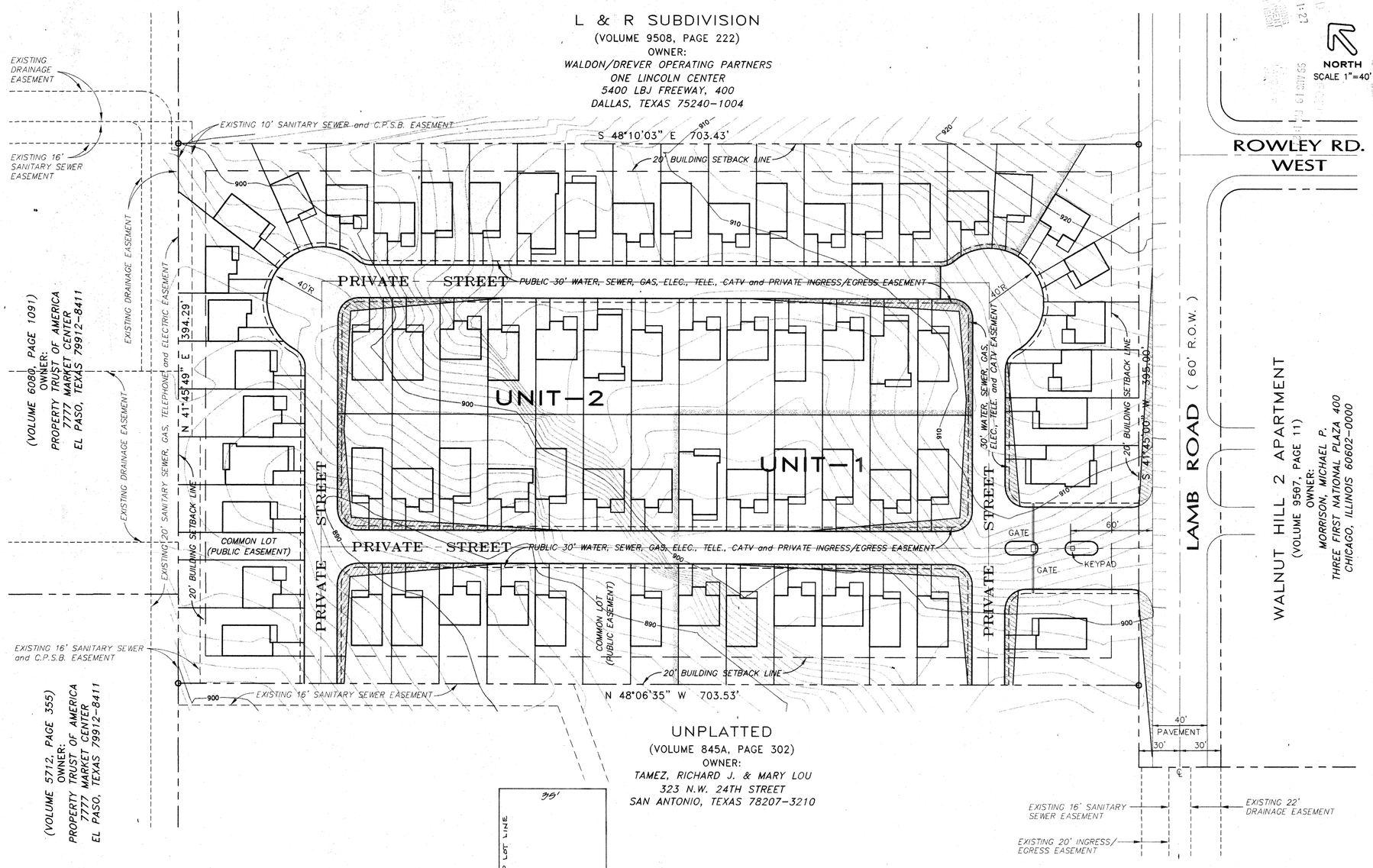
PREPARED FOR: GLOBAL VILLAGE BUILDERS

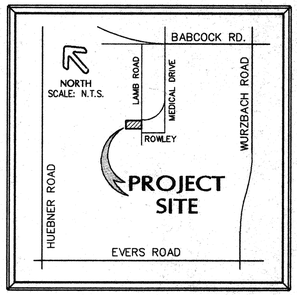
10 ACRE TAMEZ TRACT
SITE LAYOUT

DESIGNED:
DRAWN:
CHECKED:
DATE: 8/13/99
SCALE: AS SHOWN

SHEET
OF

PROJECT NO.:
FILE NAME:





LOCATION MAP

GENERAL NOTES

SITE DATA

SUBDIVISION AREA: .....6.373 ACRES

ZONING: .....(P-1) R-3

PROPOSED LAND USE: .....SINGLE FAMILY RESIDENTIAL DETACHED (ZERO LOT LINE GARDEN HOMES)

NUMBER OF TOTAL PROPOSED RESIDENTIAL LOTS: 70
UNIT-1 : .....19 LOTS
UNIT-2 : .....51 LOTS

AVERAGE LOT SIZE: .....3300 S.F.

MAXIMUM PERMITTED DENSITY: .....33 DWELLING UNITS PER ACRE

PROPOSED DENSITY: .....11 DWELLING UNITS PER ACRE
RESIDENTIAL AREA: .....5.273 ACRES
PRIVATE STREET AREA: .....1.000 ACRE
COMMON AREA: .....0.100 ACRE

MINIMUM OPEN SPACE REQUIRED:
RESIDENTIAL USE .....6.373 ACRES x 35% =2.23 ACRES

MINIMUM OPEN SPACE PROVIDED:
~~X~~ HOUSE AND DRIVEWAY AREA: 3.03 ACRES
RESIDENTIAL LOT AREA.....2.24 ACRES (5.27-3.03)
COMMON AREA: .....0.10 ACRE
2.34 ACRES

OFFSTREET PARKING PROVIDED: .....2 SPACES PER DWELLING UNIT
* NO ONSTREET PARKING PERMITTED

PROPOSED STREETS: .....PRIVATE

PROPOSED UTILITIES: .....PUBLIC

PROPOSED DRAINAGE IMPROVEMENTS: .....PUBLIC
(TO CONVEY UPSTREAM DRAINAGE THROUGH SITE BY PROPOSED UNDERGROUND STORM DRAIN CULVERT)

THE PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN. (F.E.M.A. MAP NO. 48029C0264E, DATE: FEBRUARY 16, 1996)

CLEAR VISION AREAS ARE PROVIDED AT EACH INTERSECTION AS REQUIRED.

EXISTING PROPERTY IS WOODED. 50% OF PROTECTED TREES (10 INCHES AND LARGER) LOCATED WITHIN THE REQUIRED 20 FOOT PERIMETER SETBACK WILL BE PRESERVED OR MITIGATED FOR IN ACCORDANCE WITH THE TREE PRESERVATION REQUIREMENTS. TREE AFFIDAVIT IS PROVIDED WITH THE PUD PLAN.

TRAFFIC IMPACT ANALYSIS WORKSHEET (0.72 PHT x 70=51 PHT) IS PROVIDED WITH THE PUD PLAN.

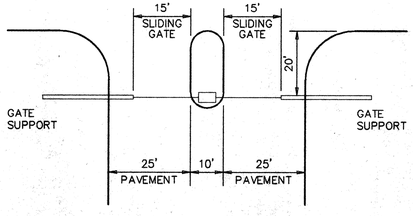
PRIVATE STREETS AND COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MAINTENANCE EASEMENT (RIGHT TO ACCESS) WILL BE PROVIDED ON EACH LLOT ADJACENT TO A ZERO LOT LINE.

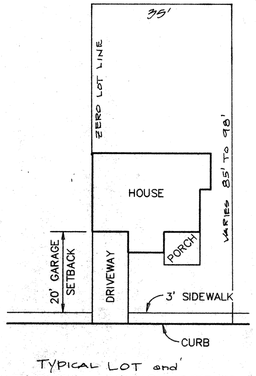
PREPARED FOR: GLOBAL VILLAGE BUILDERS, INC.

PREPARED BY: EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

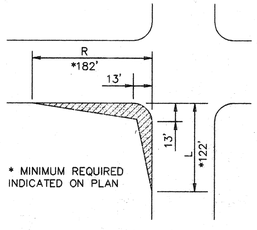
THIS PLAN HAS BEEN ACCEPTED BY:
CORP
8-20-99 645
(date) (number)
If no plats are filed, plan will expire on 02-18-01
Final plat filed on



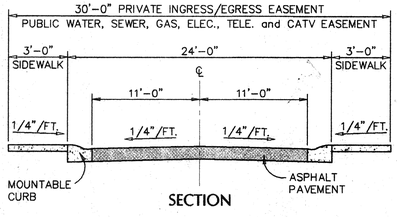
GATE DETAIL
N.T.S.



TYPICAL LOT and
TYPICAL HOUSE DETAIL
N.T.S.



TYPICAL
CLEAR VISION AREA
N.T.S.



SECTION
TYPICAL PRIVATE STREET
N.T.S.

NO.	DESCRIPTION	DATE	REVISED BY
1.	PLANNING COMMENTS	8/16/99	

REVISIONS

ROCKWELL VILLAGE
A
PLANNED UNIT DEVELOPMENT
PUD / POADP
SAN ANTONIO, TEXAS

DESIGNED: J.E.
DRAWN: T.M.JR.
CHECKED: J.E.
DATE: 07/23/99
SCALE: AS SHOWN

SHEET 1 OF 1

FILE NAME: ROCKWEL-PUD.dwg PROJECT NO.: 99A007

John E.
1-6-00
#645

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Rockwell Village

Owners: Global Village Builders, Inc Consulting Firm: Elorriaga Development Consultants, Inc. (EDC)

Address: 9200 Broadway, Ste 100 Address: 9308 Broadway, Ste 205

San Antonio, TX 78217 San Antonio, TX 78209

Phone: 805-8406 Phone: 832-9791

Existing zoning: (P-1) R-3 Proposed zoning: SAME

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8

Ferguson map grid 580 D-1

plats: 990387 990390

Land area being platted:

	Lots	Acres
Single Family (SF)	70	6.373
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name Rockwell Village No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

RECEIVED
99 JUL 27 AM 9:27
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Contact Person and authorized representative:

Print Name: John Elorriaga Signature: [signature]

Date: 7/13/99 Phone: 832-9791 Fax: 832-9793

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

N/A ☒ one hundred year flood plain limits;

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

N/A ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☐ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: John Elorriaga Signature: John Elorriaga

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

August 20, 1999

Elorriaga Development Consultants
Mr. John Elorriaga
3308 Broadway # 209
San Antonio, TX 78209

POADP # 645

Re: Rockwell Village POADP

Dear Mr. Ellorriaga:

The City Staff Development Review Committee has reviewed Rockwell Village Preliminary Overall Area Development Plan # 645. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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 Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Public Works indicated that a TIA will not be required at this time due to the number of lots (77). However, a TIA may be required with future development adjacent to this site.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TTY: (210) 207-7911 FAX: (210) 207-4441

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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer

EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.

August 17, 1999

Ms. Elizabeth Carol
Planning Department
Municipal Plaza Bldg, 4th Floor
114 W. Commerce
San Antonio, Texas 78205

RE: Rockwell Village POADP

Dear Ms. Carol,

In response to your verbal comments of August 4, 1999 regarding the reference plan, I offer the following:

1. 10 side yard setback: there is no side yard setback requirement for a PUD (sec 35-3114 of the UDC)

2. Road stubout to adjacent property: attached is a tentative (conceptual) development plan for the adjacent property. (sec 35-4106)

3. TIA: submitted with the PUD/POADP

4. Slope note: I am not aware of a specific note.

In addition to your comments, J. Jay had 3 comments regarding the PUD plan (see attached letter), therefore, I am providing you with new copies. Thank you.

Sincerely,

John Elorriaga

RECEIVED
99 AUG 19 PM 1:25
LAND DEVELOPMENT SERVICES DIVISION

3308 BROADWAY, SUITE 205 • SAN ANTONIO, TEXAS 78209 • TEL 210-832-9791 • FAX 210-832-9793

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1566099

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	8/04/1999
DUE DATE	8/04/1999

50-04-5573
GLOBAL VILLAGE BUILDERS, INC.
P.O. BOX 17329
S.A. TX. 78217

PHONE: 000 - 0000

POADP
ROCKWELL VILLAGE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/04/1999	1566099	50-04-5573	8/04/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SATO! MP-3 AUG 04

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	08/03/1999		CK# 14705	ROCKWELL VILL.
END	08/03/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

before committee 7-30-99

Rockwell Village
Show adjacent property - another PUD or future land for development or existing SF. (southern property)

Advise

- needs 10' on the side yard. NO, no setbacks in P-1
- substreet.
- TIA worksheet -yes
- slope note
-

check w/ Todd

Clock ticking

add note TIA may be required with future dev adjacent to this site

Called 8.4.99 John