CITY OF SAN ANTONIO
RECEIVED OFFICE OF DIRECTOR
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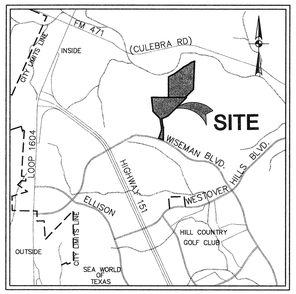
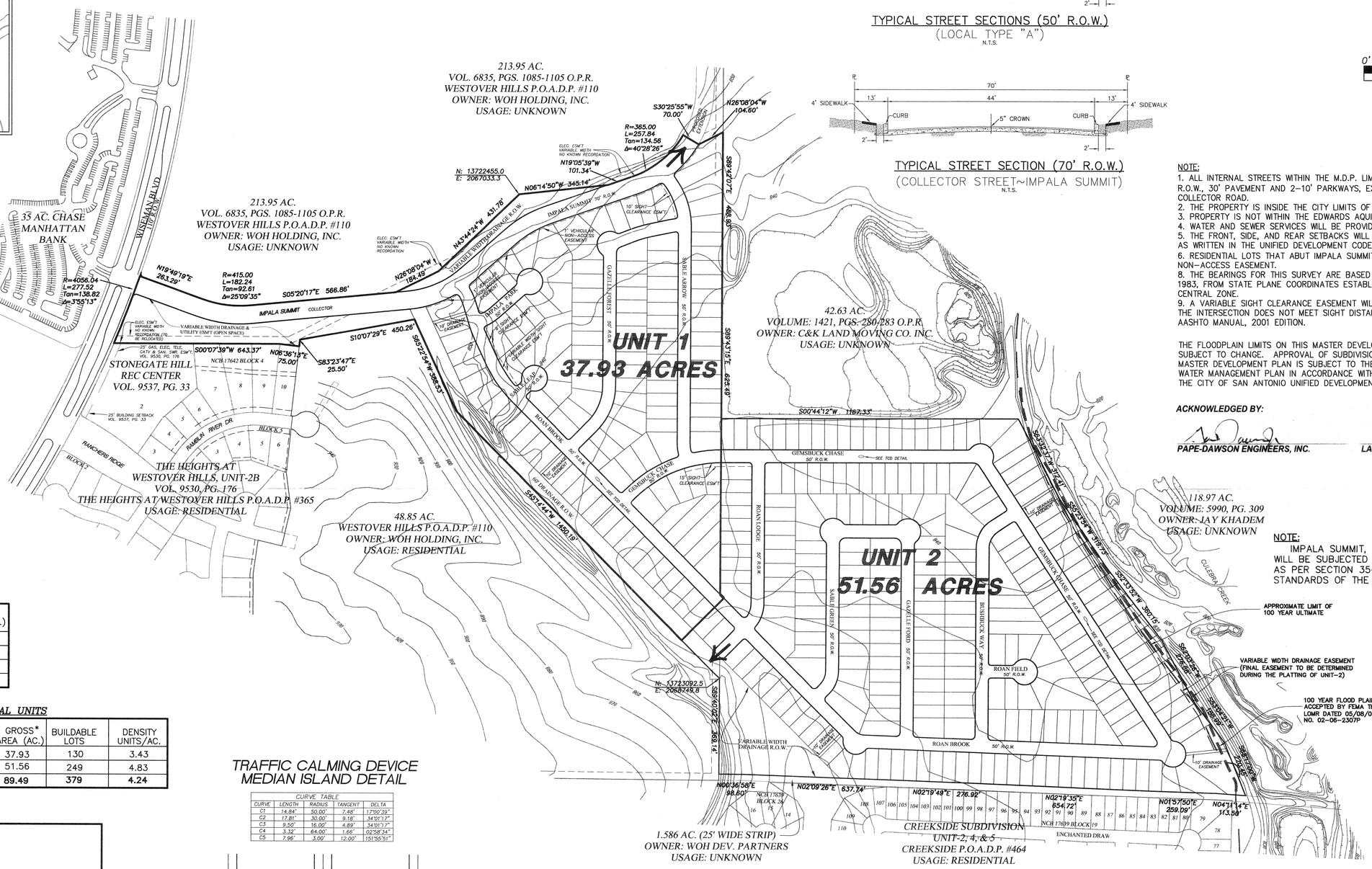
LAND DEVELOPMENT SERVICES DIVISION

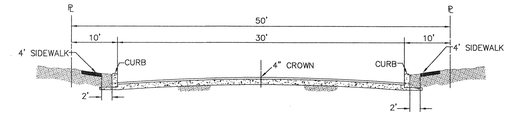
AUGUST, 2003



LOCATION MAP

1" = 4000'





TYPICAL STREET SECTIONS (50' R.O.W.)
(LOCAL TYPE "A")
N.T.S.

TYPICAL STREET SECTION (70' R.O.W.)
(COLLECTOR STREET~IMPALA SUMMIT)
N.T.S.

SCALE 1" = 200'

0' 200' 400' 600'

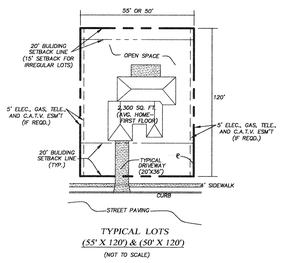
NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" W/A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT IMPALA SUMMIT, WHICH IS A COLLECTOR ROAD.
2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. RESIDENTIAL LOTS THAT ABUT IMPALA SUMMIT WILL HAVE A 1' VEHICULAR NON-ACCESS EASEMENT.
8. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

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 APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. **LAREDO WESTOVER RIDGE, LTD.**

NOTE:
IMPALA SUMMIT, A 70' R.O.W. COLLECTOR ROAD WILL BE SUBJECTED TO STREETSCAPE REQUIREMENTS AS PER SECTION 35-512, STREETSCAPE PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.



TYPICAL LOTS
(55' X 120') & (50' X 120')
(NOT TO SCALE)

AREA SUMMARY

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	81.23
DRAINAGE R.O.W.	5.86
OPEN SPACE	2.40
TOTAL/AVERAGE	89.49

SINGLE FAMILY RESIDENTIAL UNITS

UNIT	LAND USE	GROSS* AREA (AC.)	BUILDABLE LOTS	DENSITY UNITS/AC.
1	SINGLE FAMILY RESIDENTIAL	37.93	130	3.43
2	SINGLE FAMILY RESIDENTIAL	51.56	249	4.83
	TOTAL/AVERAGE	89.49	379	4.24

*AREA INCLUDES FLOOD PLAIN (OPEN SPACE)

REQUIRED PARK/OPEN SPACE

REQUIRED AREA =

$$0.009 \frac{\text{ACRE}}{\text{LOT}} \times 379 \text{ LOTS} = 3.4 \text{ ACRES}$$

PARK REQUIRED AREA SHALL BE PAID IN LIEU OF DEDICATION

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

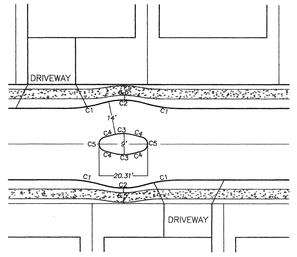
CHAIRPERSON: _____ **DATE:** _____

SECRETARY: _____ **DATE:** _____

TRAFFIC CALMING DEVICE MEDIAN ISLAND DETAIL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	14.84'	50.00'	7.48'	17°00'39"
C2	17.81'	30.00'	9.18'	34°01'17"
C3	9.50'	16.00'	4.89'	34°01'17"
C4	3.32'	64.00'	1.66'	02°58'34"
C5	7.96'	3.00'	12.00'	151°56'51"



NOT TO SCALE

WESTOVER VALLEY SUBDIVISION

(UNITS 1 & 2)
MASTER DEVELOPMENT PLAN

A 89.49 ACRE, OR 3,898,184 TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6835, PAGES 1085-1105 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, NOW IN NEW CITY BLOCK 17642 OF BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
DSDA
9/15/03 762
(NUMBER)
If no plats are filed, plan will expire
On 3/16/05
1st plat filed on

C.P. Approved

OWNER/DEVELOPER: LAREDO WESTOVER RIDGE, LTD.
15102 JONES MALTSBERGER, SUITE #101
SAN ANTONIO, TEXAS 78247

ENGINEER: PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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