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ESPERANZA SUBDIVISION PHASE 3 & 4

POD GENERAL DEVELOPMENT PLAN (GDP)

RECEIVED
OCT 05 2021
K9
PLANNING

DATE
6/4/2021

PROJECT NO.
03156.006.1

DRAWN BY
J.R.T.

CHECKED BY
W.P.M.

CUDE ENGINEERS
TBPE No. 0455

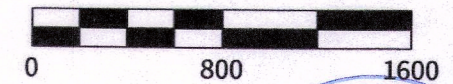
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1 OF 1

LEGEND:

- PROJECT BOUNDARY
- PHASE LIMITS
- POD BOUNDARY LIMITS
- PHASE III
- PHASE IV
- OPEN SPACE
- PROPOSED DETENTION POND
- PROPOSED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN
- PROPOSED LIFT STATION
- PROPOSED SECONDARY ACCESS
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL

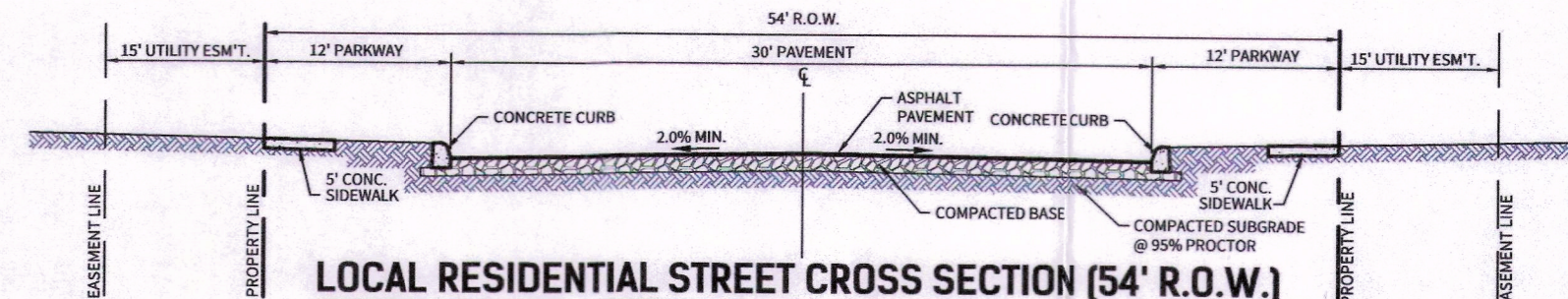
SCALE: 1"=800'



POD	LOT WIDTH	LOT DEPTH (TYPICAL)	RESIDENTIAL COUNT	DENSITY (LOT/AC.)	ACREAGE (Ac.)
SF-11A	50/55 & 60/65	130	58 / 63	3.5	34.3
SF-11B	60/65	130	43	3.1	13.9
SF-11C	50/55	130	23	4.3	5.3
SF-12A	45 & 50/55 & 60/65	130	41 / 17 / 7	4.0	16.3
SF-12B	45 & 50/55 & 60/65	130	15 / 34 / 24	4.0	18.4
SF-12C	45 & 50/55 & 60/65	130	40 / 34 / 31	4.2	24.8
SF-13A	60/65	135	47	2.7	17.7
SF-13B	50/55	135	112	4.2	26.9
SF-14A	45 & 50/55 & 60/65	130	47 / 38 / 26	4.0	27.9
SF-14B	60/65	130	90	3.5	25.8
SF-15	50/55 & 60/65	130	33 / 39	3.4	21.1
SF-16A	80 & 90	140	33 / 21	2.5	21.6
SF-16B	80 & 90	140	38 / 17	2.3	23.7
SF-17A	70/75	130	52	2.4	21.6
SF-17B	110	250	22	0.9	23.6
SF-18A	70/75	130	79	3.2	24.5
SF-18B	150	450	2	0.5	3.9
SF-18C	110	250	23	0.7	32.1
SF-19A	50/55	130	45	3.3	13.7
SF-19B	60/65	130	108	3.1	35.1
SF-19C	50/55	130	46	4.2	11.0
SF-20A	70/75	130	107	3.1	34.6
SF-20B	70/75	130	76	3.0	25.2
SF/MF-21	50/55	130	70	3.2	22.2
COMM-2	-	-	-	-	15.9
COMM-3	-	-	-	-	18.6
FIRE STA.	-	-	-	-	2.0
OPEN SPACE	-	-	-	-	223.9
TOTAL			1601		785.6

NOTES:

- THIS POD GENERAL DEVELOPMENT PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF BOERNE SUBDIVISION ORDINANCE, SECTION 3.04.002.
- THE MAXIMUM RESIDENTIAL COUNT FOR ESPERANZA SUBDIVISION SHALL NOT EXCEED 2,480 UNITS PER CITY OF BOERNE APPROVED DEVELOPMENT AGREEMENT AND SUBSEQUENT APPROVED AMENDMENTS TO THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- THE OWNER MAY ADJUST THE MAXIMUM NUMBER OF UNITS PER LOT WIDTH CATEGORY BY UP TO 10% PER CITY OF BOERNE APPROVED DEVELOPMENT AGREEMENT AND SUBSEQUENT APPROVED AMENDMENTS TO THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- SF/MF-21 MAY BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL OR AS MULTI-FAMILY RESIDENTIAL AT A RATE OF 0.7 RESIDENTIAL UNITS PER MULTI-FAMILY UNIT. FOR EITHER CASE, THE OVERALL PROJECT SHALL NOT EXCEED 2,480 RESIDENTIAL UNITS.



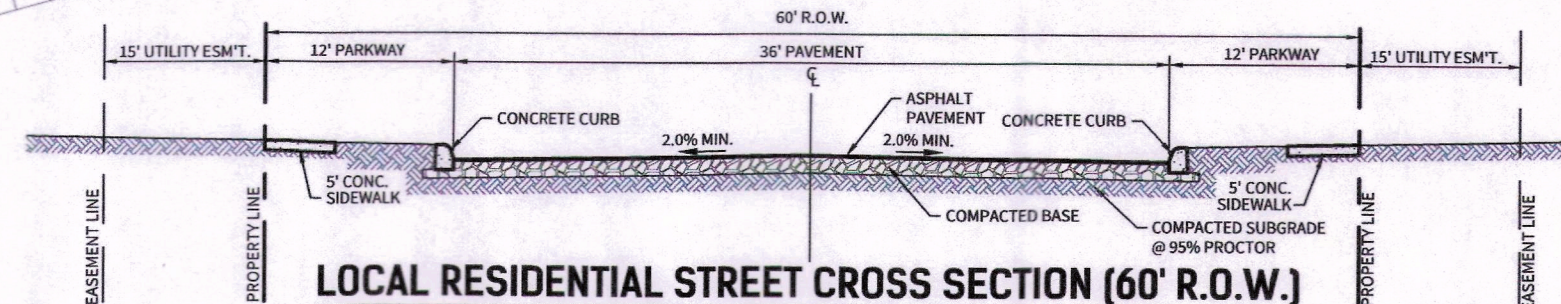
NOTES:

- SPINE ROAD SHALL BE PRIMARY COLLECTOR.
- ROADS WITHIN SUBDIVISION POD'S SHALL BE A LOCAL / NEIGHBORHOOD ROAD.

THIS ESPERANZA POD GENERAL DEVELOPMENT PLAN (GDP), PHASES 3 & 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 7th DAY OF June, 2021.

BY: *Charles M. Doring*
CHAIRMAN
BY: *W.P.M.*
SECRETARY



LOCAL RESIDENTIAL STREET CROSS SECTION (60' R.O.W.)