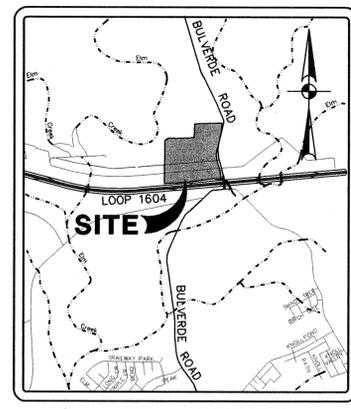
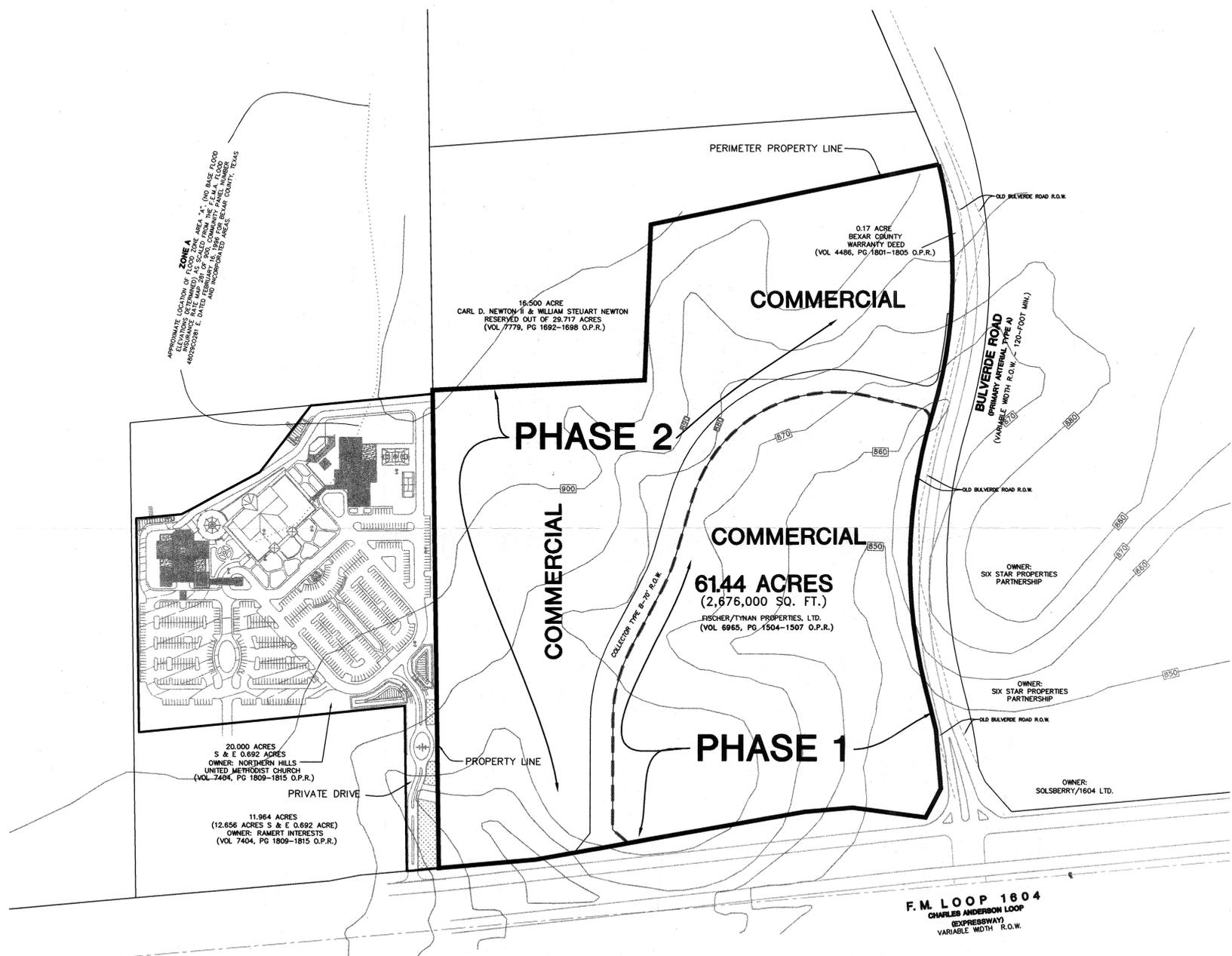


Date: Feb 07, 2003, 3:45pm User ID: puentes
 File: M:\V193\04\Design\Civil\VE\FISCHER.Dwg

APPROXIMATE LOCATION OF FLOODING AREA "A" FOR BASE FLOOD INSURANCE RATE MAP OF SAN ANTONIO, TEXAS. THE FLOODING AREA IS SHOWN IN THE MAP OF SAN ANTONIO, TEXAS, AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOODING. THE FLOODING AREA IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOODING. THE FLOODING AREA IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOODING.



SCALE: 1"=200'

03 FEB 12 AM 9:41
 CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 95 AND 232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	36.72
PHASE 2	27.72
TOTAL	61.44

NOTE
 THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN SUBMITTED TO SAWS AQUIFER STUDIES ON APRIL 14, 2000.

DEVELOPER
F.C.S. FISCHER, LTD
 601 SONTERRA
 SAN ANTONIO, TEXAS 78258

AMENDMENT
POADP NO. 457-B

PLAN HAS BEEN ACCEPTED BY
 COSA # 213-03 # 457-B
 (date) (number)
 If no plats are filed, plan will expire
 On 8-14-04
 1st plat filed on

F.C.S. FISCHER, LTD. - 60.91 ACRE TRACT
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 POADP NO. _____

JOB NO. 4763-04
 DATE APRIL 2000
 DESIGNER SEO
 CHECKED SLW DRAWN SEO
 SHEET 1 OF 1

REVISIONS:
 REVISED 2/7/03

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78216
 210-375-8000
 555 EAST BANNEY



**City of San Antonio
Planning Department
 Master Development Plan Section
 APPLICATION**

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 FEB 12 AM 9:40

Project ID Number:	Date Submitted: #457-B
---------------------------	-------------------------------

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): YES NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Plat Certification Request

- POADP AMENDMENT
 # 457-B
- P.U.D. Plan
 - Mixed Used District (MXD)
 - Military Airport Overlay Zone (MAOZ)
 - Manufactured Home Park Plan (MHPP)
 - Pedestrian Plan (PP)
 - Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: FCS FISCHER, LTD - 00.91 AC TRACT
 Owner/Agent: FCS FISCHER, LTD Phone: 490-2500 Fax: 490-4465
 Address: 601 SONTERRA, SAN ANTONIO, TX Zip code: 78258
 Engineer/Surveyor: PAPE-DAWSON ENGINEERS/PC Phone: 375-9000 Fax: 375-9010
 Address: 555 E RAMSEY, SAN ANTONIO TX, Zip code: 78216

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: C-2 & C-3 Proposed zoning: N/A

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 12 (COMMERCIAL)

Total Number of lots: 12 divided by acreage: 61.44 = Density: 5.12

(PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 9 School District: NEISD Ferguson map grid: 518-B3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name FCS FISCHER, LTD - 60.91 AC TRACT No. 457 A

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____

Name N/A No. _____

Name N/A No. _____

Contact Person and authorized representative:

Print Name: SHAUNA WEAVER Signature: Shauna Weaver

Date: 2/7/03 Phone: (210) 375-9000 Fax: (210) 375-9010

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

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

Certifying Representative:

Print Name: SHAUNA WEAVER Signature: Shauna S. Weaver Date: 2-7-02

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003



CITY OF SAN ANTONIO

February 13, 2003

Ms. Shauna Weaver, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: F.C.S. Fischer, LTD. 60.91 Acre Tract (Amendment)

POADP # 457-B

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed F.C.S. Fischer, LTD. 60.91 Acre Tract (Amendment) Preliminary Overall Area Development Plan # 457-B. Please find enclosed a signed copy for your files. Your plan was accepted, 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.
- 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.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Ms. Weaver
Page 2
February 13, 2003

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.

All Platting will have to 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) 207-7900.

Sincerely,



Emil R. Moncivais, AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering