CITY OF SAN ANTONIO

June 24, 2003

Mr. Walt Rakowitz, P.E.

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

Re: Fossil Ridge (Amending) POADP/MDP # 659-B

Dear Mr. Rakowitz:

The City Staff Development Review Committee has reviewed Fossil Ridge (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 659-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.
- 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 MDP (formerly 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.

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 MDP (formerly 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) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

FOSSIL RIDGE SUBDIVISION
P.U.D. PLAN

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)									
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	STREET PAVEMENT (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SINGLE FAMILY RESIDENTIAL	102.3	49	0.48	11.25	8.51	4.76	86.29	84.35%
2	SINGLE FAMILY RESIDENTIAL	113.9	50	0.44	11.48	8.76	4.82	97.60	85.69%
* 3	SINGLE FAMILY RESIDENTIAL	93.7	54	0.58	12.40	9.87	5.58	75.72	80.81%
* 4A,4B	SINGLE FAMILY RESIDENTIAL	79.8	27	0.34	6.20	4.02	2.51	71.09	89.09%
	TOTALS/AVERAGE	389.7	180	0.46	41.32	31.16	17.67	331.21	84.99%

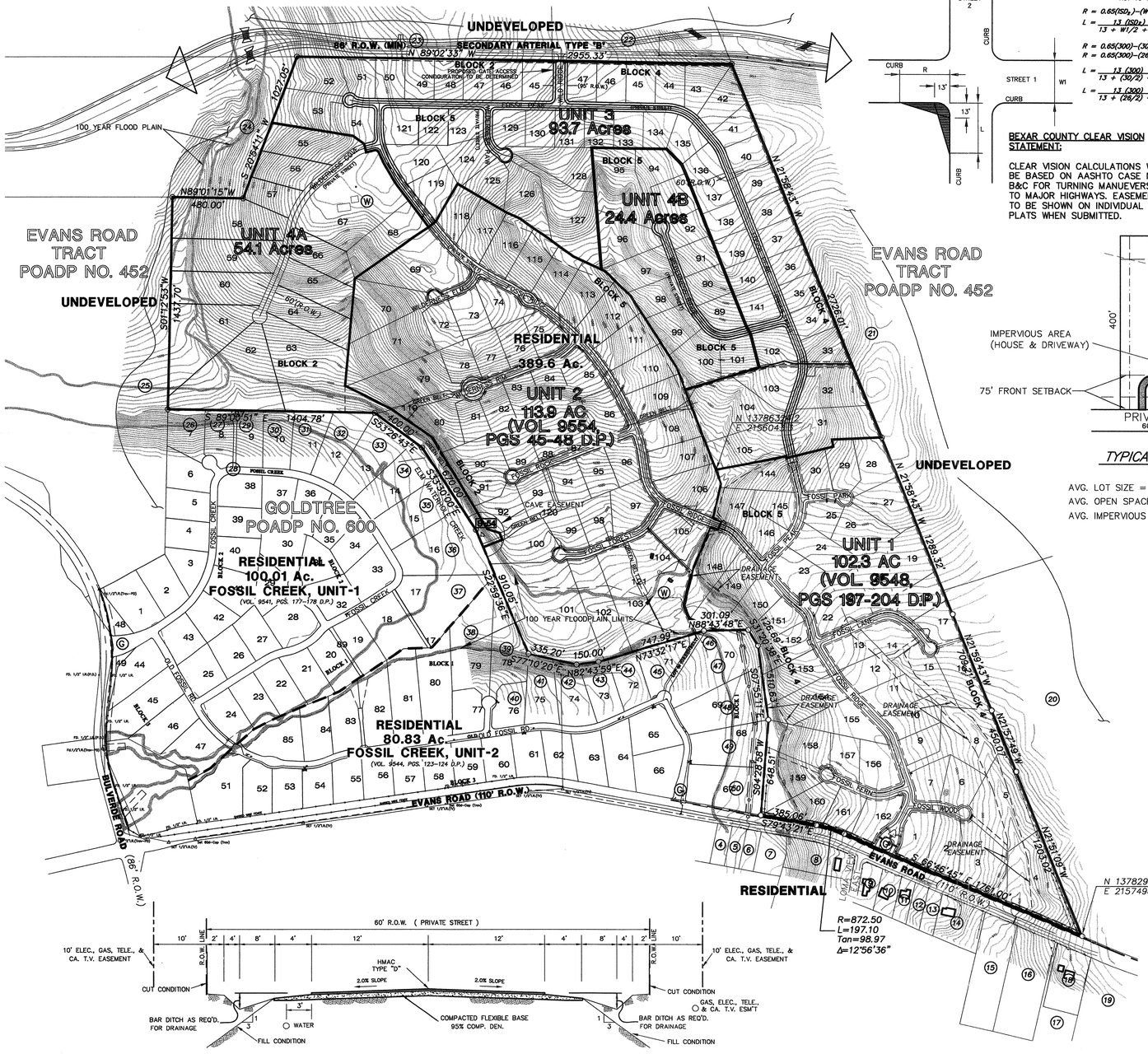
SUMMARY	
NUMBER OF RESIDENTIAL LOTS	180 EA
AVERAGE HOME SIZE	3,500 SF
DENSITY (SINGLE FAMILY UNITS PER ACRE)	0.46 LT/AC
STREET CONSTRUCTION	24,000 LF

OPEN SPACE CALCULATIONS

(OPEN SPACE AREA (acres)) = (GROSS AREA (acres)) − (BUILDING/PAVEMENT AREA (acres)) − (STREET PAVEMENT (acres))

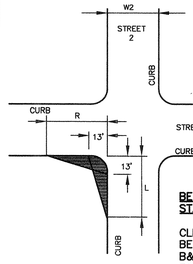
POADP REVISION HISTORY	
POADP #	ACCEPTED DATE
659	01/10/2000
659A	10/19/2001
659B	

PUD REVISION HISTORY	
PUD #	ACCEPTED DATE
99026	10/13/1999
99026A	11/14/2001
99026B	



TYPICAL STREET SECTION

NOT-TO-SCALE



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$R = 0.65(SD_o)-(W1/2 + K_o)$

$L = \frac{13\ (SD_o)}{13 + W1/2 + K_o} - 4$

$R = 0.65(300)-(30/2 + 2) = 178'$

$R = 0.65(300)-(26/2 + 2) = 180'$

$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$

$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$

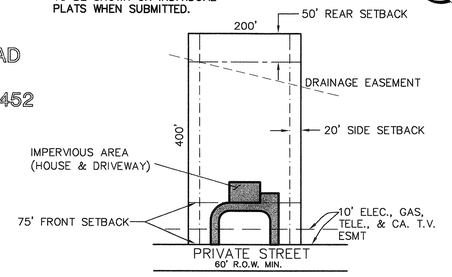
BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

* REVISION STATEMENT: 11-14-02

THE FOSSIL RIDGE PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

UNITS 3, & 4
HAVE BEEN UPDATED TO SHOW A REVISED LOT AND STREET LAYOUT FOR THE UNITS. OPEN SPACE CALCULATIONS REVISED TO REFLECT TYPICAL LOT DETAIL & LAYOUT CHANGES, AND TO PROVIDE STREET PAVEMENT AREA CALCULATIONS.



TYPICAL LOT DETAIL

NOT-TO-SCALE

AVG. LOT SIZE = 2.17 AC.
AVG. OPEN SPACE / LOT = 1.94 AC/LOT
AVG. IMPERVIOUS COVER/LOT = 10,000 S.F. = .23 AC

APPROVED BY THE PLANNING COMMISSION of THE CITY OF SAN ANTONIO	
CHAIRMAN	DATE
SECRETARY	DATE

UTILITY NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PRIVATE SEPTIC SYSTEM BY INDIVIDUAL LOT OWNERS
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED S.W.B. TELEPHONE.
5. CA. T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

OPEN SPACE CALCULATION NOTES

1. ASSUME AVERAGE HOME SIZE OF 3,500 S.F. & AVERAGE DRIVEWAY AREA OF 6,500 S.F.. (DRIVEWAY BASED ON TYPICAL 75' BUILDING SETBACK LINE.)

2. VARIABLE WIDTH DRAINAGE EASEMENT & FLOOD PLAINS WILL BE LEFT UNIMPROVED AND IN A NATURAL STATE.

GENERAL NOTES

1. ALL FLOOD PLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.

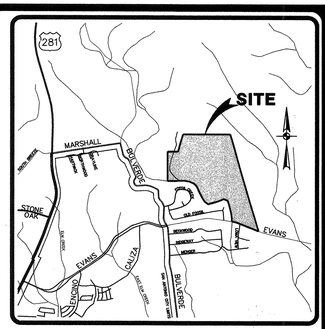
2. PHASING SHALL FOLLOW SUBDIVISION UNITS.

3. THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

4. DEVELOPMENT WILL INCORPORATE PRIVATE STREETS.

5. ALL ENTRANCES INTO DEVELOPMENT WILL BE GATED.

6. SIDEWALKS CONSTRUCTED IN THE PUBLIC/PRIVATE RIGHT OF WAY WILL BE BUILT IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE. ART. 5, DIV. 2; 35-506 (q)



LOCATION MAP

(NOT TO SCALE)

SCALE: 1" = 400'

400' 0 400' 800'

LEGEND

PLAN HAS BEEN ACCEPTED BY COSA

6-26-03 (date) #659-B (number)

If no plats are filed, plan will expire on 12-23-06

1st plat filed on

- PHASING LINE
- P.O.A.D.P./P.U.D. LIMITS
- (X) PROPERTY OWNER INFORMATION (REF. MAILING LIST)
- (W) SENSITIVE FEATURE-WELL
- CAVE FOOTPRINT
- R-54 SENSITIVE RECHARGE FEATURE (ON SITE)
- PERIMETER FENCING (8' FOOT)
- (G) GATED ENTRY
- IMPERVIOUS AREA

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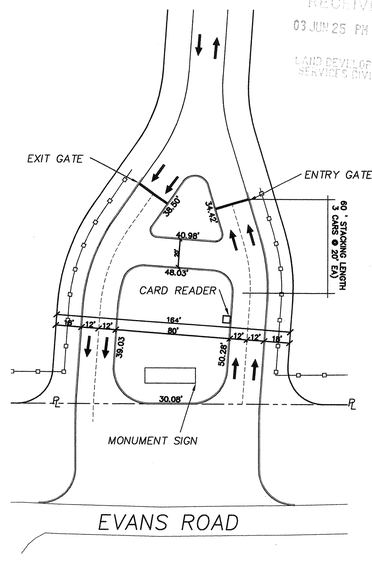
LAND DEVELOPMENT SERVICES DIVISION



GATE ENTRANCE DETAIL

SCALE: 1" = 50'

DEVELOPER INFORMATION

NAME:	BITTERBLUE, INC.
ADDRESS:	11 LYNN BATTS LN., SUITE 110 SAN ANTONIO, TX 78218
TELEPHONE:	210/828-6131

REVISIONS:
(1) NOV. 14, 2002, REVISED LOT AND ROADWAY CONFIGURATION FOR UNITS 3 AND 4, REVISED OPEN SPACE AND DENSITY CALCULATIONS

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 MAY 22 AM 8:11

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

FOSSIL RIDGE SUBDIVISION
SAN ANTONIO, TEXAS
P.O.A.D.P. / P.U.D.

JOB NO. 5579-02
DATE JANUARY 2003
DESIGNER CE
CHECKED LN DRAWN CB
SHEET 1 OF 1

Date: Jun 24, 2003, 11:14am User ID: WRadowitz
File: P:\SA\PD\DESIGN\CIVIL\POADP\5579001.dwg

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

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CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

MDP

Date Submitted:	Project ID Number: 659-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
- ☐ P.U.D. Plan
- ☐ Mixed Use 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: Fossil Ridge, Planned Unit Development

Owner/Agent: Denton Development Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): Fossil Ridge, PUD

Existing zoning: PUD Proposed zoning: PUD

Projected # of Phases: 4 (Phases 1 and 2 completed)

Number of dwelling units (lots) by Phases: Unit-1 49 Lots, Unit-2 50 Lots, Unit-3 54 Lots, Units 4A and 4B 27 Lots

Total Number of lots: 180 divided by acreage: 389.7 = Density: 0.46

(PUD Only) Linear feet of street: 24,000 ☒ Private ☐ Public ☐ Gated ☒ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Total open space: 331.21 divided by total acreage: 389.7 = Open space: 84.99 %

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

(PUD Only) Construction start date: Units 1 & 2 Complete; Unit-3 Spring 2003

(PUD Only) X/Y coordinates at major street entrance: X: 2,157,498.7 Y: 13,782,975.9

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Northeast Ferguson Map Grid: 484 / C-4, D-4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? Yes
Name Fossil Ridge No. 659

Is there a corresponding PUD for this site? Name Fossil Ridge No. 659

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Fossil Ridge, Unit-1 No. 020361
Name Fossil Ridge, Unit-2 No. 010428
Name No.

Contact Person and authorized representative:

Print Name: Dan Kossl, P.E. Signature:

Date: 3/10/03 Phone: (210) 828-6131 Fax: (210) 828-6137

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 and 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.

N/A☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A☐ **(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.

N/A☐ 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.

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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.

N/A ☐ 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: LEE NILES Signature: Lee Niles Date: 3/11/03

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 12 PM 4:16

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003