



CITY OF SAN ANTONIO

April 26, 2005

Mr. Johnny Martinez, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Fossil Ridge Subdivision (Amended)
Dear Mr. Martinez:

MDP # 659-C

The City Staff Development Review Committee has reviewed Fossil Ridge Subdivision (MDP) Master Development Plan # 659-C. 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.
- Any 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.
- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:
 1. It should be understood that this is a general review of a conceptual plan and that all technical requirements of the Unified Development Code for Streets & drainage shall be complied with.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- **Historic Preservation** has reviewed the above Referenced PUD and Approve with conditions: The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources.

Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. Aerial photographs however show what appear to be two possible historic structures. Based on the presence of a large number of sites recorded for the Encino Park development located near the Fossil Ridge development, staff of the HPO believe there is a high probability that the property may contain sites. **However, based on a review of the sites recorded for the Encino Park development, most of the sites were lithic scatters or quarry sites with shallow soils that were not recommended for any further work. Thus, the HPO recommends the following:**

- (1) the possible historic structures be evaluated by the HPO staff archaeologist for significance;*
- (2) if found to be significant, then the buildings be preserved—this can be done effectively since the buildings lie within Unit 5, a 10.0 acre tract with three subdivided areas;*
- (3) the following text be added to any future plats: If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.*

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

For plat certification, the **SAWS Aquifer Protection Ordinance No.81491** requires the following:

- Section 34-913, buffering may be required. Also, Section 34-926 (c) may require review of substantial alteration criteria.
- 100 year Flood Plain Shown and Buffering (if applicable)

- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Associated plats will need to address floodplain and buffer zones as applicable.

- **Storm Water Engineering** has reviewed the Fossil Ridge (MDP) Master Development Plan submittal and comments are as follows:

1. The MDP is approved with the following conditions:

- a. An existing LOMAR submitted by Pape-Dawson is currently under review by FEMA, therefore lots 59, 60, 62, 63, 64, 65, and 66 will be placed on hold. A release will be issued once FEMA has approved the LOMAR or a bond and is provided at the time of building permit.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:

1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.

2. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, 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.

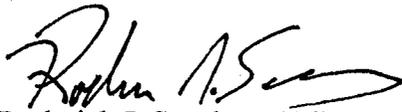
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this (MDP) Master Development Plan 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) 207-7873.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Chris Yanez, Architect Assistant, Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

