



CITY OF SAN ANTONIO

March 19, 2003

Mrs. Ruth Hampton

Vickrey & Associates
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Park Place Phase II

MDP # 748

Dear Mrs. Hampton:

The City Staff Development Review Committee has reviewed Park Place Phase II Master Development Plan M.D.P. # 748. 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.
- 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 Master Development Plan (M.D.P) to include floodplains, drainage areas and open space.

- Development Services, TIA Engineering Section has indicated as part of their conditional approval, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Park Place II Development, at no cost to the City of San Antonio:
 1. Construction of an internal collector street (Rousseau Road extension) approximately 3,140 feet in length. The collector shall consist of 70 –feet of ROW and 44- feet of pavement.
 2. At the internal collector street (Rousseau Road extension) intersection at Marbach Road, the developer shall design and construct a westbound right-turn lane on Marbach Road (200 feet in length) when this intersection is constructed..
 3. At the internal collector street (Rousseau Road extension) intersection at Marbach Road, the developer shall dedicate ROW (200-feet in length) to provide a southbound right-turn lane on the internal collector street (Rousseau Road extension) when this intersection is constructed.
 4. The internal collector bridge (all weather crossing) over Medio Creek Tributary, which provides additional access to Park Place II, is required and must be in place prior to completion of the Unit and or Phase adjacent to Medio Creek Tributary.
 5. The Local A bridge (all weather crossing) over Medio Creek Tributary shall be designed and constructed under the Phase 5 and or Unit 5. This all weather crossing is a east – west stub out adjacent to the northwest side of the proposed development as shown on the approved Master Development Plan.
 6. The additional direct access point from Manor Creek Road (connecting Park Place to Rousseau Road extension) shall be connected once the area west of Park Place and Park Place II is constructed.

- Parks and Recreation Department as part of their conditional approval the following on-site improvements shall be provided by the developer on or before the completion of Park Place II Development, and prior to any Certificate of Occupancy (C of O) is issued. These improvements will be done at no cost to the City of San Antonio:
 1. The applicant will dedicate a minimum of 9.04 acres as identified on the Master Development Plan to the Park Place Phase II Homeowner's Association or similar entity.
 2. The applicant must construct a six (6) foot wide trail approximately 1400 linear feet in length. The trail will begin at the point where the local "A" street stubs out on the western edge of Unit 5 and head in a southerly direction, crossing the 0.51 Acre Picnic Area, and connecting with the sidewalk along the main collector.
 3. The applicant shall install six (6) picnic units in the Park. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal.
 4. The applicant shall install an Open Play Area. This area is to be a minimum of 20,000 square feet of unobstructed space with a maximum slope of five (5) percent.
 5. The Greenway with all improvements is to be completed prior to the approval of the Unit 6 plat.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

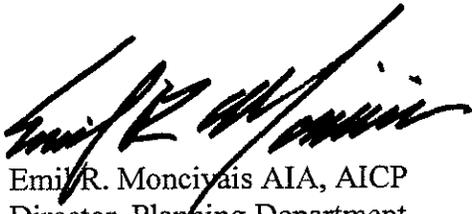
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

All Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Mrs. Ruth Hampton
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March 19, 2003

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

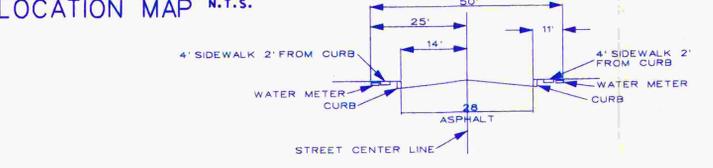
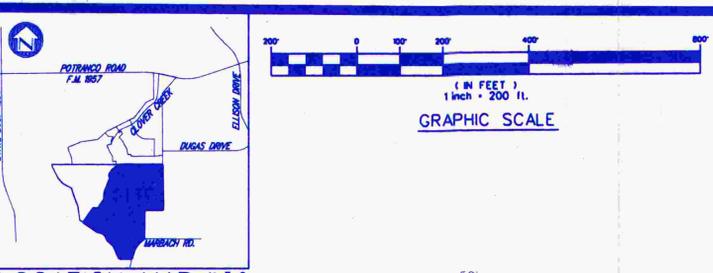
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is stylized and cursive.

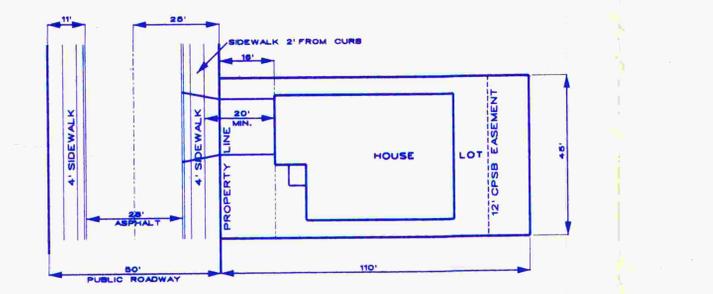
Emil R. Moncivais AIA, AICP
Director, Planning Department

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



TYPICAL STREET SECTION
N.T.S.



TYPICAL LOT SITE PLAN
N.T.S.

PARK AND OPEN SPACE

REQUIREMENTS:

1 ACRE PER 114 LOTS	- 6.39 ACRES
OPEN SPACE PROVIDED	- 9.04 ACRES
PICNIC AREA	- 2.70 ACRES
GRASS AREA (20,000 S.F.)	- 0.46 ACRES
PICNIC AREA	- 0.51 ACRES
GREEN WAY W-TRIAL	- 6.83 ACRES

PHASING:

	REQUIRED	TIMING OF IMPROVEMENTS
UNIT 1-4 (454 LOTS)	4 AC.	UNIT 5
UNIT 5	6.39 AC.	BY COMPLETION
UNIT 6	6.39 AC	OF UNIT 5

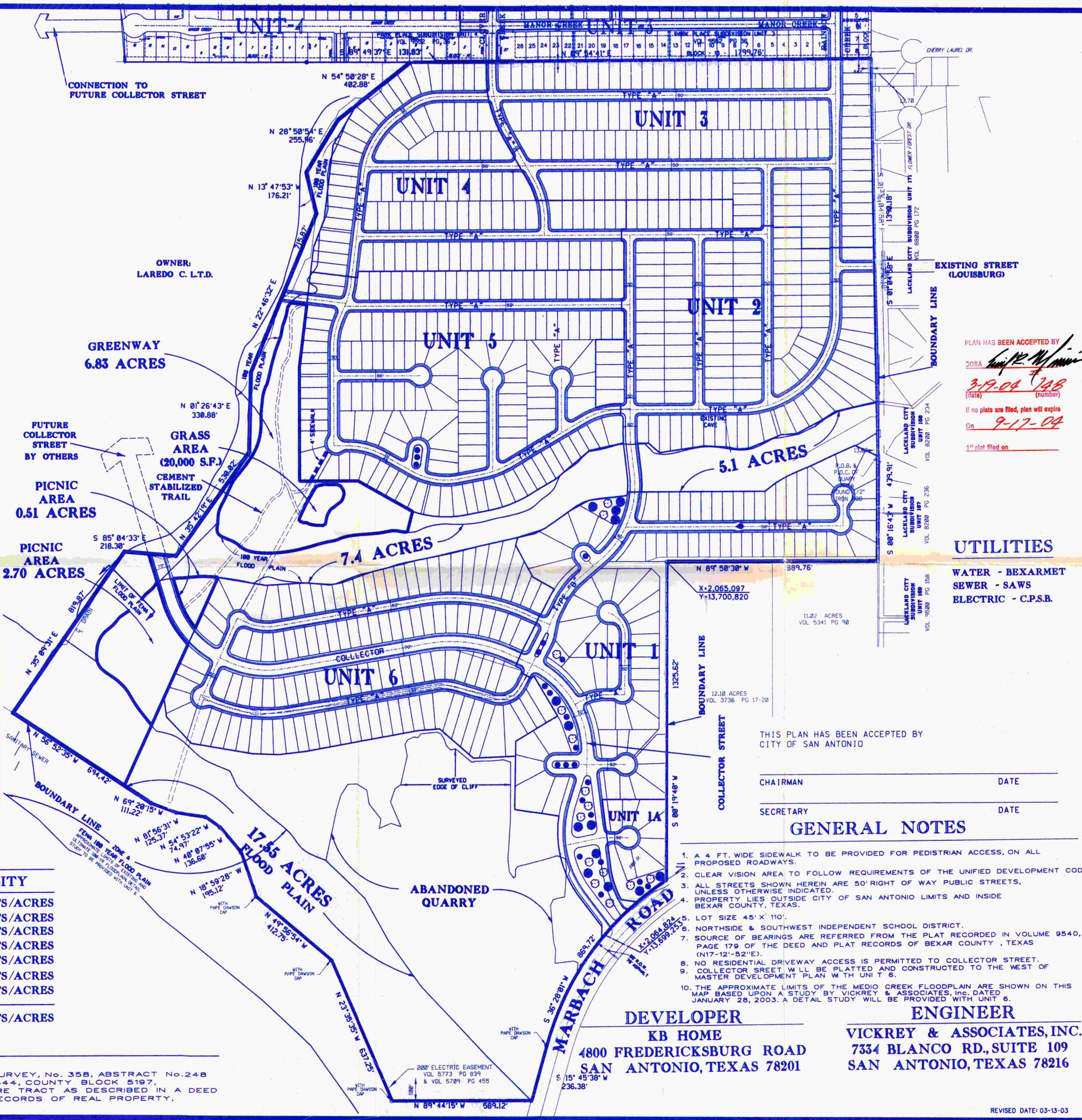
NOTES:
 (1) PARKS AND OPEN SPACE SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR OWNERSHIP, MAINTENANCE & ADMINISTRATION.
 (2) UNIT 6 SUBDIVISION PLAT WILL NOT BE APPROVED PRIOR TO COMPLETION OF PARK AND OPEN SPACE IMPROVEMENTS (EXCEPT FOR PICNIC AREAS ADJACENT TO COLLECTOR STREET IN UNIT 6).

LAND USE
TOTAL LAND AREA: 213.90 ACRES

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	25.09 ACRES	86 LOTS (45')	3.43 UNITS/ACRES
UNIT-1A	2.01 ACRES	7 LOTS (45')	3.48 UNITS/ACRES
UNIT-2	24.95 ACRES	134 LOTS (45')	5.37 UNITS/ACRES
UNIT-3	20.78 ACRES	126 LOTS (45')	6.06 UNITS/ACRES
UNIT-4	17.30 ACRES	101 LOTS (45')	5.84 UNITS/ACRES
UNIT-5	27.96 ACRES	153 LOTS (45')	5.47 UNITS/ACRES
UNIT-6	25.00 ACRES	121 LOTS (45')	4.84 UNITS/ACRES
TOTAL:	143.09 ACRES	728 LOTS (45')	5.09 UNITS/ACRES

Legal Description:

A 213.90-ACRE TRACT OF LAND OUT OF THE ANTONIO FUENTES SURVEY, No. 358, ABSTRACT No. 248 CB 4333, AND THE WILLIAM T. NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK, S197, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE 662.792-ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 6051, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



PLAN HAS BEEN ACCEPTED BY
 205A [Signature]
 3-19-04 [Date]
 148 [Number]
 If no plats are filed, plan will expire
 On 9-17-04
 1st plat filed on

UTILITIES
 WATER - BEXARMET
 SEWER - SAWS
 ELECTRIC - C.P.S.B.

THIS PLAN HAS BEEN ACCEPTED BY
 CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
4. PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
5. LOT SIZE 45' X 110'.
6. NORTHSIDE & SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
7. SOURCE OF BEARINGS ARE REFERRED FROM THE PLAT RECORDED IN VOLUME 9540, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (N17-12'-52"E).
8. NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
9. COLLECTOR STREET WILL BE PLATTED AND CONSTRUCTED TO THE WEST OF MASTER DEVELOPMENT PLAN WITH UNIT 6.
10. THE APPROXIMATE LIMITS OF THE MEDIO CREEK FLOODPLAIN ARE SHOWN ON THIS MAP BASED UPON A STUDY BY VICKREY & ASSOCIATES, INC. DATED JANUARY 28, 2003. A DETAIL STUDY WILL BE PROVIDED WITH UNIT 6.

DEVELOPER
 KB HOME
 4800 FREDERICKSBURG ROAD
 SAN ANTONIO, TEXAS 78201

ENGINEER
 VICKREY & ASSOCIATES, INC.
 7334 BLANCO RD., SUITE 109
 SAN ANTONIO, TEXAS 78216

PARK PLACE PHASE II

MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 03 MAR 17 AM 10:40

SCALE: 1"=200'
 DATE: 8-5-02

LAND PLANNING TEAM

HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT
 4800 FREDERICKSBURG at Loop 410 P.O. Box 5250 Beacon Hill Sta.
 San Antonio, TX 78201 FAX (210) 978-0072

KB HOME

REVISED DATE: 03-13-03

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City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number:
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Project Name: Park Place II M.D.P.

Owner/Agent: KB Home Phone: 349-1111 Fax: 979-0072

Address: 4800 Fredericksburg Rd. Zip code: 78229

Engineer/Surveyor: Vickery & Associates Phone: 349-3271 Fax: 349-2561

Address: 7334 Blanco Rd. Suite 109 Zip code: 78216

Existing legal Description (PUD Only): See Attached Field Notes Descriptions

Existing zoning: N/A (OCL) Proposed zoning: N/A (OCL)

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

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _ divided by total acreage: _ = Open space ___ %

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

(PUD Only) Construction start date:

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 6

2 Council District: 5 OCL School District: N.I.S.D. + EWISD Ferguson map grid: 612/C5&6

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
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City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

(Continued)

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

Name ~~LA~~ WOLF HOLLOW No. 525

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

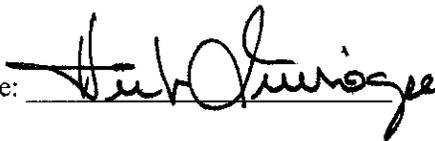
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Herb Quiroga Signature: 

Date: 12-2-02 Phone: 301-2936 Fax: 979-0072

Master Development Plan and P.U.D.
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;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

(Continued).

- (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);
- (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;
- (PUD ONLY) 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.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) 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:
 - (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.
- 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)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Herb Quiroz signature: Herb Quiroz Date: 12-2-02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001