City of San Antonio, Texas

Department of Development Services

January 19, 2007

Mrs. Shauna Weaver, P.E.

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

Re: Wissman 323.91 Acre Tract Subdivision **MDP # 777-B (Amended)**

Dear Mrs. Weaver:

The City Staff Development Review Committee has reviewed Wissman 323.91 Acre Tract Subdivision Master Development Plan **MDP # 777-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.

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.

It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP) to include floodplains, drainage areas and open space.

Trees Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per Sec. 35-523 of the Unified Development Code (UDC) – a Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit at platting or building permit stage. Additional permitting fees and affidavits will be needed to obtain tree permits.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Parks and Open Space cites the following conditions:

- The Parks Development Plan Amendment fee of $260.00 has not been paid and must be paid prior to final acceptance of this plan.
- The parkland provided shall be shown as "Park" or "Open Space" on a plat per Sec. 35-503(e) *Designation of Parkland* of the UDC.
- The parkland provided shall be dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association shall be provided by the second application for plat approval per Sec. 35-503(e) *Designation of Parkland* of the UDC.

- Parkland dedication shall be platted by the second phase of residential development per Sec. 35-503(f) *Development Phasing* of the UDC.

- All amenities provided shall comply with standards and specifications found in per Sec. 35-503(h) *Credit for Park Facilities* of the UDC and Table 503-4 of the UDC if any credit is to be awarded.

Bexar County Infrastructures Services Department cites the following conditions:

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

- County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- All traffic control improvements shall conform to the Texas Manuel on Uniform Traffic Control Devices.

- Roadway configurations adjacent to and within this development shall be consistent with the recommendations set forth in the Stevens Ranch Traffic Impact Analysis dated November 2003.

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.

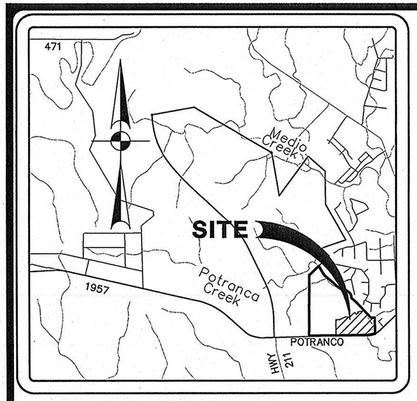
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

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

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service



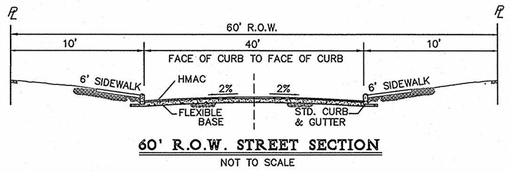
LOCATION MAP

1" = 5000'
FERGUSON MAP #610

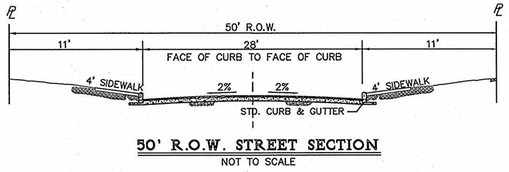
GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

LEGEND:

- FLOODPLAIN
- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- SECTION BOUNDARY
- 10' CONTOURS
- 50' CONTOURS
- (3) OWNERSHIP INFORMATION



60' R.O.W. STREET SECTION
NOT TO SCALE



50' R.O.W. STREET SECTION
NOT TO SCALE

PROPERTY OWNERSHIP:

1. CARRIZALES, DAVID R & RACHEL M
2. CORONA, JOHN L & MYRA R
3. RODRIGUEZ, RUDY O
4. GILLETTE, ROBERT K
5. PASAMONTE, DIOSDADO
6. PETERSON, ROBERT C & CHRISTINE ET AL
7. JANETZKE, RONALD W & ANNETTE
8. TREVINO, RAYMOND C & CHRISTINE SOTO
9. MAGEE, KENNETH J & LUPE F
10. FLORES, JUAN H & MARISA I
11. RAMIREZ, JAIME JR & JAIME
12. FLORES, ADOLFO H & BERTHA L
13. KB HOME LONE STAR L.P.
14. KB HOME LONE STAR L.P.
15. KB HOME LONE STAR L.P.
16. SEIDENBERGER, EWALD R & MINOLA V REV L/TR
17. RANCHO DEL LAGO INC
18. STANDARD PACIFIC HOMES
19. S.R. HOLDINGS, L.P.
20. S.R. HOLDINGS, L.P.

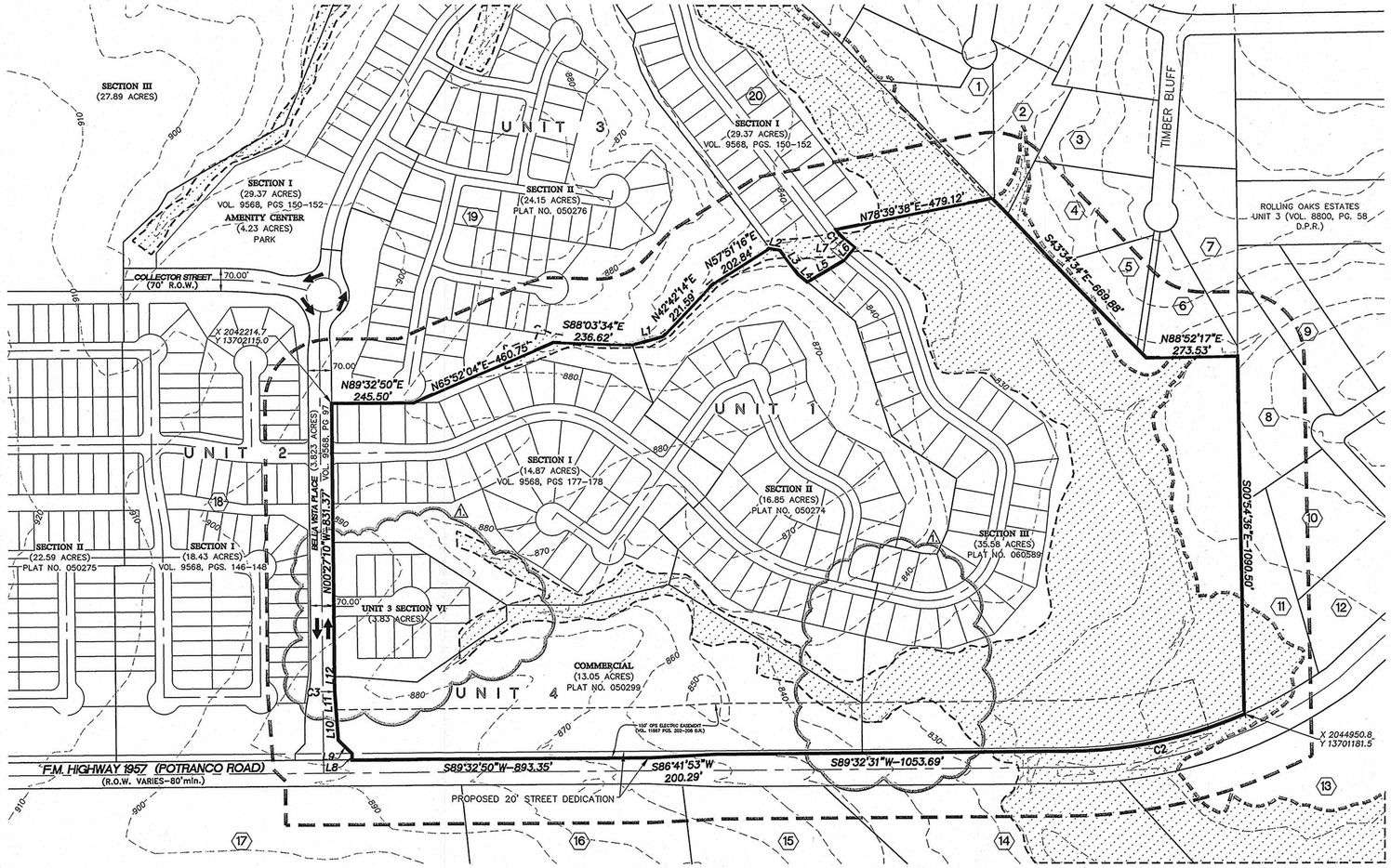
NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS. UNLESS OTHERWISE NOTED.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF AASHTO.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. ***S.R. HOLDINGS, L.P.***

PLAN HAS BEEN ACCEPTED BY
COSA
1/19/07 (Date) TMB (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/18/09 Date

1 AMENDMENTS:
1. UNIT 3 SECTION 6 LAND USE WAS MODIFIED FROM COMMERCIAL TO RESIDENTIAL.
2. UNIT 1 SECTION 3 BOUNDARY WAS MODIFIED.



LAND USE RATIO AND DENSITY TABLE

UNIT	SECTION	LAND USE	SIZE–GROSS(AC.)	FLOOD PLAIN(AC.)	SIZE–NET(AC.)	# OF LOTS/EDUs	DENSITY (LOTS/Ac.)
1	I	RESIDENTIAL	14.87	0.84	14.03	42	2.82
	II	RESIDENTIAL	16.85	0.55	16.30	41	2.43
	III	RESIDENTIAL	35.58	20.04	15.54	35	0.98
3	VI	RESIDENTIAL	3.83	0.47	3.36	10	2.61
		RESIDENTIAL LOT TOTAL				128	
2		COMMERCIAL	13.05	1.74	11.31	46	–
		TOTAL	84.18	23.64	60.54	174	2.07

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	38.91'	175.00'	19.54'	12°44'26"	38.83'	S43°32'28"E
C2	546.08'	1386.28'	276.63'	22°34'12"	542.56'	N78°15'25"E
C3	6.66'	100.00'	3.33'	3°48'51"	6.66'	S02°21'35"E

LINE TABLE

LINE	LENGTH	BEARING
L1	95.28'	S74°00'49"W
L2	30.78'	N80°11'19"W
L3	92.29'	N37°10'19"W
L4	35.69'	N49°54'40"W
L5	126.98'	S59°10'49"W
L6	50.00'	S40°05'19"W
L7	38.71'	S49°54'40"E
L8	20.00'	S00°27'11"E
L9	57.23'	S45°27'10"E
L10	70.13'	S04°16'00"E
L11	69.82'	S04°16'00"E
L12	41.87'	S00°27'10"E

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
DAN WENZINGER
S.R. HOLDINGS, L.P.
1660 LINCOLN ST., SUITE 2812
DENVER, COLORADO 80264
PHONE: (303) 526-2853

APPROVED
MASTER DEVELOPMENT PLAN
CITY OF SAN ANTONIO
PLANNING COMMISSION
CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

REVISIONS:
△11/06: MODIFIED LUS6 FROM COMMERCIAL TO RESIDENTIAL
11/06: MODIFIED UTS3 BOUNDARY

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

WISSMAN TRACT

84.18 ACRE TRACT

MASTER DEVELOPMENT PLAN

JOB NO. 5293-45
DATE OCTOBER 2006
DESIGNER LKO
CHECKED SLW DRAWN RTM
SHEET C1.00

Date: Jan 12, 2007, 1:16pm User ID: LJowers
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