CITY OF SAN ANTONIO

August 15,2005

Mr. Frederick J. McNealy, P.E.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: Chestnut Springs Subdivision MDP # 783-B

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed Chestnut Springs Master Development Plan M.D.P. # 783-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.

- Development Services, Engineering Section has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Chestnut Springs Subdivision, at no cost to the City of San Antonio:

  1. Provide 43 ft. right-of-way from the centerline of Hunt Lane along the frontage of this property.

  2. Construct a southbound right-turn lane on Ingram at the collector entrance to this subdivision.

  3. All interior streets accessing external roadways shall follow all conditions set forth in the Chestnut Springs Master Development Plan.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

4. It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan.

- 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 Tree Preservation at 207-8053.

- 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.

- Storm Water Engineering has reviewed the above reference project. Based on the submittal dated January 8, 2004 comments are as follows:

1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code (UDC) for The City Of San Antonio, as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-8053.

- Historic Preservation: 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. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. Several historic agricultural complexes and/or early settlement houses may be located within the project area. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

  If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO 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 Historic Preservation at 210-207-7306.

- The Parks and Recreation Department as part of their conditional approval impose the following:

1. Chestnut Springs is a proposed subdivision of 489 units. Per the requirements of the UDC Section 35-503, the parkland dedication requirement for this subdivision is 4.3 acres. Chestnut Springs will develop a 3.17-acre park in the southeast corner of the subdivision encompassing the existing pond. The three required improvements will be addressed at the platting stage. Once the required improvements are completed a transfer date will be set to dedicate the park to the City of San Antonio. The park and all improvements must be completed prior within the first two phases filed under this plan.

2. A fee in-lieu of dedication will be paid on the remaining dedication requirement of 1.13 acres. The fee will be set at the platting stage and is to be paid in full prior to recordation of the first plat filed under this plan.

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.

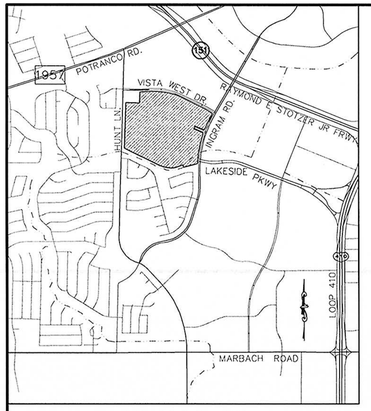
ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

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

Sincerely,

Rod Sanchez
Development Services, Assistant Director
RS/MH. Jr.

cc: Sam Dent , P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP

UTILITIES

WATER – SAWS
SEWER – SAWS
ELECTRIC – C.P.S.B.

ZONING

R-5

LAND USE

SINGLE FAMILY

TOTAL LAND AREA

97.39 ACRES

APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	25.54 ACRES	108 LOTS	4.23 UNITS/ACRES
UNIT-2	20.64 ACRES	87 LOTS	4.22 UNITS/ACRES
UNIT-3	13.55 ACRES	56 LOTS	4.13 UNITS/ACRES
⚠3 UNIT-4	20.21 ACRES	110 LOTS	5.44 UNITS/ACRES
UNIT-5	11.32 ACRES	60 LOTS	5.30 UNITS/ACRES
UNIT-6	6.13 ACRES	30 LOTS	4.89 UNITS/ACRES
SUBTOTAL:	97.39 ACRES	451 LOTS	4.63 UNITS/ACRES

PARK AND OPEN SPACE REQUIREMENTS:

PARK LAND/OPEN SPACE REQUIRED = 451 LOTS/114 ACRES PER LOT = 3.96 ACRES

THE PARK FEE FOR THE OVERALL CHESTNUT SPRINGS DEVELOPMENT WAS PAID AT THE TIME OF CHESTNUT SPRINGS UNIT 1 PLAT RECORDATION.

NOTE: IN ACCORDANCE WITH UDC 35-412(g)(2) THIS AMENDMENT QUALIFIES AS MINOR. THE AMENDMENTS ARE AS FOLLOWS:
- CHANGES TO THE PHASING OF THE PROPOSED DEVELOPMENT HAVE BEEN REVISED WHILE THE USE AND OVERALL GEOGRAPHIC LAND AREA HAS REMAINED THE SAME.
- A REDUCTION IN THE NUMBER OF PROPOSED PLATTED LOTS FROM 485 TO 451 DECREASING THE OVERALL RESIDENTIAL DENSITY.

⚠3 NOTE: UNIT 4 SHALL BE APPROVED PRIOR TO CITY APPROVAL OF UNIT 3.

GENERAL NOTES

1. ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
2. A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED STREETS.
3. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 120'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
6. A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
7. PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
8. PROPERTY LIES INSIDE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
9. NO FEMA FLOODPLAINS ARE WITHIN LIMITS OF PROJECT BASED ON FIRM PANEL 48029C0416E EFFECTIVE 2/16/1996.
10. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. BEARING REFERENCE IS THE SOUTH R.O.W. LINE OF VIEW WEST DRIVE AS SHOWN ON THE SUBDIVISION PLAT OF WESTLAKES SUBDIVISION UNIT 11 RECORED IN VOLUME 9538, PAGE 27. (N 65° 52' 19" W)

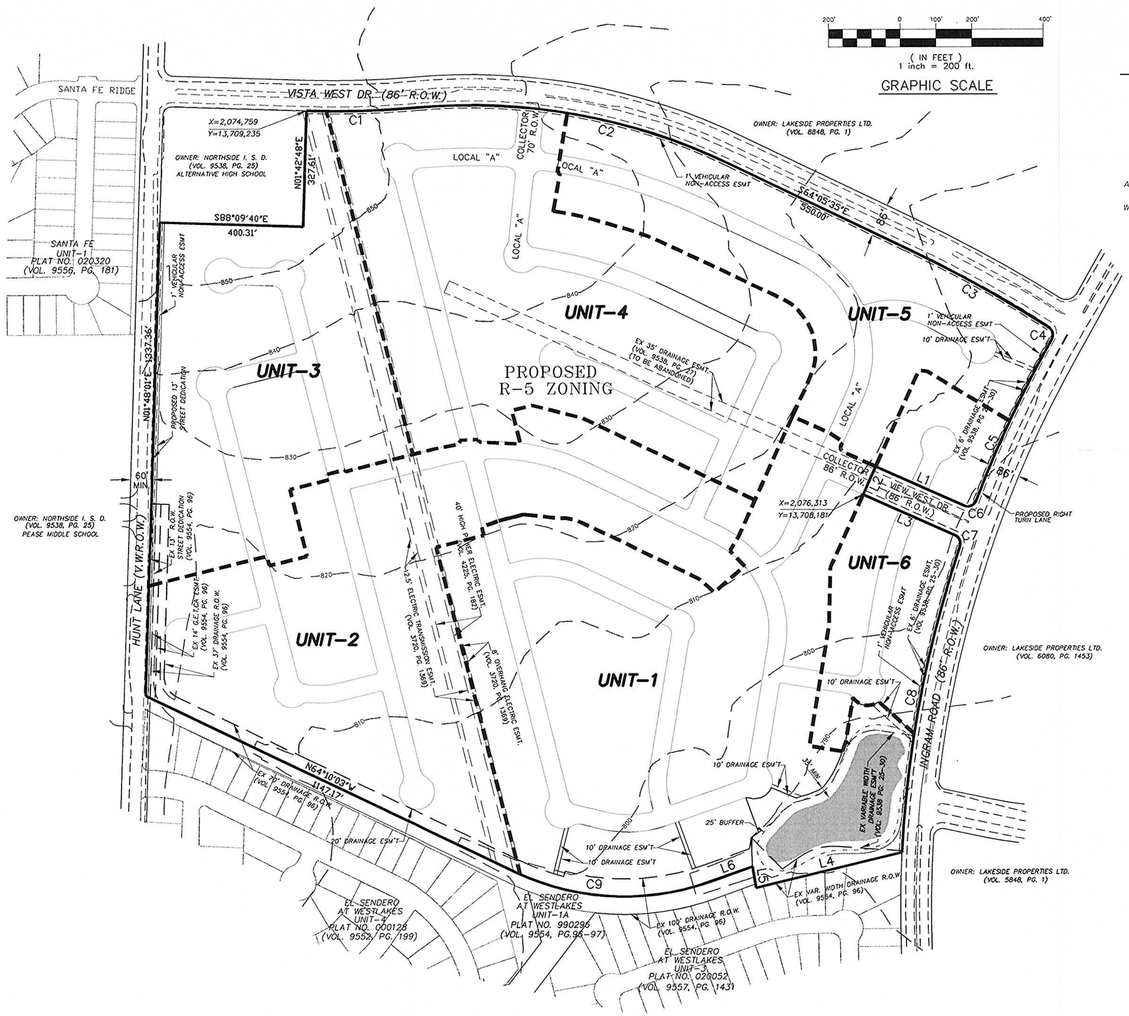
LINE TABLE		
LINE	LENGTH	BEARING
L1	270.24'	N65°52'19"W
L2	86.00'	S24°07'41"W
L3	281.02'	S65°52'19"E
L4	419.59'	S76°14'21"W
L5	60.93'	N09°21'56"W
L6	128.15'	S70°16'20"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°00'00"	2543.00	310.68	155.54	N88°24'25"E	310.49
C2	31°00'00"	1657.00	896.53	459.53	S79°35'35"E	885.63
C3	6°46'56"	3857.00	456.57	228.55	S60°42'08"E	456.30
C4	86°49'04"	25.00	37.88	23.65	S13°53'57"E	34.36
C5	8°44'13"	3289.47	501.61	251.29	S25°08'37"W	501.12
C6	93°20'16"	25.00	40.73	26.50	S67°27'06"W	36.37
C7	84°17'19"	25.00	36.78	22.62	S23°43'40"E	33.55
C8	15°25'34"	3289.47	885.65	445.52	S10°42'13"W	882.98
C9	45°33'39"	700.00	556.63	293.97	N86°56'52"W	542.08

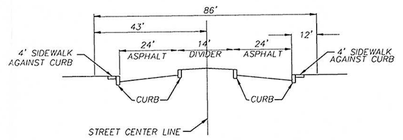
LEGEND

BOUNDARY
UNIT BOUNDARY
ESMT EASEMENT

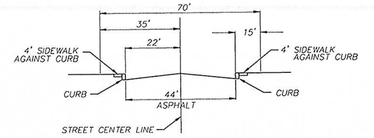
SCALE: 1"=200'



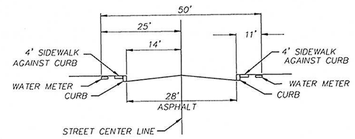
200' 0 100' 200' 400'
(IN FEET)
1 inch = 200 ft.
GRAPHIC SCALE



NON-STANDARD STREET SECTIONS
COLLECTOR -- 2-24' Aspholt Section in 86' Right-of-Way
(VIEW WEST DRIVE)



COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION

DATE	NO.	DESCRIPTION
7/19/05	⚠5	SWITCHED UNITS 1 & 3, UPDATED LOT & ACREAGE INFO, ADDED LOCAL "A" STREET, ADDED NOTE 11
6/27/05	6	ADDED COLORING, REMOVED SIGNATURE BLOCK, REVISED REVISION NOTE #5 PER CSA COMMENTS
5/19/05	⚠4	UPDATED UNIT BOUNDARIES, ADDED UNIT COUNTS & AREA IN UNIT SCHEDULE, UPDATED CALCULATION FOR PARK AREA
3/16/04	4	REV PARKLAND & DRAINAGE ESMT
3/05/04	3	REVISED PARK LAND
2/10/04	2	DELETED STREET TO HUNT LANE, ADDED PARK LAND REQUIREMENTS
1/26/04	1	REVISED STREET TO COLLECTORS, ADDED DRAINAGE ESMT, REVISED ADJOINING DRIVEWAYS & PLATS

REVISIONS
FILE LOCATION:
FILE NO.
DRAWN BY:
CHECKED BY:
APPROVED BY:

REV. SERVICES
2005 AUG -4 A 7:33

PLAN HAS BEEN ACCEPTED BY
COSA
8/5/05 (date) 783-B (number)
If no plats are filed, plan will expire
On 2/14/07
1st plat filed on

DEVELOPER/OWNER

FIELDSTONE COMMUNITIES
21232 GATHERING OAK, STE 103
SAN ANTONIO, TEXAS 78258
210-491-7627

ENGINEER

VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

DATE PREPARED: 12/19/03
REVISED DATE: 07/19/05

MDP ID # 783-B

Legal Description:

97.390 acres (4,242,293 square feet) of land being out of a 1,021.590 acre tract described by Deed recorded in Volume 2498, page 475 of the Official public Records of Real Property of Bexar County, Texas, and being out of the J.W. McComley Survey No. 70, Abstract 470, County Block 4329 and the R.E. Sevy Survey No. 357, Abstract 709, N.C.B. 15329 and also out of Block 31 and 32 Cable Ranch Subdivision according to plat thereof recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio,Texas 78216
Voice:(210) 349-3271 Fax:(210)349-2561

MASTER DEVELOPMENT PLAN
CHESTNUT SPRINGS SUBDIVISION
San Antonio, Texas

PLAT NO.
DATE: DECEMBER 2003
SCALE
Vertical 1"=200'
Horizontal NA
0 100 200 300
SHEET 1 OF 1
PROJ NO. 0735-117

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