CITY OF SAN ANTONIO

July 8, 2005

Mr. Gary Balbaugh

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, STE 1390
San Antonio, TX 78216

Re: Culebra Creek II (Amendment) MDP # 792-A

Dear Mr. Balbaugh:

The City Staff Planning Review Committee has reviewed Culebra Creek II Master Development Plan, M.D.P. (Amendment) # 792. 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.

- The acceptance of this Master Development Plan # 792-A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- Any access and ROW. issues along state facilities will need to be resolved with the Texas Department of Transportation (TX DOT). For information about these requirements you can contact TX DOT at 615-5814.

- Historic Preservation requires an archaeological survey of the property as a condition of approval.

- Storm Water Engineering cites the following as part of their conditional approval:

    1. The floodplain limits on this Master Development Plan (MDP) are estimated and subject to change. Approval of subdivision plats associated with Master development plan will be 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 (UDC).

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Culebra Creek II Master Development Plan (MDP).

  The following on-site improvements as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Culebra Creek II Development at no cost to the City of San Antonio.

  1. FM 1560 – The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of FM 1560 (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 2400-feet.

  2. Construction of an internal collector street system approximately 3000-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (DUCK 35-515, (c), (4)).

  3. All Roadways shall conform to DUCK 35-5069 (c), (1), Table 506-1: Functional Classification System Description.

  4. The developer shall be responsible for upgrading the intersection of FM 1560 and the Collector Street. This includes a sufficient left-turn storage lane on northbound FM 1560, with a bay taper and transition (DUCK – 35-506, (m), (2) and a right-turn deceleration lane (southbound FM 1560) with a storage lane and bay taper as it relates to the submitted TEA traffic counts, (DUCK – 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Texas Department of Transportation (TX DOT).

It should be understood that the submitted TIA concurrent with the proposed Culebra Creek II MDP (Amendment) is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

The proposed Culebra Creek II Collector Street at build out will carry an estimated 10,000 Average Daily Trips (ADT). Any additional development connection to the proposed Culebra Creek II Collector Street will have to provide a secondary access by extending the Collector Street to Galm Road.

- This project will be subject to Streetscape standards and the 2003 Tree Preservation ordinance. For information about these requirements you can contact Tree Preservation at (210) 207-0278.

- As permitted under Section 35-503(c), the applicant has elected to pay a fee in-lieu of the parkland dedication requirement. This fee, in the amount of $30,356.06, must be paid to the Parks and Recreation Department prior to recordation of this plat.

- Bexar County Infrastructures Services Department cites the following conditions:

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

    2. Intersection sight distance should be used at all intersections.

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

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.

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.

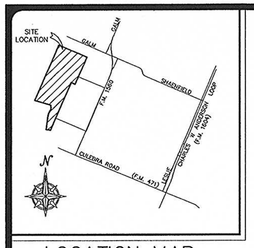
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

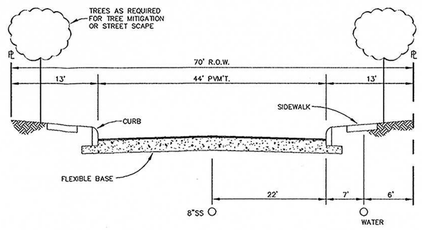
For Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

MH Jr.

cc: Sam Dent, P. E., Chief Engineer, DSD-Streets & Drainage
Richard Chamberlin, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Ismael B. Segovia, M.A. Planner II, Parks Project Services
Todd Sang, Civil Engineer Assistant, Bexar County

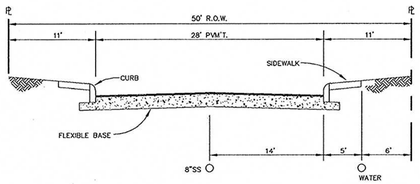


LOCATION MAP



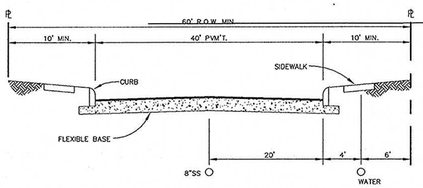
COLLECTOR

NOT TO SCALE



LOCAL "A"

NOT TO SCALE



LOCAL "B"

NOT TO SCALE

OWNER: NEW CITY COMMUNICATIONS OF SAN ANTONIO, INC
18.934 ACRES
VOL. 4177, PG. 1126 R.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°50'06"W	25.90'
L2	N11°30'40"E	174.16'
L3	N32°49'49"E	182.03'
L4	N24°46'43"E	59.77'
L5	N65°43'56"W	63.00'
L6	S66°16'53"E	60.33'

F.M. HWY. 1560
(80' PUBLIC R.O.W.)

CULEBRA CREEK MDP #773A

COLLECTOR

SILVER POINTE

CULEBRA CREEK

OWNER: RAY A. & ROSEMARY C. HERMES
10.00 ACRES
VOL. 8047, PG. 1687 R.P.R.

OWNER: SPENCER R. & WILLIAM M WEIDNER
43.455 ACRES
VOL. 7823, PG. 2054 R.P.R.

OWNER: SPENCER R. & WILLIAM M WEIDNER
43.455 ACRES
VOL. 8995, PG. 2028 R.P.R.

OWNER: SPENCER R. & WILLIAM M WEIDNER
18.948 ACRES
VOL. 8736, PG. 78 R.P.R.

OWNER: SPENCER R. & WILLIAM M WEIDNER
43.455 ACRES
VOL. 9523, PG. 1712 R.P.R.

FREDNA C. STEUBING
34.009 ACRE REMAINDER
VOL. 3122, PG. 202 R.P.R.

OWNER: RAY A. HERMES
15.00 ACRES
VOL. 5598, PG. 0010 R.P.R.

OWNER: RAY A. & ROSEMARY C. HERMES
13.5 ACRES
VOL. 6613, PG. 1331 R.P.R.

N=13,737,566
E= 2,056,435

S24°21'57"W 431.81'

S24°23'46"W 1153.98'

N64°40'00"W 224.57'

AREA OF REVISION

BASIS OF BEARING
S24°22'29"W 2788.29'

PROPOSED DRAIN

100 YEAR FLOOD PLAIN
PER FEMA MAP No.
48029C0238F

ULTIMATE DEVELOPMENT WATER SURFACE

L1

N78°42'41"W 201.57'

N08°51'12"E 692.51'

L2

L3

L4

N00°27'48"W 207.71'

N72°45'15"W 816.44'

AREA OF REVISION

433.09' S66°04'33"E

474.54' S66°00'45"E

642.47' S65°45'19"E

PROPOSED DRAIN

UNIT 11

UNIT 10

UNIT 7

UNIT 6

LOCAL "A"

CULEBRA CREEK II MDP
601 LOTS

UNIT 12

UNIT 9

UNIT 8

UNIT 5

COLLECTOR

LOCAL "A"

Phase 4A

PARCEL A

OWNER: SULIMA MOOS
215.2134 ACRE REMAINDER
VOL. 3531, PG. 806 R.P.R.

OWNER: ALBERT KOSSAETH
REMAINING PORTION OF
170.95 ACRE PARCEL A
VOL. 6628, PAGE 1542 R.P.R

100 YEAR FLOOD PLAIN
PER FEMA MAP No.
48029C0238F

N=13,738,215
E= 2,054,961

N24°16'04"E 3219.79'

OWNER: KENNETH KOSSAETH
170.95 ACRE PARCEL B
VOL. 6628, PAGE 1542 R.P.R

N=13,735,274
E= 2,053,652

PROPOSED DRAIN

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN EIGHT PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A WESTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT 'A' RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
14. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
17. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
18. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°16'24".
19. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

AREA OF REVISION

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 5	92	40'X110'	16.56
UNIT 6	103	40'X110'	21.22
UNIT 7	56	50'/55'X120'	10.74
UNIT 8	87	40'/55'X110'	14.38
UNIT 9	95	40'/45'X110'	16.67
UNIT 10	49	50'X120'	9.42
UNIT 11	66	40'/45'X110'	17.07
UNIT 12	53	40'/45'X110'	13.01
TOTAL	601		119.07

5.05 UNITS PER ACRE

PARK DATA

BASED ON 601 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 5.27 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LEIU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $5760.16 PER ACRE. PARK FEE REQUIRED IS 5.27 x $5760.16 = $30,356.06

NOTE:
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).

AMENDMENTS INCLUDE INTERNAL STREET CIRCULATION PATTERN AND PHASING SCHEDULE

OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

LEGEND

- PHASE LINE
- (2) PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 975 EXISTING CONTOUR

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

119.07 TOTAL ACRES

THIS MDP MODIFICATION WAS PREPARED ON JULY 5th, 2005

PLAN HAS BEEN ACCEPTED BY
COSA
7/8/05 792A
(date) (number)
If no plats are filed, plan will expire
On 1/7/07
1st plat filed on

REVISED:

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for CULEBRA CREEK II 792-A

JOB # 030070.00
DWG FILE:
DATE: 5/17/05
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

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Date: Jul 05, 2005, 8:08am User ID: RamonesNichols File: N:\Land Projects-3\Centex-Kossaeth\dwg\Culebra Creek II MDP 792-A-050705.dwg