City of San Antonio

Department of Development Services

March 6, 2007

Mr. Johnny Martinez, P.E.

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

Re: **Friesenhahn (Amended)** **MDP # 802-B**
Dear Mr. Martinez:

The City Staff Development Review Committee has reviewed Friesenhahn Master Development Plan **M.D.P. # 802-B** Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

Nonconforming Dead-end Streets issues will be addressed during the platting process with a request for Administrative Exception or a Variance to Section 35-506 (e) (6) Dead-end Streets.

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.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification:

- 100 year Flood Plain Shown and Buffing (if applicable)
- Significant Recharge Features and Buffing (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)
- According to the Water Quality Ordinance # 81491, Section 34-913, floodplain buffering may be required. The property owner in accordance with SAWS regulations shall plug any existing well(s) found on the site. For plugging procedures please contact Kirk Nixon at 210-233-3523.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Historical 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 Unified 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 archaeological sites have been previously identified nearby the above referenced property, in particular along/ adjacent to Mud Creek. Mud Creek flows through the middle of the property, and therefore coordination with the Corps of Engineers may be required. The property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on-line at www.c-tx-arch.org. The consultant will probably 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 and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since Sept. 1, 2004, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the SHPO 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 SHPO for review. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, 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 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 Kay Hines at 210-207-7306.

DSD Engineering – Street and Drainage has indicated as part of their conditional approval, the following conditions shall be met:

- The above referenced MDP is approved with the following condition: Remove all specific reference to pavement structure on the secondary arterial typical street section. Utilize generic labeling for surface course, base course and subgrade.

- The following issues should be addressed during the respective platting process:

    a. Potential need for drainage interceptors with easements in the southeast corner and along the midwest boundary of the development.
    b. Potential street grade issues on several cul-de-sacs in the northeast sector and on the northern portion of Canyon Golf Road.

- 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.

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

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

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

- Provide 86 feet of Right of Way and construct Canyon Golf Road as per UDC 35-506(d)(1).

- Coordinate with Bexar County Capital Project Section to construct westbound left-turn and eastbound right turn lanes on Borgfeld at the intersection of Canyon Golf Road.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

DSD -Tree Preservation has indicated as part of their conditional approval, the following conditions shall be met:

- 2003 Preservation ordinance standards per UDC Section 35-523- A Tree plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage with fees.

- This project appears to be suited to a tree stand delineation (25% preservation of significant tree sand 100% preservation of heritage trees on both commercial and

residential parcel). Note that the flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for the heritage trees).

- Streetscape standards per UDC Section 35-512 – Canyon Golf Road requires streetscape (recommend preservation of existing trees where available and possible).

If there are any further questions regarding this matter please call Joan H, Miller @ (210) 207-0278.

DSD –Traffic Impact Analysis has indicated as part of their conditional approval, the following conditions shall be met:

- All proposed median openings on Canyon Golf Road should provide sufficient left- turn storage.

- It is recommended at the intersection of Canyon Golf Road and proposed collector that a right turn deceleration lane is provided for northbound Canyon Golf Road to eastbound collector.

If there are any further questions regarding this matter please call Juan M. Ramirez @ (210) 207-0281.

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.

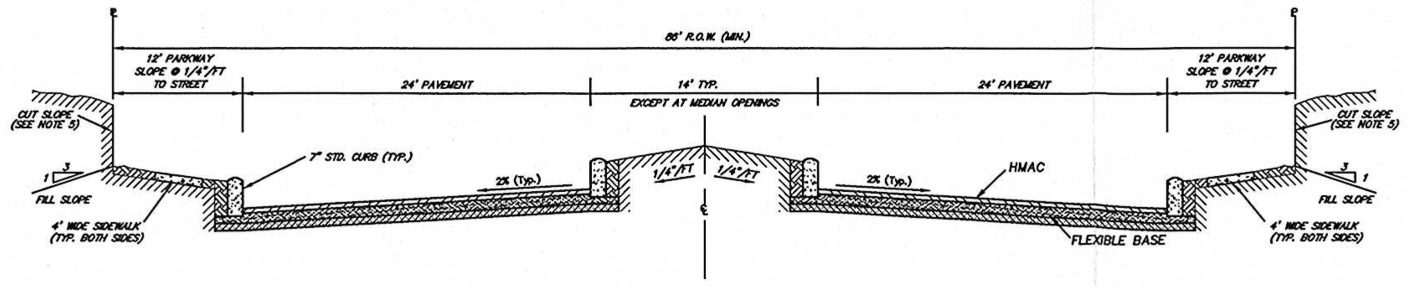
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid. I would encourage you to work closely with the school district, so that they can plan accordingly.

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

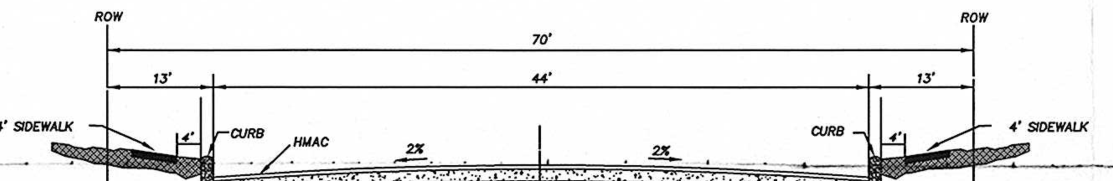
If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.

Sincerely,

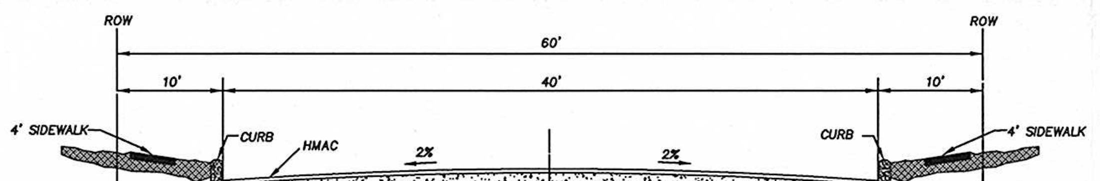
Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division



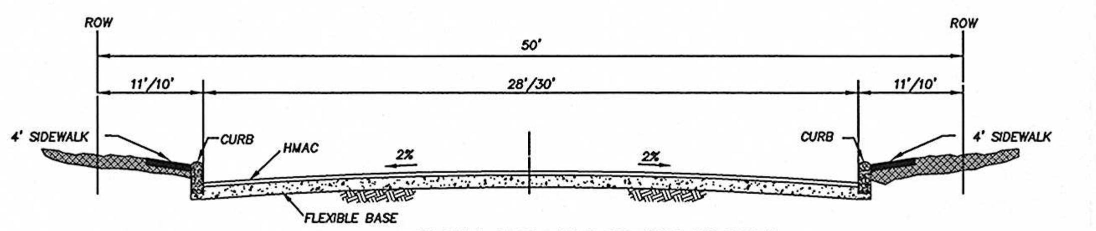
TYPICAL STREET SECTION (86' ROW)
SECONDARY ARTERIAL
(NOT TO SCALE)



TYPICAL STREET SECTION 70' ROW
COLLECTOR
(NOT TO SCALE)



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)
*28' PAVEMENT UNLESS NOTED OTHERWISE

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN LATEST VERSION OF THE AASHTO MANUAL.
6. 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).
7. ALL STREETS ARE PUBLIC.
8. EMERGENCY VEHICLE ACCESS ONLY TO LAKESIDE AT CANYON SPRINGS PUD. KNOCK-DOWN TYPE GATE TO BE INSTALLED WITH LAKESIDE PROJECT.

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	408 LOTS X 1 ACRE / 114 LOTS = 3.58 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

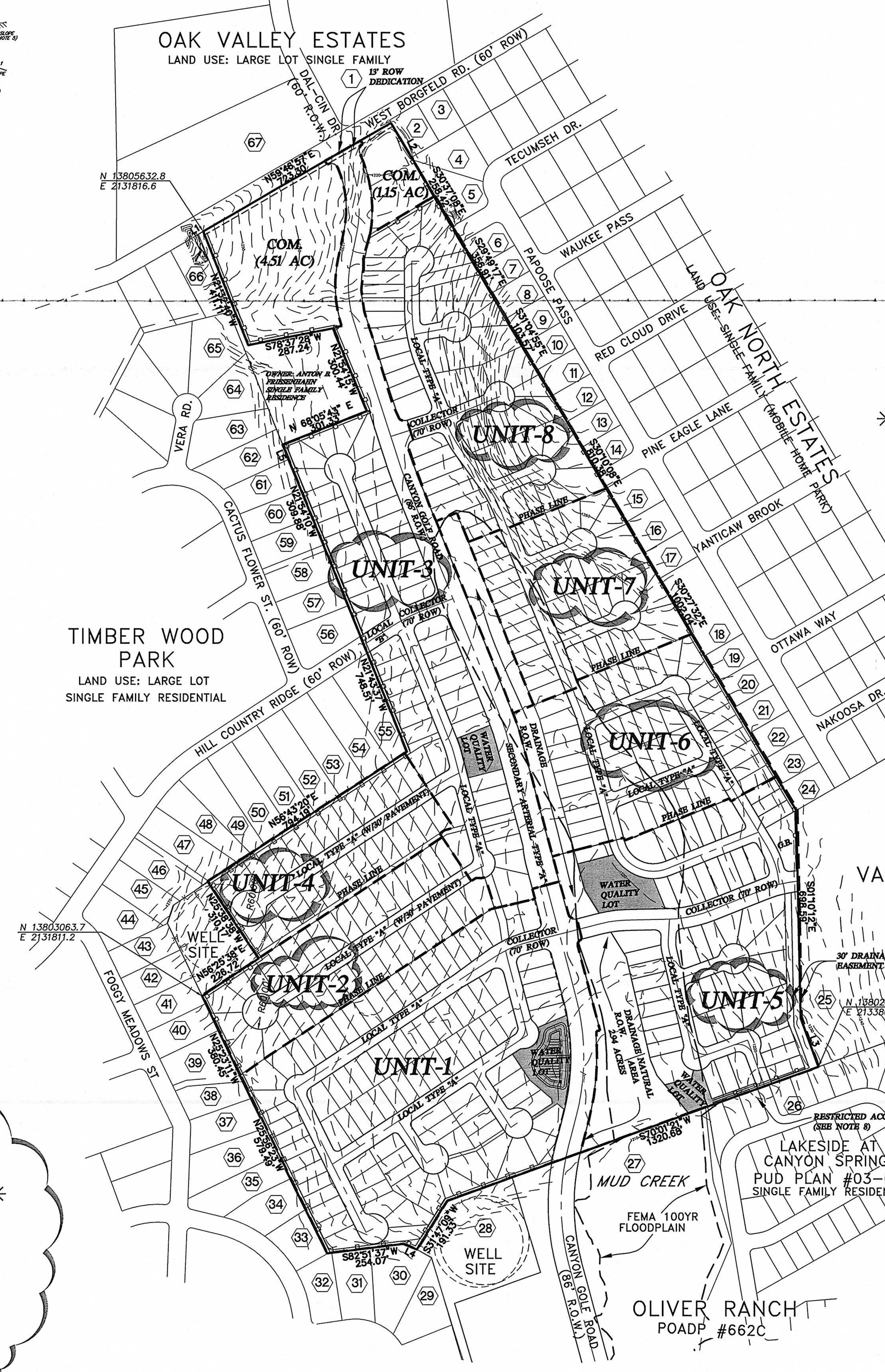
SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

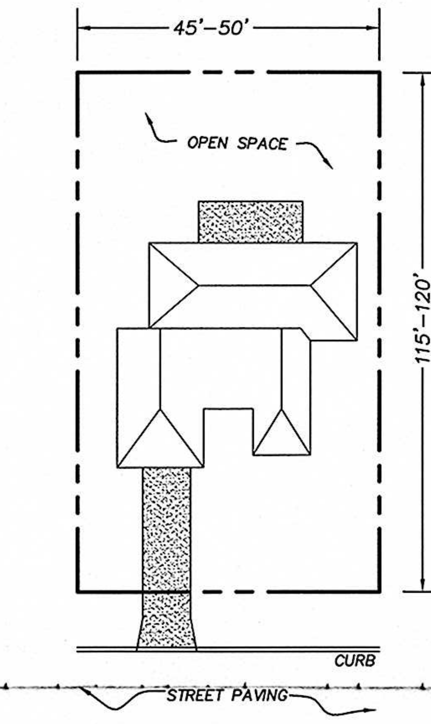
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	18.55	99	5.34	0.00	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	6.68	37	5.54	0.00	JULY 2007
3	SINGLE FAMILY RESIDENTIAL	15.80	49	3.10	0.00	JANUARY 2007
4	SINGLE FAMILY RESIDENTIAL	5.54	30	5.42	0.00	JULY 2007
5	SINGLE FAMILY RESIDENTIAL	13.77	51	3.70	3.51	OCTOBER 2007
6	SINGLE FAMILY RESIDENTIAL	9.03	47	5.20	0.86	JANUARY 2008
7	SINGLE FAMILY RESIDENTIAL	8.18	39	4.77	1.18	JULY 2008
8	SINGLE FAMILY RESIDENTIAL	11.33	56	4.94	0.00	OCTOBER 2008
	TOTALS/AVERAGE	88.88*	408*	4.59	5.55	

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	77.90
COMMERCIAL	5.66
DRAINAGE ROW/NATURAL AREA	5.55
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	10.26
TOTALS	99.37

*DOES NOT INCLUDE COMMERCIAL TRACTS FRONTING BORGFELD ROAD. DEVELOPMENT TIMING ON THESE PARCELS IS UNKNOWN.





TYPICAL RESIDENTIAL LOT
(45'-50' X 115'-120')
(NOT TO SCALE)

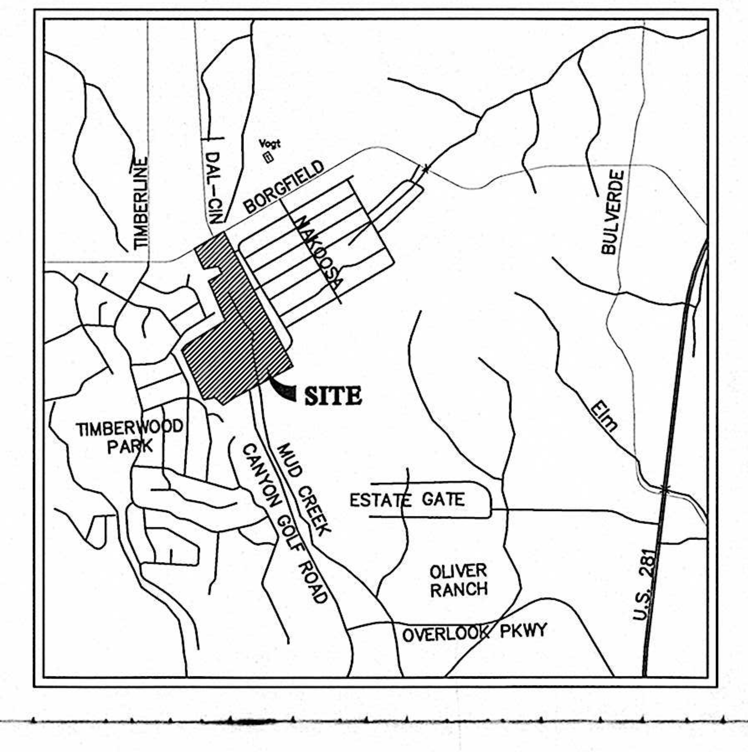
✳ AMENDMENT DUE TO MODIFICATION OF UNIT BOUNDARIES TO SPLIT UNITS 2, 3, & 4 AND MODIFY LOT LAYOUTS WITHIN UNITS 2, 3, & 4, AND REVISION OF CANYON GOLF ROAD R.O.W.

LINE TABLE

LINE	LENGTH	BEARING
L1	19.17'	N59°46'57"E
L2	145.00'	S30°57'44"E
L3	174.42'	S19°58'39"E
L4	49.64'	S67°42'04"E
L5	53.10'	S21°35'13"E

PROPERTY OWNERSHIP KEY:

1. SIVEK, EDWARD G.
2. GDOVIN, MATTHEW J.
3. GDOVIN, MATTHEW J.
4. GDOVIN, MATTHEW J.
5. GDOVIN, MATTHEW J.
6. JECMENEK, DORTHY
7. ST JAMES, HOLLEN
8. BRAUE, SCOTT & BETH A.
9. HANING, BRUCE T.
10. HANING, BRUCE T.
11. RAMIREZ, JUAN V.
12. AGUILAR, FELIX SARABIA
13. RIVERA, ERNESTO
14. DEWITZ, WOLFGANG J & THERESA
15. GONZALEZ, JOEL & HORTENCIA
16. RABORN, KENNETH C.
17. RAMIREZ, ROSEANN
18. GONZALEZ, RUBY L. & EDWARD J.
19. RUSS, ALEXANDER M.
20. BEARDSLEE, FRANK
21. BEARDSLEE, FRANK
22. FLORES, JOSE R. & MARIA MARTA
23. FLORES, JOSE R. & MARIA MARTA
24. JACKSON, DALE A
25. FRIESENHAHN, ANTON
26. WILSHIRE HOMES OF TEXAS
27. HPK VENTURES
28. MARCEAU, STEPHEN M. & EVA M.
29. JAMES, DENISE LOUISE HOYES
30. HERRE, JOE D. & KARLA L.
31. HERRE, JOE D. & KARLA L.
32. HARRELL, NORRIS E. & KATHRYN
33. MANN, DAID W. & LISA V.
34. ZOPPA, JUNE ELLEN & GLENN TERRANCE
35. COLE, FLOYD GENE & SALLY
36. GANAWAY, ROBERT L. & MELINDA
37. MOREAU, DAVID & SHARON
38. CARR, DONALD G. JR. & LISA M.
39. MERRITT, MARY BETH
40. MERRITT, MARY BETH
41. GONZALEZ, JOHN L. & LAURA R.
42. CATES, RONALD LEE & ANGELA M.
43. HOOD, FRANK D. & SANDRA D.
44. HOOD, FRANK D. JR. & SANDRA
45. HOOD, FRANK D. JR. & SANDRA
46. HOOD, FRANK D. JR. & SANDRA
47. SHUSSLER, CLINT W. & TERI SWOPE-SHUSSLER
48. FISCHER, ROBERT W. & LEE P.
49. GRAHAM, WARREN K. & VIRGINIA G.
50. ERNST, TODD A. & STACEY M.
51. KOEHLER, HEATH S. & LORI L.
52. JAMES, ROBERT BYRNE III & ANNIE M.
53. GOLLA, JEFFREY SCOTT & CHRISTINE
54. KELLY, RUSSELL
55. FLORES, ED
56. HUI, RICHARD K.
57. MCKINSKI, DANIEL & KAMILLA
58. EWERS, JAMES W.
59. EWERS, JAMES W.
60. GARCIA, VICTORIA ELAINE
61. FERGUSON, RUSSELL E. & SANDRA G.
62. ROSS, KATHERINE J. & LANNY R.
63. HSU, TZYY-WEN & MIAO-YA
64. LOZITO, MIKE & NELDA
65. HOELSCHER, RICHARD A. & SANDRA K.
66. DIBRELL, SAMUEL D. JR.
67. CONGRAM, ANTHONY R. & AMAL H.



LOCATION MAP
N.T.S.

SCALE : 1"=200'
0' 200' 400' 600'

LEGEND:
- FLOOD PLAIN
- PHASE LINE
- (3) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- 8' PRIVACY FENCE
- GREENBELT

✳ REVISED BY P-D 3/1/06
✳ REVISED BY P-D 10/05/06

REVISION HISTORY

MDP	ACCEPTED DATE
802	01/20/05
802A	03/07/06
802B	

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEXAR MET
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE COMPANY

PLAN HAS BEEN ACCEPTED BY COSA [signature]
March 6, 2007 (Date) 802-B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
March 5, 2009
Date

FRIESENHAHN
MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 99.37 ACRE, OR 4,328,415 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 253.13 ACRE TRACT RECORDED IN VOLUME 6046, PAGE 833 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT NO. 262 OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN 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. ____________ CENTEX HOMES ____________

MDP PLAN NO.: 802B
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: ____________ DATE: ____________

SECRETARY: ____________ DATE: ____________

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
PREPARATION DATE: AUGUST, 2004
JOB NO. 6003-02

Date: Mar 01, 2007, 3:24pm User ID: TCunanan
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