CITY OF SAN ANTONIO

March 6, 2006

Chris Van Heerde, P.E.

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

Re: **Two Creeks Subdivision (Amending)** **MDP # 814-A**

Dear Mr. Van Heerde:

The City Staff Development Review Committee has reviewed **Two Creeks Subdivision (Amending)** Master Development Plan **M.D.P. # 814-A.** 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.

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

  100 year Flood Plain Shown and Buffering (if applicable)

  Sensitive Recharge Features and Buffering (if applicable)

  Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

  Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

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

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

- **Parks – Open Space:** Recommends approval of Two Creeks Master Development Plan with the following conditions:
  - All improvements are to meet minimum requirements set forth by the Unified Development Code.
  - The parks provided are dedicated to the Home Owners Association; UDC Section 35-503(e)(2) and a Provision and Maintenance Plan is submitted at the time of platting; UDC Section 35-503(c)(2)

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

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

The **Bexar County Infrastructure Services Department** has reviewed the Master Development Plan and Traffic impact Analysis for the Two Creeks Subdivision located on the north of Boerne Stage Road west of IH 10.

Consisting of 262 acres, this development is anticipated to have as many as 816 new residential homes. The development is proposed to be served by an internal collector street system connecting Boerne Stage Road and the adjacent Stage Run Development to the east.

The following improvements are recommended to be provided by the developer prior to completion of the Two Creeks Subdivision:

- Provide left-turn storage and right-turn deceleration lanes on Boerne Stage Road at the main entrance to this development.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.

ACREAGE/DENSITY SUMMARY TABLE						
UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA GREENBELT (Ac.)	PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	31.96	84	2.63	9.88	1.87
2	SINGLE FAMILY RESIDENTIAL	25.50	72	2.82	6.93	–
3	SINGLE FAMILY RESIDENTIAL	14.08	64	4.55	1.51	–
4	SINGLE FAMILY RESIDENTIAL	26.06	74	2.84	8.04	–
5	SINGLE FAMILY RESIDENTIAL	7.28	32	4.40	0.46	–
6	SINGLE FAMILY RESIDENTIAL	33.55	78	2.32	14.30	–
7	SINGLE FAMILY RESIDENTIAL	12.13	35	2.89	0.15	2.84
8	SINGLE FAMILY RESIDENTIAL	9.77	33	3.38	0.93	–
9	SINGLE FAMILY RESIDENTIAL	6.93	38	5.48	0.15	–
10	SINGLE FAMILY RESIDENTIAL	10.29	56	5.44	0.41	–
11	SINGLE FAMILY RESIDENTIAL	18.29	38	2.08	5.22	–
12	SINGLE FAMILY RESIDENTIAL	32.79	77	2.35	0.54	–
13	SINGLE FAMILY RESIDENTIAL	20.57	57	2.77	1.57	–
14	SINGLE FAMILY RESIDENTIAL	19.44	18	0.93	10.77	–
NORTHSIDE I.S.D. ELEMENTARY SCHOOL		12.42	–	–	1.29	–
	TOTALS/AVERAGE	281.06	756	2.69	62.15	4.71

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	190.48
REC. CENTER/PARK SPACE	4.71
DRAINAGE ROW/NATURAL AREA/GREENBELT *	62.15
ELEMENTARY SCHOOL SITE	11.13
PUBLIC ROW COLLECTOR & LOCAL "B" STREETS	12.59
TOTALS	281.06

*LEON CREEK FLOOD PLAIN

PARK SPACE SUMMARY

REQUIRED PARK SPACE: 756 LOTS X 1 ACRE / 114 LOTS = 6.63 AC.

PROVIDED PARK SPACE

RECREATION CENTER = 1.87 ACRES
COMMUNITY PARK = 2.84 ACRES
SCHOOL SITE = 3.40 ACRES
ACREAGE CREDITS = 4.50 ACRES
TOTAL = 12.61 ACRES

*REFERENCE PRELIMINARY PARKS PLAN

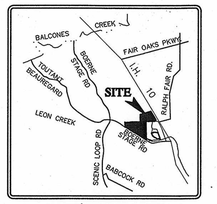
LEGEND

- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE R.O.W./EASEMENT
- GREEN BELTS/LANDSCAPE BUFFER
- STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
- 8' PRIVACY FENCE
- (W) EXISTING WATER WELL
- (T) EXISTING STORAGE TANK

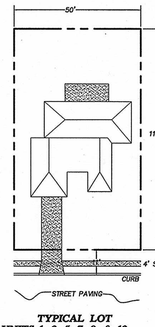
SCALE : 1"=200'

0' 200' 600'

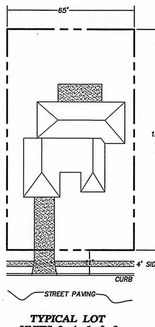
400'



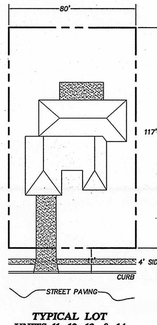
LOCATION MAP
NTS



TYPICAL LOT
UNITS 1, 3, 5, 7, 9, & 10
(NOT TO SCALE)



TYPICAL LOT
UNITS 2, 4, 6, & 8
(NOT TO SCALE)



TYPICAL LOT
UNITS 11, 12, 13, & 14
(NOT TO SCALE)

GENERAL NOTES:

1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2–11' PARKWAYS. ALL LOCAL TYPE "B" STREETS ARE PUBLIC WITH 60' R.O.W., 40' PAVEMENT AND 2–10' PARKWAYS, AND COLLECTOR STREETS ARE PUBLIC WITH 70' R.O.W., 44' PAVEMENT AND 2–13' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. 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.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
7. 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 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
8. TWO CREEKS, UNIT–8 WILL BE CONSTRUCTED BEFORE TWO CREEKS, UNIT–6 TO PROVIDE SECONDARY ACCESS FOR TWO CREEKS, UNITS–4 AND 6.

PROPERTY OWNERSHIP KEY

1. CONCEPT THERAPY INSTITUTE
2. SANTOS, RICHARD P. & MAGDALENA G.
3. EISEN, ELIZABETH
4. MARTIN, EDWARD II & PATRICIA
5. CRAIG, DELMAR V. & VALERIE P.
6. BRAKE, DOUGLAS M. & SHARRON M.
7. MURRELL, WARREN P. JR. & ELIZABETH B.
8. MADISON, MARY E. ETAL
9. FELD, JOSEPH G. JR.
10. STURM, JAMES T.
11. POLASEK, RAY ADAM & DEBBIE K.
12. POLASEK, RAY ADAM & DEBBIE K.
13. JONES, KATHERINE M.
14. BARRETT, M.E. & LINDA C.
15. MEZZETTI, JAMES J. JR. & HELEN M.
16. SIMPSON, ROSSIE R. & TERRIE L.
17. HODGES, DALTON & MARINA
18. SANDERA, ROBERT A. & FRANCES
19. HUGHES, RICHARD C.
20. ENGEL, JAMES K. & PEGGY M.
21. NIR, IZHAK & NIRA
22. DAVIS, GREGORY MICHAEL & JULIE ANN
23. RITCHEY, DARREL C. & EDITH L.
24. FORSYTH, JAMES & JOANNA SIMON
25. ABDO, SOLOMON ETAL
26. NIEMANN FAMILY PARTNERSHIP
27. BOERNE STAGE CROSSING LIMITED PARTNERSHIP
28. KAUFMAN & BROAD LONE STAR LP
29. HAND, ALMEDA
30. NIEMANN, FRED & VIRGINIA
31. SCENIC OAKS PROPERTY OWNERS ASSOCIATION

REVISION:

CHANGE CONFIGURATION OF UNITS 5,6,7,9, AND 10; ADDED UNIT 14; AND UPDATED TABLE (12/13/05).

ADDED CONSTRUCTION PHASING NOTE AND REVISION HISTORY TABLE (2/28/06)

PLAN HAS BEEN ACCEPTED BY COSA

3/06/06 814A
(date) (number)

If no plats are filed, plan will expire on 3/05/08

1st plat filed on

REVISION HISTORY

MDP	ACCEPTED DATE
814	03/11/05
814A	

APPLICANT: BITTERBLUE/
TWO CREEKS PHASE I, LTD
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

UTILITY PURVEYORS

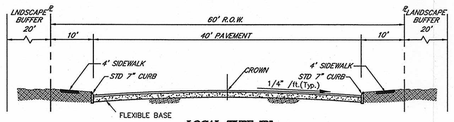
SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL
CABLE TELEVISION:	TIME WARNER CABLE

03-06-06A11:08 RCVD

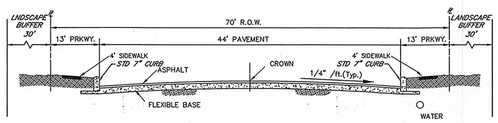
KEY NOTES

1. THE SUBDIVISION PLAT OF SCENIC OAKS UNIT–II SHOWS A PRIVATE STREET (TRACT 7) EXTENDED TO PROPERTY LINE. HOWEVER, THE SCENIC OAKS WATER COMPANY CURRENTLY OWNS AND OPERATES A POTABLE WATER WELL AND ABOVE GROUND STORAGE TANK WITHIN THIS LOT. THESE FACILITIES TO DO NOT ALLOW FOR THE CONSTRUCTION OF A CONNECTION TO THE TWO CREEKS DEVELOPMENT. HENCE, THE DEVELOPER WILL REQUEST A VARIANCE TO UDC SECTION 35–506 (E) (2) "PROJECTING STREETS" AT THE PLATTING LEVEL TO ELIMINATE THE REQUIREMENT TO PROVIDE A STUB STREET AT THIS LOCATION.
2. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.
3. IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS PREPARED FOR THIS PROJECT, IMPROVEMENTS TO BOERNE STAGE RD. INCLUDING A LEFT TURN LANE AND A RIGHT TURN DECEL LANE ARE REQUIRED AT THIS INTERSECTION. THESE IMPROVEMENTS SHALL BE COMPLETED AT OR BEFORE THE APPROVAL OF THE SUBDIVISION PLAT OF UNIT–4 AS CURRENTLY PHASED OR AT SUCH TIME THAT THE TOTAL NUMBER OF PLATTED LOTS PLUS PROPOSED LOTS BY A PLAT APPLICATION EXCEEDS 300 DWELLING UNITS.

LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1462.69	11°29'10"	N 73°32'50" W	292.74'	293.24'
C2	1382.69	22°29'43"	N 67°32'34" W	539.39'	542.87'
C3	1382.69	10°37'52"	N 50°58'46" W	256.18'	256.53'
C4	2814.93	5°29'59"	N 44°59'51" W	270.10'	270.20'

PROPERTY LEGAL DESCRIPTION

A 281.06 ACRE, OR 12,243,079 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554–558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 90.000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375–1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11.853 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764–1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEO M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711, AND THE C. CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, ALL IN BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS FOR NICHOLS CREEK 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.

BITTERBLUE/TWO CREEKS PHASE I, LTD.

TWO CREEKS SUBDIVISION
MASTER DEVELOPMENT PLAN

MDP PLAN NO.: 814A

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
REVISED DATE: FEBRUARY, 2006

JOB NO. 5605-02

Date: Feb. 28, 2006, 4:53pm User ID: Chriethemie
File: P:\561\05\01\DESIGN\CIVIL\MDP\MDP5605D0-814A.dwg

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