CITY OF SAN ANTONIO

July 28, 2005

Mr. Richard Mott, P.E.

Carter Burgess Inc.
911 Central Parkway North, Suite 425
San Antonio, TX 78232

Re: Sundance Subdivision (Amendment) MDP # 820- A

Dear Mr. Mott:

The City Staff Development Review Committee has reviewed the amendment to Sundance Subdivision Master Development Plan (MDP) # 820-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.

- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:
  1. The above referenced MDP is approved with the following conditions:

     a. Resolve the intersection issue between Sundance Walk & Star Glade in Unit 1. UDC Section 35-506(f) states that "the centerline offset of intersections shall be at least 175 feet.
     b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
     c. It appears that the cul-de-sac in Unit 4 is greater than 500 feet in length, so it will require a turnaround right-of-way of 120 feet in diameter.
     d. Show sidewalks on Potranco Road and connecting sidewalks at both entrances.

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

2. 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.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.

- **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 believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional 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 and SHPO 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/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 me at 210-207-7306.

- **Storm Water Engineering** has reviewed the Sundance (MDP) Master Development Plan submittal and comments are as follows: Be advised that the FEMA FIRM 100-year floodplain is inundating proposed lots on the Master Development Plan. This area will require a letter of Map Revision or Conditional Letter of Map Revision at the time of platting.

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

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

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

- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, 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 (MDP) Master Development Plan will be invalid.

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

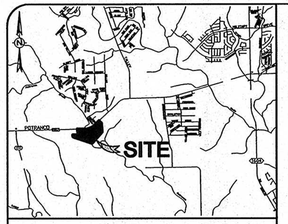
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

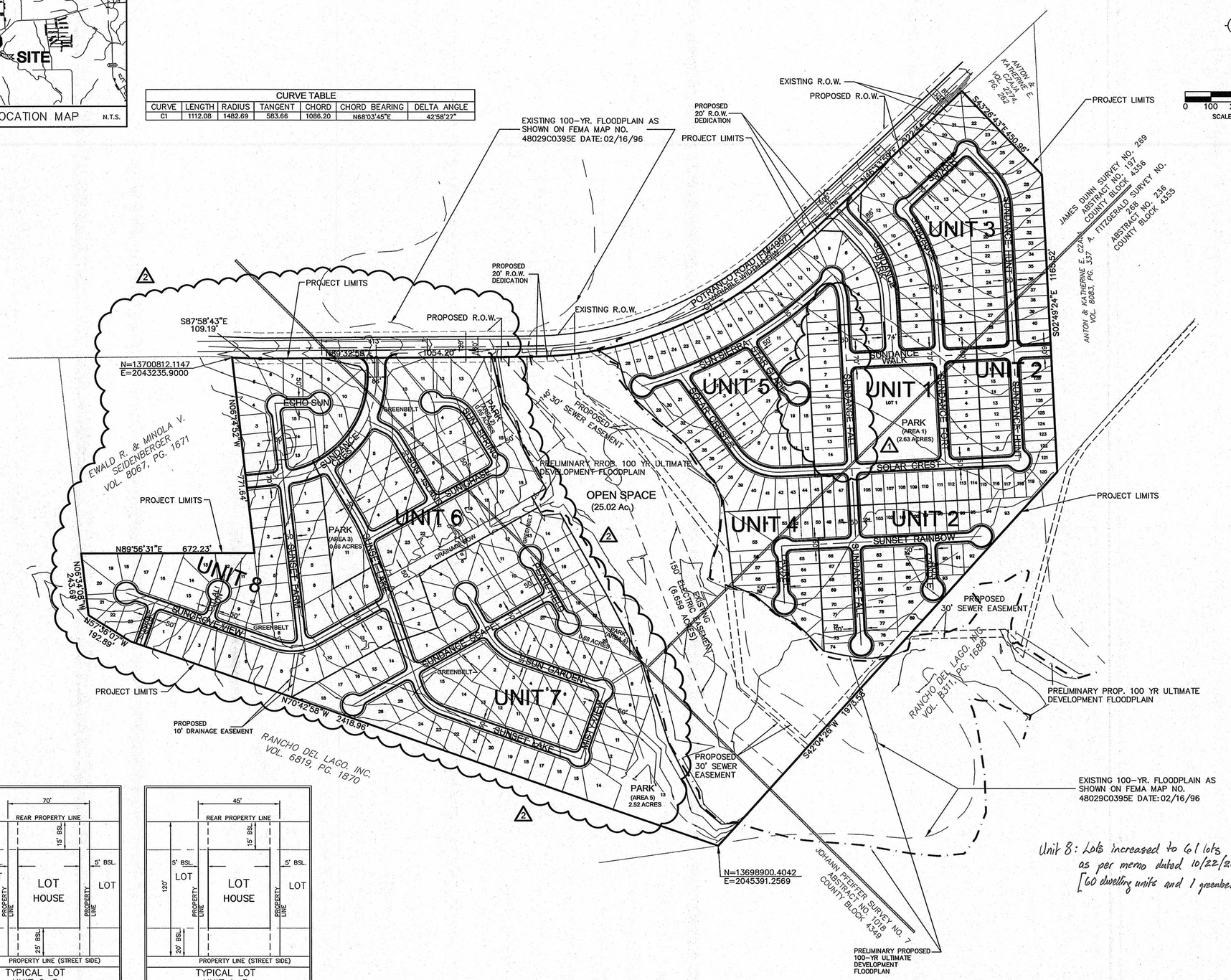
RS/MH Jr.

cc: Sam Dent, P.E. Chief Engineer Development Services
Ishmael Segovia, Planner II, Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP N.T.S.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA ANGLE
C1	1112.08	1482.69	583.66	1086.20	N68°03'45"E	42°58'27"



LEGEND

- 100 YR FEMA FLOODPLAIN
- PRELIMINARY PROP. 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN
- PEDESTRIAN CIRCULATION PATH

NOTE:

"THE FLOODPLAIN 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 SANANTONIO UNIFIED DEVELOPMENT CODE."

REVISION DESCRIPTION

1. REMOVED INTERSECTION OF SUNDANCE FALL AND STAR GLADE. SHORTENED STAR GLADE INTO CUL-DE-SAC AND REVISED LOT LAYOUT ON WEST SIDE OF SUNDANCE FALL.
2. REVISED LAYOUT OF UNITS 6, 7, AND 8 SUCH THAT THE OVERALL DRAINAGE SYSTEMS BETTER MATCHED THE NATURAL TOPOGRAPHY.

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525

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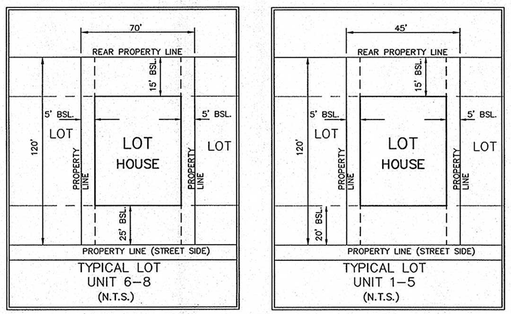
OWNER & APPLICANT
KB HOME
CONTACT PERSON:
4800 FREDERICKSBURG AT LOOP 410
SAN ANTONIO, TX., 782229
TEL: (210) 349-1111
FAX: (210) 979-0072

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: BILLY CLASSEN, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

PLAN HAS BEEN ACCEPTED BY COSA
7/28/05 (date) 8200 (number)
If no plats are filed, plan will expire
On 1/27/07
1st plat filed on



TYPICAL LOT
UNIT 6-8
(N.T.S.)

TYPICAL LOT
UNIT 1-5
(N.T.S.)

SUNDANCE SUBDIVISION MASTER DEVELOPMENT PLAN #:

DATE: 7-20-05

Unit 8: Lots increased to 61 lots as per memo dated 10/22/2007. [60 dwelling units and 1 greenbelt]

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.

4.) THE PROPOSED LAND USE WILL BE RESIDENTIAL.

5.) THE FLOOD PLAIN SHALL BE PLATTED WITH UNIT 6 AT TIME OF PLATTING.

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	EDU./Ac.	PHASING SEQUENCE
UNIT 1	8.97	38	4.24	1
UNIT 2	11.39	65	5.71	5
UNIT 3	11.44	66	5.77	6
UNIT 4	3.43	16	4.66	7
UNIT 5	13.43	75	5.58	8
UNIT 6	12.65	31	2.45	2
UNIT 7	18.50	64	3.46	3
UNIT 8	16.96	~~52~~ 61	3.36	4
PARK AREA	32.46	–	–	–
TOTAL DEVELOPMENT	129.23	~~412~~ 416	3.20	

PARKS & OPEN SPACE			
ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	2.63	TBD	TBD
PARK AREA #2(ACTIVE OPEN SPACE)	0.65	TBD	TBD
PARK AREA #3(ACTIVE OPEN SPACE)	0.96	TBD	TBD
PARK AREA #4(ACTIVE OPEN SPACE)	0.68	TBD	TBD
PARK AREA #5(ACTIVE OPEN SPACE)	2.52	TBD	TBD
OPEN SPACE (PASSIVE OPEN SPACE)	25.02	TBD	TBD
TOTAL ACTIVE AND PASSIVE OPEN SPACE	32.46		

BEING A 129.236 ACRE TRACT OF LAND OUT OF THE JAMES DUNN SURVEY NO. 269 ABSTRACT NO. 197, COUNTY BLOCK 4356; A. FITZGERALD SURVEY NO. 268 ABSTRACT NO. 236 COUNTY BLOCK 4355; AND JOHANN PFIEFFER SURVEY NO.7 ABSTRACT NO. 1018, COUNTY BLOCK 4349 IN BEXAR COUNTY, TEXAS DESCRIBED IN VOLUME 5543, PAGE 415 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

MASTER DEVELOPMENT PLAN

SUNDANCE SUBDIVISION

KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229

2005 JUL 21 P 2:36
CITY SECRETARY

DATE: 7-20-05
DRAWN BY: PTW/RAD
DESIGNED BY: PTW
CHECKED BY: BKC
REVIEWED BY: RCM
PROJECT NUMBER: 310004.222

SHEET 1 OF 1

Drawing Name: M:\310004.222 KB Potranco Unit 1\dwg\MDP\310004222MDP.dwg User: wdgnospt Jul 20, 2005 - 2:01pm