CITY OF SAN ANTONIO

June 7, 2006

Mr. John Adame, P.E.

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

Re: Lost Creek I (Amendment) MDP # 822-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Lost Creek 1(Amendment) Master Development Plan M.D.P. # 822-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.

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

  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

  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.

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

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, the following on-site improvements, as well as, improvements along the project limits

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

are necessary and shall be provided by the developer, on and before the completion of the Lost Creek I Development, at no cost to the City of San Antonio:

- Construction of an internal collector street system from IH 10 Frontage Road to Old Fredericksburg Road approximately 800-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 (UDC 35-515, (c), (4)).

- Construction of an internal collector street system from Old Fredericksburg Road into the Lost Creek subdivision approximately 250-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 (UDC 35-515, (c), (4)).

- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of the IH-10 Westbound Frontage Road and the proposed collector.

- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Old Fredericksburg Road and the proposed collector/entrance to the residential subdivision.

- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.

- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one –way conversion of frontage road does not occur within the next five years, other traffic issues may arise.

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

- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek I MDP 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.

Historical Preservation: The conditions for the approval for the above referenced MDP are as follows:

(1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;

(2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306.

- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:

  1. Provide pavement transition from the entrance Collector Street to the respective Local Type A.
  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.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met prior to completion of the Lost Creek1:

  - Provide right-turn deceleration lanes for access to IH-10 Westbound and the collector access on Old Fredericksburg Road as outlined by the Texas Department of Transportation.
  - All access shall conform to 35-506(r) of the Unified Development code providing adequate driveway throat design and provisions for common access.
  - Secondary access to the proposed residential development shall be secured prior to approval of any plat exceeding 125 single family dwelling units within this development.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar 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 will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

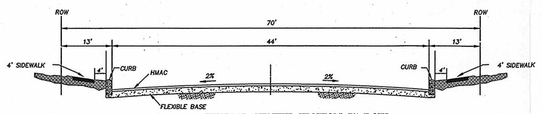
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

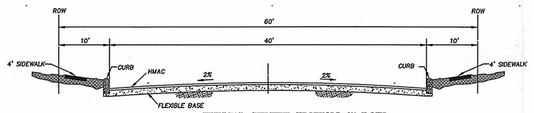
Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

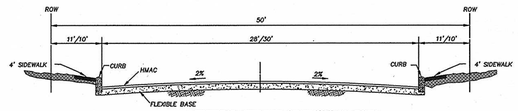
cc: Richard Chamberlin, P.E. Senior Engineer Development Services
Chris Yanez, Architect Assistant, Parks Department
Todd Sang ,Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Senior Engineer, DSD - Streets & Drainage



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 REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(c). 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).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 3 & 7 PROPORTIONALLY.

PARK SPACE SUMMARY (MULTI-FAMILY)		
REQUIRED PARK SPACE/ OPEN SPACE	$\frac{15.20 \text{ AC.} \times 33 \times 1}{114}$	= 4.4 AC.

PARK SPACE SUMMARY		
REQUIRED PARK SPACE/ OPEN SPACE	406 LOTS X $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$	= 5.8 AC.

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

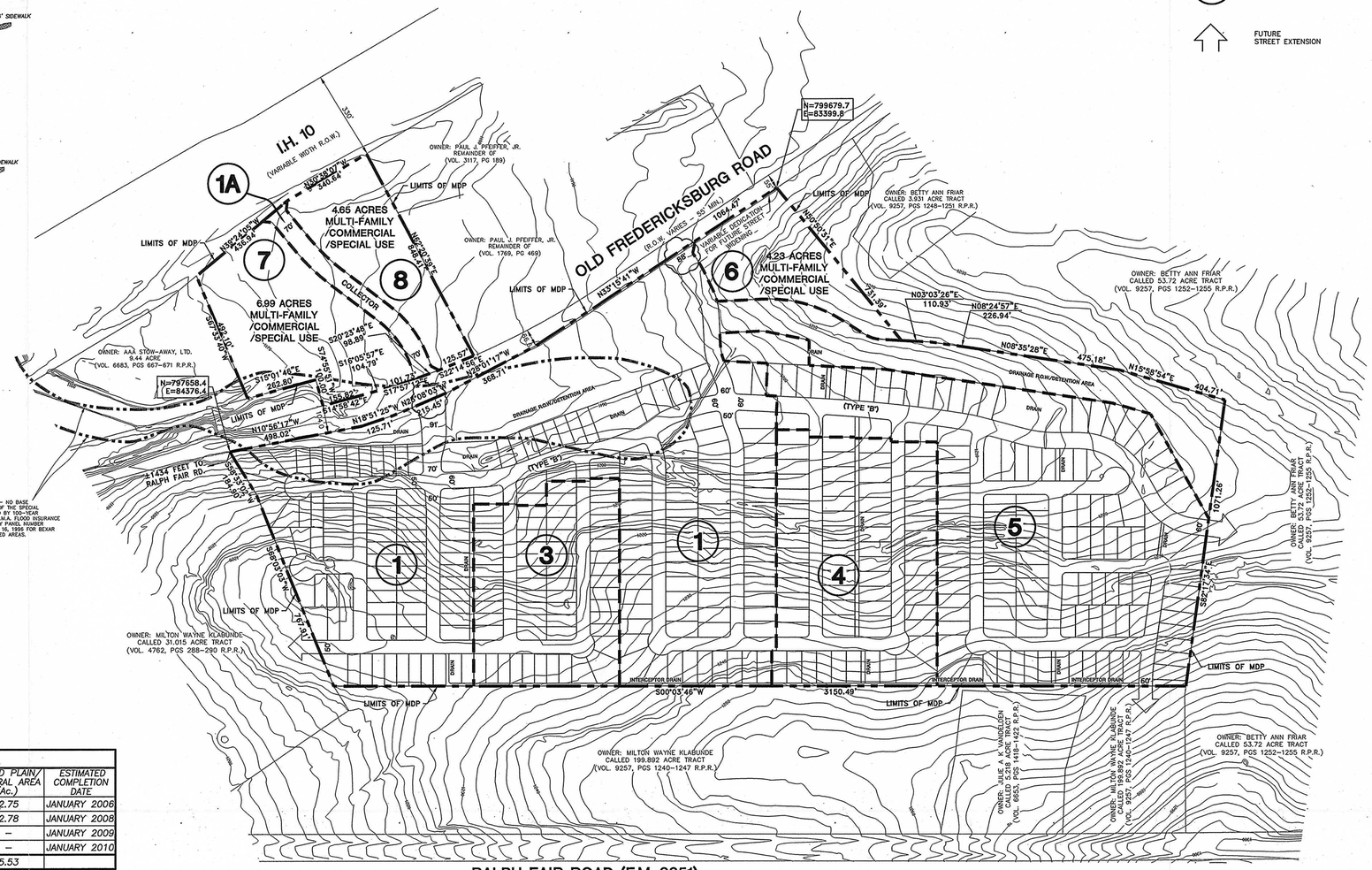
SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	48.60	165	3.40	2.75	JANUARY 2006
3	SINGLE FAMILY RESIDENTIAL	8.91	59	6.62	2.78	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	12.65	63	4.98	–	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	27.46	119	4.33	–	JANUARY 2010
	TOTALS/AVERAGE	97.62	406	4.16	5.53	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE & MULTI-FAMILY/COMMERCIAL/ SPECIAL USE ACREAGE/DENSITY SUMMARY TABLE				
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37	–	JANUARY 2006
6	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.22	–	JANUARY 2007
7	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	6.99	0.66	JANUARY 2008
8	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.65	–	JANUARY 2009
	TOTALS/AVERAGE	17.23	0.66	

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	91.89
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	15.40
**DRAINAGE ROW/NATURAL AREA	6.19
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
TOTALS	114.85

**INCLUDES FLOOD PLAIN

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	90°00'59"	20.00'	20.01'	31.42'	28.29'	N45°26'59"W



APPROXIMATE LIMITS OF ZONE A — H.U. BASE FLOOD ELEVATIONS DETERMINED, OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP 65 OF 600, COMMUNITY PANEL NUMBER 480200C0065 E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

RALPH FAIR ROAD (F.M. 3351)
(VOLUME 8091, PG 146 D.R.)
(100' R.O.W.)

NOTES:
THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK I, MDP PLAN NO.: 822 WHICH WAS APPROVED MAY 31, 2005. THESE AMENDMENTS ARE:
1. REVISING UNIT-1 LIMITS TO INCLUDE UNIT-6A NOW BEING PLATTED AS A DRAIN; UNIT-1A, UNIT-2 AND A PORTION OF UNIT-3 INCREASING THE NUMBER OF LOTS FROM 82 LOTS TO 165;
2. REVISING THE UNIT-3 DECREASING FROM 78 LOTS TO 59 LOTS;
3. REVISING THE UNIT-4 LIMITS AND LOTS FROM 76 LOTS TO 63;
4. REVISING THE UNIT-5 LIMITS TO TO INCLUDE A PORTION OF UNIT-4 AND CHANGING LOT DIMENSIONS FROM 55' TO 50' FOR 119 LOTS.
5. REDUCING OVERALL TOTAL RESIDENTIAL LOTS FROM 414 TO 406.

PROPERTY LEGAL DESCRIPTION

A 114.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. MCCULLOCK SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN STRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANO CARMONIA SURVEY No. 300, ABSTRACT No. 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUCH & CO. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

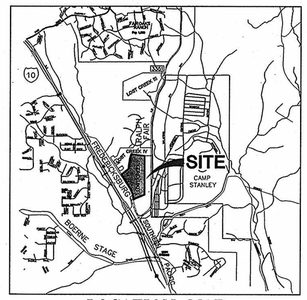
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. *CENTEX HOMES*

LEGEND:

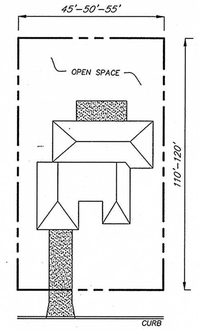
- FLOOD PLAIN
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- 5 — UNIT NUMBER
- FUTURE STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE

0' 200' 600'
400'

SCALE : 1"=200'



TYPICAL RESIDENTIAL LOT
(45'-50'-55' X 110'-120')
(NOT TO SCALE)

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:	*SAN ANTONIO WATER SYSTEM*
GAS AND ELECTRIC:	*CITY PUBLIC SERVICE*
TELEPHONE:	*SBC*

06-07-06A09:35 RCVD

LOST CREEK I
MASTER DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY
DSDA
6/7/06 (date) 822-A (number)
If no plats are filed, plan will expire on 6/6/08
1st plat filed on

PAPE-DAWSON ENGINEERS
1965-2006 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: DECEMBER 30, 2004
REVISED DATE: APRIL 5, 2005
REVISED DATE: MAY 18, 2005
REVISED DATE: APRIL 21, 2006
JOB NO. 6120-00

Date: May 26, 2006, 10:37am User ID: JRios
File: P:\61\120\DESIGN\CIVIL\MDP\612000.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.