CITY OF SAN ANTONIO

May 11, 2006

Mr. Jon Adame, P.E.

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

Re: **Lost Creek III Subdivision (Amended)** **MDP# 828-A**

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed **Lost Creek III Subdivision (Amendment)** Master Development Plan **M.D.P.# 828-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.

- **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 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 archaeological sites have been previously identified nearby the above referenced property. Due to the location of Salado Creek to the project area, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological investigation of the property. The investigations should be

performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed 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 March 30, 2006, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. 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 CHPO 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.

- **Development Services Engineering Division:** TIA and Streets division has reviewed the above referenced revised MDP and recommends approval with the following conditions:

1. Construct an northbound left turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street 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. (316 Peak left turn movements)

2. The intersection at the proposed east/west Collector/Local B Street and Ralph Fair Road (FM 3351) will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works - Traffic and TxDOT) as per UDC 35-502, (a)(7)(C)

3. Limitations on Traffic Impact Analysis. It is expected that the traffic signal shall be required prior to, or with the last unit's construction (Unit-5).

4. Unit-4 on the MDP indicates cul-de-sacs greater than 500-feet in length, requiring 120-foot diameter ROW, 100-foot diameter pavements and 30-foot pavement widths. UDC 35-506(d)(6) shall be complied with at the time of platting.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the 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.

- **Parks and Recreation Department:** Recommends approval of Lost Creek III/828-A Master Development Plan with the following conditions:

  - The land provided is dedicated to the Home Owners Association.

  - A Provision and Maintenance Plan is provided to this Department at the time of platting.

  - The note stating "Owner to pay fee in lieu of park dedication" and "Fee amount to be determined at time of platting" must be removed from the plan.

  - The land dedication must be provided by the second phase of development.

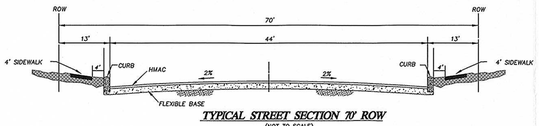
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

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

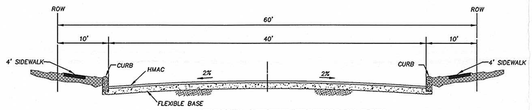
Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

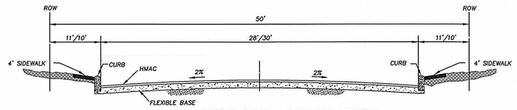
cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Sr. Engineer, Development Services
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.



TYPICAL STREET SECTION 70' ROW
(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(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).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PARK SPACE SUMMARY (SINGLE FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE — 593 LOTS X 1 ACRE / 70 LOTS = 8.5 AC. (1)

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) 1	SINGLE FAMILY RESIDENTIAL	26.67	109	4.06	–	JANUARY 2007
2	SINGLE FAMILY RESIDENTIAL	22.66	119	5.25	–	JANUARY 2008
3	SINGLE FAMILY RESIDENTIAL	24.31	126	5.18	–	JANUARY 2009
(1) 4	SINGLE FAMILY RESIDENTIAL	16.69	83	4.97	–	JANUARY 2010
(1) 5	SINGLE FAMILY RESIDENTIAL	26.06	156	5.99	–	JANUARY 2011
	TOTALS/AVERAGE	116.39	593	5.09	–	

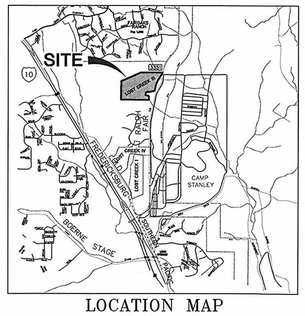
LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	116.39 (1)
PARK SPACE	12.00
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	–
DRAINAGE ROW/NATURAL AREA	–
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	–
TOTALS	128.39 (1)

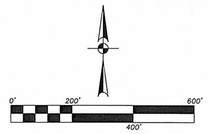
NOTES:
THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK III, MDP PLAN NO.: 828 WHICH WAS APPROVED JULY 18, 2005. THESE AMENDMENTS ARE: THE ADDITION OF A 6.99 ACRE TRACT, REVISING UNIT-1 FROM 115 LOTS TO 109 LOTS, UNIT-4 FROM 93 LOTS TO 83 LOTS AND UNIT-5 FROM 135 LOTS TO 156 LOTS.

LEGEND:

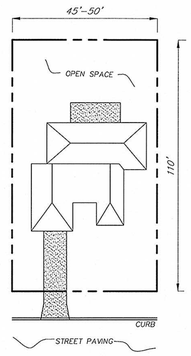
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- (5) UNIT NUMBER
- FUTURE STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE



SCALE : 1"=200'



TYPICAL RESIDENTIAL LOT
(45'-50' X 110')
(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:
TREY MARSH
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
ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SBC
GAS:	GREY FOREST UTILITY

PLAN HAS BEEN ACCEPTED BY
COSA
5/11/06 (date) 828A (number)
If no plats are filed, plan will expire
On 5/10/08
1st plat filed on

LOST CREEK III
MASTER DEVELOPMENT PLAN

05-11-06A11:57 RCVD

PROPERTY LEGAL DESCRIPTION

A 128.39 ACRE, OR 5,592,668 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THE 121.317 ACRE TRACT DESCRIBED IN VOLUME 8879, PAGES 73-88 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND THAT 1.998 ACRE TRACT DESCRIBED IN VOLUME 4335, PAGES 385-393 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND THAT 0.136 ACRE TRACT DESCRIBED IN VOLUME 6771, PAGES 568-569 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ, SURVEY NO. 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS, SURVEY NO. 64, ABSTRACT 805, COUNTY, BLOCK 4737 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.: 828A
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: MARCH 14, 2005
REVISED DATE: JUNE 16, 2005
REVISED DATE: JANUARY 6, 2006 (1)
JOB NO. 6197-00

Date: May 09, 2006, 4:19pm User ID: JRiles
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