City of San Antonio

Department of Planning and Development Services

December 15, 2008

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

Re: **Canyon Crossing Amending** **MDP # 857A**

Dear Ms. Herbold,

The Development Review Committee has reviewed **Canyon Crossing** Master Development Plan Amendment or **MDP 857A**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

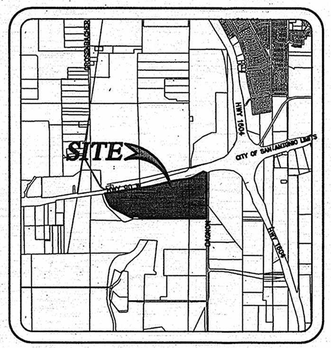
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. Furthermore, 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.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

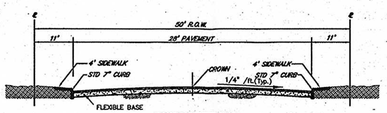
Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

DEVELOPMENT SERVICES
RECEIVED
2008 DEC 29 AM 10: 39

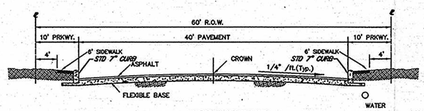


LOCATION MAP
N.T.S.

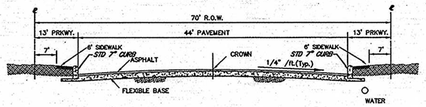
NOTE:
1. THE COLLECTOR ROAD IS PROPOSED TO CONSIST OF A 70' R.O.W., 44' PAVEMENT, AND 2–13' PARKWAYS.
2. LOCAL TYPE "A" STREETS CONSIST OF A 50' R.O.W., 28' PAVEMENT AND 2–11' PARKWAYS. LOCAL TYPE "B" STREETS CONSIST OF A 60' R.O.W., 40' PAVEMENT, AND 2–10' PARKWAYS.
3. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR MET AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35–506(d)(5).
9. 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).
10. FLOOD PLAIN SHALL BE PLATTED WITH UNITS 5, 3 AND IA.



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)

UTILITY PURVEYORS

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

LEGEND:

- FLOOD PLAIN
- 5' CONTOURS
- MDP LIMITS
- PHASE LINE
- (3) INDICATES BLOCK NUMBERS
- DRAINAGE R.O.W./EASEMENT
- OPEN SPACE/LANDSCAPE BUFFER

NOTES:
THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR CANYON CROSSING, MDP PLAN NO.: 857 WHICH WAS APPROVED JANUARY 4, 2006. THESE AMENDMENTS ARE:
- ADJUSTMENT OF LOT LINES WITHIN PHASES
- ADJUSTMENT OF PARK AREA
- INCREASE IN THE NUMBER OF PLATTED LOTS FROM 865 TO 880
- A DECREASE IN OVERALL RESIDENTIAL DENSITY

THE USE AND OVERALL GEOGRAPHIC LAND AREA REMAINS THE SAME.

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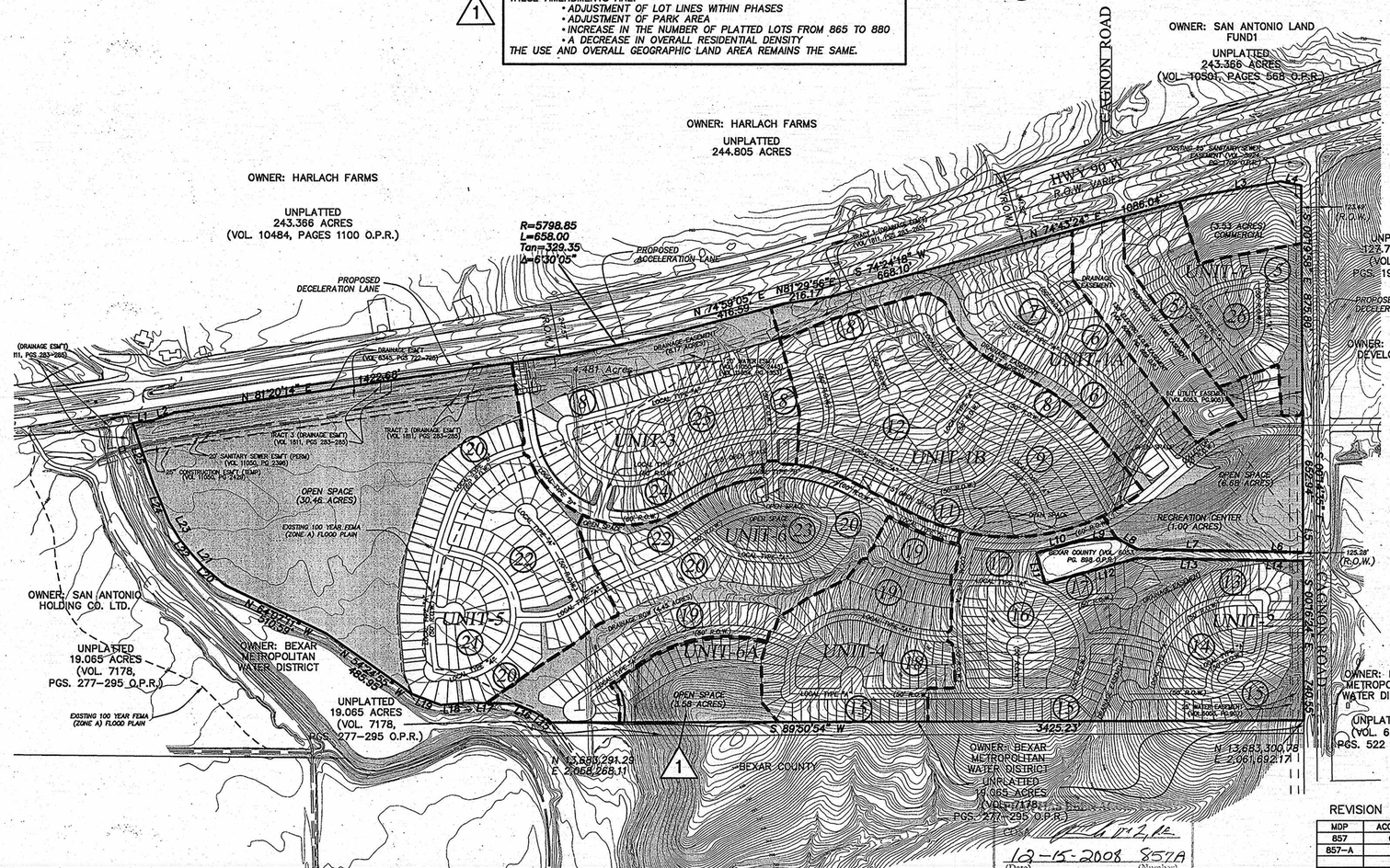
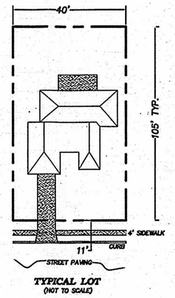
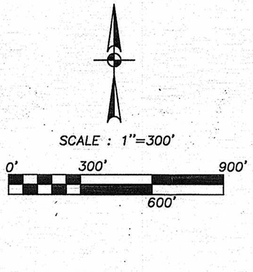




TYPICAL LOT
(NOT TO SCALE)



LINE TABLE		
LINE	LENGTH	BEARING
L1	95.75'	N81°22'27"E
L2	101.94'	N70°01'54"E
L3	359.20'	S79°32'34"W
L4	95.76'	N78°00'59"W
L5	163.62'	S00°16'23"E
L6	253.13'	S88°55'33"E
L7	498.61'	S88°59'43"E
L8	108.97'	S61°43'13"E
L9	159.35'	N86°12'40"E
L10	212.23'	N74°30'33"E
L11	146.06'	N15°29'28"W
L12	435.60'	S74°30'31"W
L13	498.58'	N88°59'43"W
L14	254.06'	N88°55'33"W
L15	74.25'	S55°52'36"E
L16	112.98'	S66°33'55"E
L17	219.03'	S88°41'23"E
L18	115.56'	N84°06'03"E
L19	138.36'	S68°47'47"E
L20	131.71'	S49°04'50"E
L21	81.61'	S41°54'18"E
L22	82.73'	S39°00'14"E
L23	93.08'	S31°34'08"E
L24	186.27'	S22°22'47"E
L25	300.39'	S18°42'06"E

PARK SPACE SUMMARY

REQUIRED PARK SPACE: 880 LOTS X 1 ACRE / 70 LOTS = 12.57 ACRES

PROVIDED PARK SPACE
UNIT–1A (11.6 AC.) + UNIT–1B (0.47 AC.) + UNIT–2 (1.89 AC.) = 13.96 ACRES*

PARKLAND CREDIT (CALCULATED WITHIN UNIT–1A)

A. PLAYGROUND	1.25 ACRES
B: PICNIC AREA	0.25 ACRES
C. BASKETBALL COURT	0.75 ACRES
D. WALKING TRAIL	1.50 ACRES
TOTAL	= 3.75 ACRES

TOTAL PARKLAND SPACE PROVIDED = 13.96 ACRES

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	102.43
COMMERCIAL	3.53
DRAINAGE ROW/FLOOD PLAIN/ RECREATION CENTER/PARK SPACE	72.56
PUBLIC ROW (LOCAL TYPE "A", "B", & COLLECTOR)	36.38
TOTALS	212.16

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	PARK/OPEN SPACE (Ac.)	DRAINAGE AREA (Ac.)
1A	SINGLE FAMILY RESIDENTIAL	25.43	72	2.83	11.60*	3.72
1B	SINGLE FAMILY RESIDENTIAL	25.92	173	6.67	0.47*	0.14
2	SINGLE FAMILY RESIDENTIAL	28.79	148	5.14	1.89*	1.84
3	SINGLE FAMILY RESIDENTIAL	21.31	98	4.60	0.34	4.48
4	SINGLE FAMILY RESIDENTIAL	13.80	96	6.96	0.08	0.04
5	SINGLE FAMILY RESIDENTIAL	19.55	127	6.50	0.32	0.56
6	SINGLE FAMILY RESIDENTIAL	21.93	96	4.38	0.93	4.45
6A	SINGLE FAMILY RESIDENTIAL	5.36	18	3.36	3.58	
7	SINGLE FAMILY RESIDENTIAL	9.95	52	5.23	1.48	0.05
7	COMMERCIAL	3.53				
	FLOOD PLAIN	30.46				
	ELECTRIC/SAWS EASEMENT	6.13				
	TOTALS/AVERAGE	212.16	880	5.07	20.69	15.28

*ACREAGES USED TO SATISFY PARK REQUIREMENTS

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

DEVELOPER/OWNER:
LGI HOMES
19221 I45 SOUTH SUITE 230
CONROE, TEXAS 77385
PHONE: (281) 362-8998
FAX: (281) 210-2601

REVISION HISTORY

MDP	ACCEPTED DATE
857	01/04/06
857–A	

12-15-2008 (Date) 857A (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 12-14-2010 (Date)

PREPARATION DATE: AUGUST 15, 2008 PROJECT No. 6142-02

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:

Jon Adame
PAPE-DAWSON ENGINEERS, INC.

LGI HOMES

CANYON CROSSING

MASTER DEVELOPMENT PLAN NO. 857-A

A 212.16 ACRE, OR 9,239,512 SQUARE FOOT, TRACT OUT OF AN 823.0457 ACRE TRACT BEING OUT OUT OF A 1,482 ACRE TRACT AS RECORDED IN VOLUME 6977, PAGE 883, DEED RECORDS OF BEXAR COUNTY. TEXAS AND BEING OUT OF THE WM. T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, THE J. BARRIT SURVEY NO.66 ABSTRACT NO. 47, COUNTY BLOCK 4317, THE I & G.N.R.R. SURVEY NO. 20, ABSTRACT NO. 897, COUNTY BLOCK 4324, THE T.A. COOK SURVEY NO. 65¼, ABSTRACT NO. 1076, COUNTY BLOCK 4342, THE A. WICKSON SURVEY NO. 68, ABSTRACT NO. 793, COUNTY BLOCK 4318, THE J. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 615, COUNTY BLOCK 4319, AND THE R. ALDERETE SURVEY NO.12, ABSTRACT NO. 21, COUNTY BLOCK 4320, BEXAR COUNTY, TEXAS.

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555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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