City of San Antonio

Department of Development Services

January 11, 2007

Jon Adame, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey, Suite 100
San Antonio, TX 78216

Re: Sablechase Subdivision MDP # **867-A (Amended)**

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed the Sablechase Subdivision Master Development Plan, **M.D.P. # 867-A.** Please find a signed copy for your files enclosed. Your plan was approved for acceptance; however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

Historic Preservation states the following: The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. Also, in the opinion of the HPO, it is unlikely that any significant sites or other archaeological resources are present. However, if a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) 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 Kay Hindes at 210-207-7306.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of Sablechase Subdivision MDP, at no cost to the City of San Antonio.

- Secondary access must be in place prior to the approval of any plat or combination of plats that exceed more than 125 lots.

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

- Clear sight distances should be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not obscure the minimum intersection visibility.

- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access points approved by TX DOT as it relates to the submitted TIA traffic counts. (Sec. 35-502. (a) (7) paragraph C of the Uniform Development Code (UDC) 2006).

NOTE: Texas Department of Transportation (TX DOT) will determine access points along frontage road.

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.

Parks and Recreation recommends approval of Sablechase Development with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat Sec. 35-503(e) Designation of Parkland of UDC 2006.

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

- The instruments creating the Home Owners Association are provided by the second application for plat approval; Sec. 35-503(e) Designation of Parkland of UDC 2006.

- Parkland dedication must be platted by the second phase of development; Sec. 35-503(f) Development Phasing of UDC 2006.

Bexar County: The following will apply prior to completion of Sablechase Subdivision:

- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices

- Old Fredericksburg Road shall be upgraded with a separate northbound right-turn lane at the north entrance as per the TX DOT Roadway Design Manual.

- Additional right-of-way shall be dedicated at entrance on Old Fredericksburg in order to accommodate southbound left-turn lanes in the future.

- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 units as per Sec. 35-506 (e) (7) of UDC 2006.

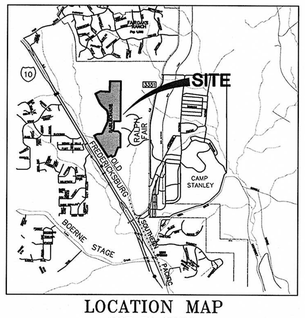
It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

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

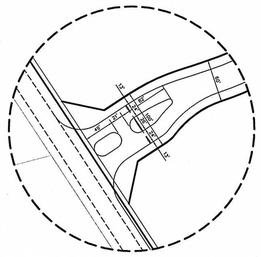
CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service



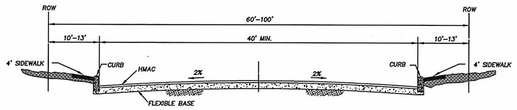
LOCATION MAP
NOT-TO-SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	24°33'28"	580.00'	126.24'	248.60'	246.70'	S12°22'05"W

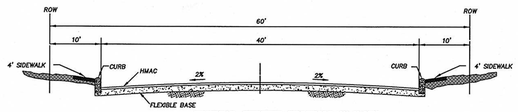
LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°46'51"E	265.38'
L2	N37°23'26"E	11.98'
L3	N24°15'05"E	271.24'
L4	N38°56'34"W	312.72'
L5	N89°54'39"W	37.60'
L6	S44°58'44"W	25.07'
L7	S09°36'51"W	12.14'
L8	S24°38'49"W	31.00'
L9	S65°21'11"E	120.00'
L10	S89°54'39"E	298.90'
L11	S44°54'39"E	268.87'
L12	N89°52'31"W	190.78'
L13	S59°23'36"W	246.09'
L14	N33°27'24"W	161.72'
L15	S58°44'36"W	279.70'



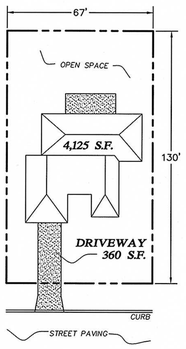
ENTRANCE ONE & TWO
(SCALE 1"=100')



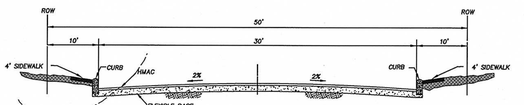
MODIFIED STREET SECTION
LOCAL TYPE "B"
(NOT TO SCALE)



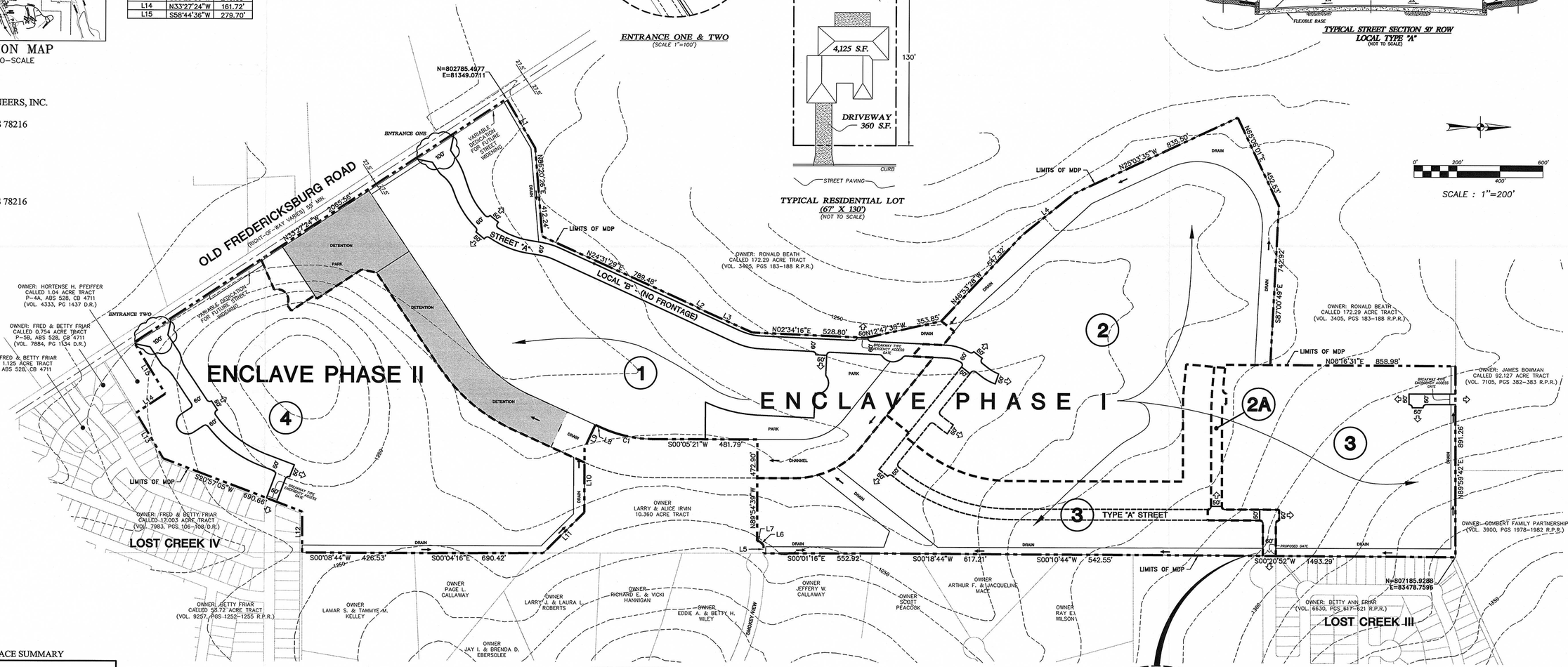
TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)



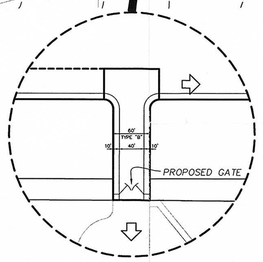
TYPICAL RESIDENTIAL LOT
(67' X 130')
(NOT TO SCALE)



TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)



0' 200' 600'
400'
SCALE : 1"=200'



PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	473 LOTS X 1 ACRE / 70 LOTS	= 6.8 AC.

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.)	OPEN SPACE (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	49.46	91	1.84	–	28.47	MARCH 2007
2	SINGLE FAMILY RESIDENTIAL	42.31	128	3.03	–	27.60	JANUARY 2008
2A	SINGLE FAMILY RESIDENTIAL	1.32	–	–	–	–	JANUARY 2008
3	SINGLE FAMILY RESIDENTIAL	43.48	140	3.22	–	16.26	JANUARY 2009
4	SINGLE FAMILY RESIDENTIAL	40.20	114	2.84	–	20.14	JANUARY 2010
	TOTALS/AVERAGE	176.77	473	2.68	–	92.47	

LAND USE TABLE	
LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	148.61
DRAINAGE ROW/NATURAL AREA	21.00
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	–
PARK AREA	7.16
TOTALS	176.77

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(a,). 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 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PRIVATE (ENCLAVE DEVELOPMENT).
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. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
11. PRIOR TO ANY PLAT APPROVAL AND OR RECORDATION A SUPPLEMENTAL PER UDC 35-B(C)F(18) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COMPLIANCE OF THE UDC.
12. STREET "A" WILL REQUIRE A RIGHT TURN DECEL LANE AT OLD FREDERICKSBURG ROAD.
13. AT THE TIME OF PLATTING OF UNIT-3 A VARIANCE TO THE EXTENSION TO SMOKEY VIEW WILL BE REQUESTED.

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. _____ LAREDO OFR, LTD. _____

LEGEND:
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- (5) UNIT NUMBER
- FUTURE STREET EXTENSION
- DRAIN FLOW ARROW
- ON-SITE DETENTION

PROPERTY LEGAL DESCRIPTION

A 176.77 ACRE, (7,699,956 SQUARE FEET MORE OR LESS) TRACT OF LAND BEING ALL OF THAT 187.211 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9488, PAGES 2278-2281 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SBC
GAS:	GREY FOREST UTILITY

SABLECHASE
MASTER DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY
COSA _____
1/11/07 (Date) 867-A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/10/09 Date

MDP PLAN NO.: 867A

REVISED DATE: DECEMBER 19, 2006
REVISED DATE: NOVEMBER 2, 2005
REVISED DATE: SEPTEMBER 8, 2005
PREPARATION DATE: JUNE 14, 2005

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

JOB NO. 6219-00

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

DEVELOPER/OWNER:
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385
FAX: (210) 495-2587

Date: Jan 11, 2007, 8:03am User ID: JRios
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