CITY OF SAN ANTONIO

March 23, 2006

Mr. Gary Balbaugh

Denham-Ramones Engineering
12961 Park Central Ste. 1390
San Antonio, TX 78216

Re: Gordon's Grove **MDP # 007-06**

Dear Mr. Balbaugh,

The City Staff Development Review Committee has reviewed Gordon's Grove Master Development Plan **M.D.P. # 007-06**. 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.

- **Historic** indicates that

    - The Texas Site Altas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Medio Creek drainage area, an area known to contain sites and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.

- **DSD – Traffic Impact Analysis & Streets** indicates the that the developer shall be required to provide a left turn lane from northbound Talley Road to serve left turn movements into the subdivision based on the TIA turning movements. Storage length of 200 feet with 100 foot taper.

- **Trees** approves with the following conditions:

    - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been issued for this project based on the Tree Canopy method. No additional

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

affidavit/permit fees will be required for platting or building permits on this project, but plats will be subject to a $75 review fee.

- Streetscape Standards per UDC 35-512 – Talley Road requires streetscape on existing ROW (it appears that preservations of existing trees may fulfill this requirement if they are on the ROW thus avoiding the planting and irrigation of new streetscape trees). The new ROW on the unmanned section of collector into the subdivision will require streetscaping as well

- Please keep copy of approval and stamped preservation plan on site during site work. A copy of the stamped plan is available at the second floor reception of Development Services

- 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.

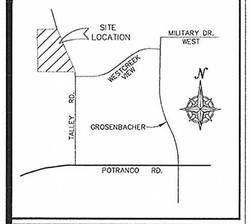
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will 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 Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County



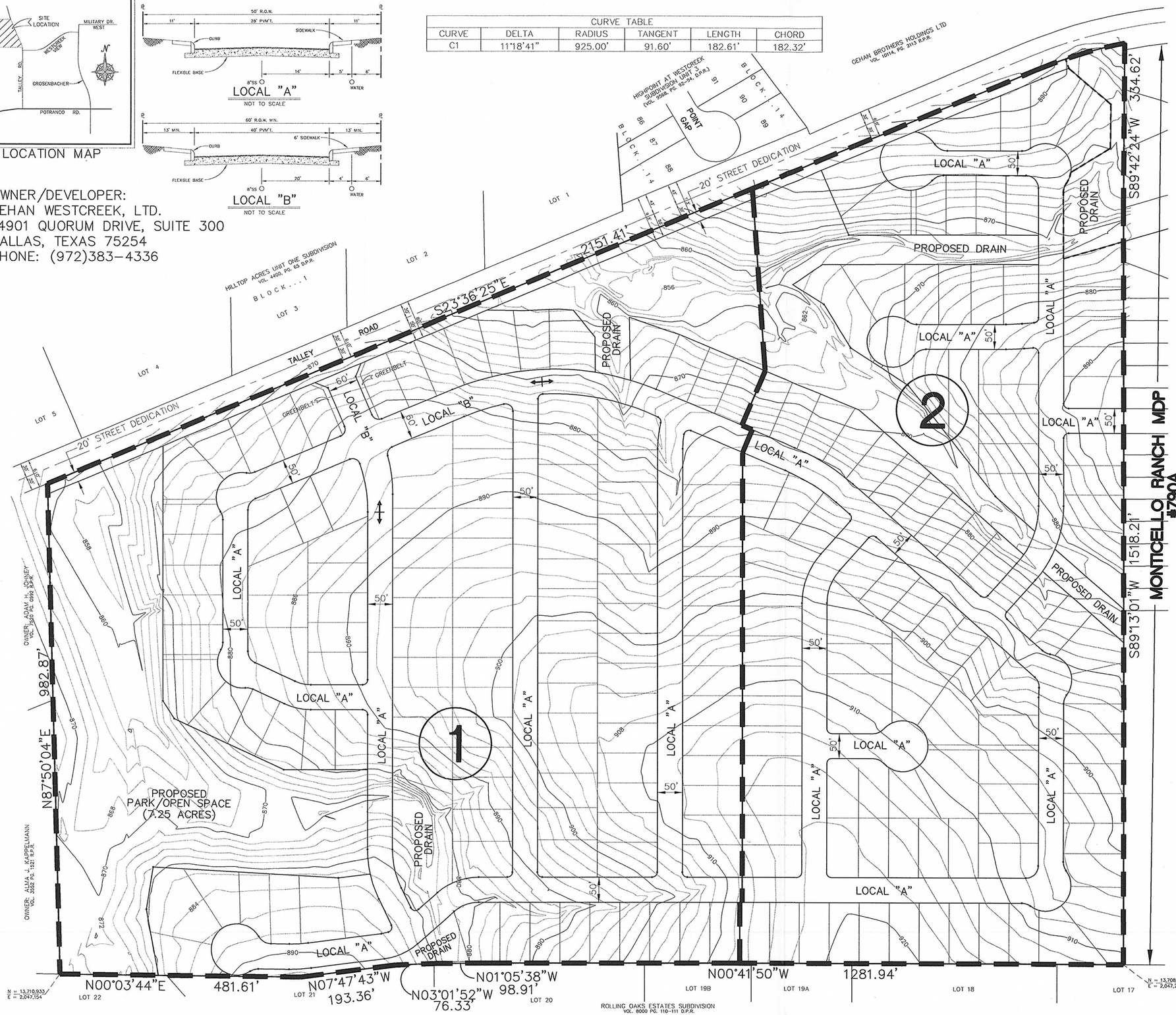
LOCATION MAP

LOCAL "A"
NOT TO SCALE

LOCAL "B"
NOT TO SCALE

OWNER/DEVELOPER:
GEHAN WESTCREEK, LTD.
14901 QUORUM DRIVE, SUITE 300
DALLAS, TEXAS 75254
PHONE: (972)383-4336

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	11°18'41"	925.00'	91.60'	182.61'	182.32'



NOTES

1. WATER SERVICE TO BE PROVIDED BY BEXAR MET.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN TWO PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM -SOUTH CENTRAL ZONE. AS OBTAINED BY GPS OBSERVATION.
14. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
17. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°16'24".
18. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

PLAN HAS BEEN ACCEPTED BY
DDSM
3/27/06 007-06
(date) (number)
If no plats are filed, plan will expire
on 3/26/08
1st plat filed on

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 1	124	60' x 120'	40.480
UNIT 2	104	60' x 120'	29.633
TOTAL	228		70.113

3.25 UNITS PER ACRE

LEGEND

PHASE LINE
(2) PHASE NUMBER
975 EXISTING CONTOUR

PARK DATA

BASED ON 228 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 3.26 ACRES. REQUIREMENTS WILL BE MET WITH A 7.25 ACRE DEDICATION AS SHOWN.

THIS DEVELOPMENT IS PROPOSED IN PHASES AND HAS RESERVED 7.25 ACRES FOR PARK OR OPEN SPACE DEDICATION. THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503-3 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION.

PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-503(f)(2).

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

70.113 TOTAL ACRES
THIS MDP WAS PREPARED ON 11/23/05

REVISED:
04/24/06 CORRECTED SCALE

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for GORDON'S GROVE

JOB # 050022.00
DWG FILE:
DATE: 11/23/05
DESIGN: P.W.D.
DRAWN: P.D.L.
CHECKED:
SHEET 1 OF 1

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Date: Apr 24, 2006, 1:43pm User ID: MartheaBray File: N:\Land Projects\JOOD-Gordons Grove\dwg\MDP-GORDON1.dwg