City of San Antonio

Development Services Department

September 28, 2010

Paul W. Denham, P.E.
Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Texas 78216

Re: **Persyn Tract** **MDP # 010A-06**

Dear Mr. Denham,

The Development Review Committee has reviewed **Persyn Tract** Master Development Plan, **MDP 010A-06**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

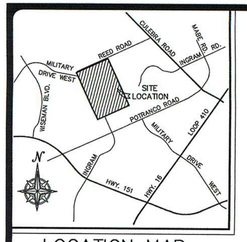
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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. 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 Richard Carrizales at 207-8050.

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director
Development Services Department



LOCATION MAP

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'
C2	51°09'33"	270.00'	129.24'	241.08'	233.15'
C3	90°00'00"	15.00'	15.00'	23.56'	21.21'
C4	11°26'05"	743.00'	74.39'	148.28'	148.04'
C5	92°43'03"	25.00'	26.21'	40.46'	36.18'
C6	94°30'50"	25.00'	27.05'	41.24'	36.72'
C7	86°17'12"	25.00'	23.43'	37.65'	34.19'

PARK SUMMARY

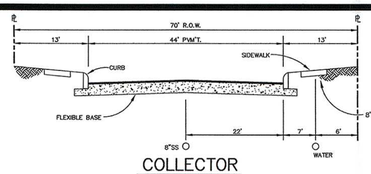
PARK #1 – OPEN PLAY AREA	1.29 ac.
PARK #2	1.00 ac. impv. credit
PARK #2 – 1st AGE GROUP PLAYGROUND	0.56 ac.
PARK #3	SEE PARK #3 CREDIT BELOW
PARK #3 – 2nd AGE GROUP PLAYGROUND	1.70 ac.
PARK #4	1.25 ac. impv. credit
PARK #4 – SWIMMING POOL (3600 sf water surface)	1.46 ac.
PARK #4 – OPEN PLAY AREA	1.50 ac. impv. credit
MULTI-USE PATH ALONG ARTERIAL AND COLLECTORS	1.00 ac. impv. credit
TOTAL	5.19 ac.
REQUIRED 714/70	14.95 ac.
	10.20 ac.

PARK DATA

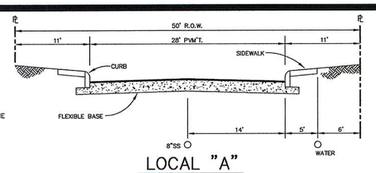
BASED ON 714 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 10.20 ACRES. REQUIREMENTS WILL BE MET WITH 10.20 ACRES OF LAND DEDICATION ALONG WITH 4.75 ACRES OF IMPROVEMENT CREDIT (SEE CHART).

THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503–3 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION.

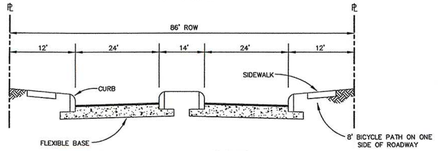
PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503–4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35–503(F)(2).



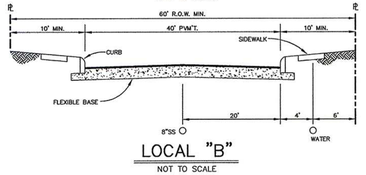
COLLECTOR
NOT TO SCALE



LOCAL "A"
NOT TO SCALE



SECONDARY ARTERIAL
NOT TO SCALE



LOCAL "B"
NOT TO SCALE

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
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 EIGHT 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.
13. BEARING REFERENCE SOURCE IS S66°05'16"W AS SHOWN ALONG THE SOUTHEAST PROPERTY LINE, DERIVED FROM 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.
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.

MINOR AMENDMENT:
THIS PLAN INCLUDES AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35–412(g.).
AMENDMENTS INCLUDE
A. CHANGES TO THE TIMING OR PHASING OF THE PROPOSED DEVELOPMENT PROVIDED THE USE AND OVERALL GEOGRAPHIC LAND AREA REMAINS THE SAME.
E. UPDATING OF OWNERSHIP OR CONSULTANT INFORMATION.

ALL AREAS CONTAINED WITHIN THIS MDP ARE ZONED RESIDENTIAL R4, R5 OR R6 (SEE TABLE BELOW)

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	MAX LOTS	MIN. LOT SIZE	EXIST. ZONING	ORIGINAL ACRES	UPDATED ACRES
UNIT 1	76	55'x120'	R6	39.30	50.37
	101	45'x120'	R5		
UNIT 1A	–	–	R5	10.32	9.56
UNIT 2	89	45'x120'	R5	18.64	17.56
UNIT 3	57	55'x120'	R6	17.63	16.55
UNIT 4	86	45'x120'	R5	17.57	15.51
UNIT 5R	63	55'x120'	R6	23.93	17.84
UNIT 6	93	45'x115'	R5	15.40	15.55
UNIT 7	62	42'x120'	R4	12.79	12.79
UNIT 8	87	45'x115'	R5	15.27	15.52
TOTAL	714			170.85	170.85

4.18 UNITS PER ACRE

DEVELOPMENT SERVICES RECEIVED 2010 SEP 27 PM 2:25

CONNECTIVITY INDEX

87 LINKS
65 NODES
87/65 = 1.34 CONNECTIVITY RATIO

OWNER/DEVELOPER:
FCC SAN ANTONIO I LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75024
PHONE (972) 265–7968
FAX (972) 265–7970

LEGEND

UNIT LINE
(2) UNIT NUMBER
975 EXISTING CONTOUR

PLAN HAS BEEN ACCEPTED BY
COSA
9/28/10 010A-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/27/12
Date

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

170.85 TOTAL ACRES

THIS MDP WAS PREPARED ON 09/14/10

REVISED:

Denham–Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1300
San Antonio, Tx. 78216
(210) 495–3100 Office
(210) 495–3122 Fax

MASTER DEVELOPMENT PLAN for PERSYN TRACT #010A–06

JOB # 050021.00
DWG FILE:
DATE: 1/31/06
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

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Date: Sep 27, 2010, 10:31am User ID: BetsiTam File: N:\Land Projects–3\Victoria–Town\Vang\Persyn MDP–010A–06A–09.01.10.dwg