City of San Antonio

Development Services Department

May 22, 2012

Tom Bates
Denham-Ramones Engineering
1380 Pantheon Way, Suite 290
San Antonio, Texas 78232

Re: **Persyn – Minor Amendment** **MDP# 010B-06**

Dear Mr. Bates,

The Development Review Committee has evaluated the **Persyn – Minor Amendment** Master Development Plan (**MDP # 010B-06**). Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

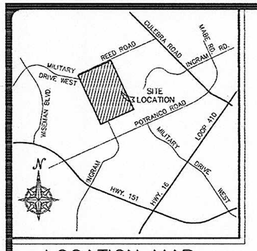
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, 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 **Northside Independent School District,** so they can plan for the development accordingly.

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

Sincerely,

John P. Jacks
Assistant Director



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'

LEGAL DESCRIPTION:
REMAINDER OF A 170.85 ACRES RECORDED IN VOLUME 15210, PAGE 1020-1039, O.P.R., OUT OF THE ELIZABETH PLUNKET SURVEY No. 72, ABSTRACT No. 575, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.

PARK SUMMARY

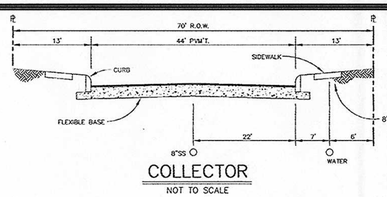
PARK #1	1.29 ac.
PARK #1 – OPEN PLAY AREA	1.00 ac. impv. credit
PARK #2	0.56 ac.
PARK #2 – 1st AGE GROUP PLAYGROUND	SEE PARK #3 CREDIT BELOW
PARK #3	1.70 ac.
PARK #3 – 2nd AGE GROUP PLAYGROUND	1.25 ac. impv. credit
PARK #4	1.46 ac.
PARK #4 – SWIMMING POOL (3600 sf water surface)	1.50 ac. impv. credit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

PARK DATA

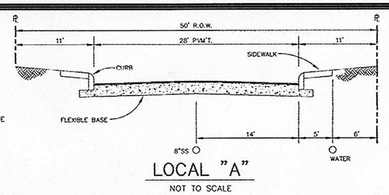
BASED ON 714 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 10.20 ACRES. REQUIREMENTS WILL BE MET WITH 10.20 ACRES OF LAND DEDICATION ALONG WITH 4.75 ACRES OF IMPROVEMENT CREDIT (SEE CHART).

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

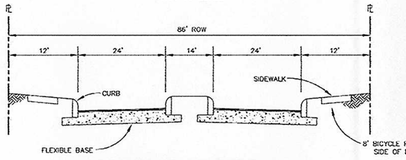
PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-503(f)(2).



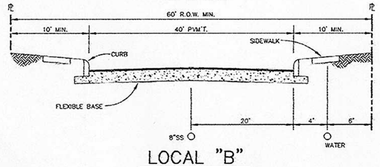
COLLECTOR
NOT TO SCALE



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.

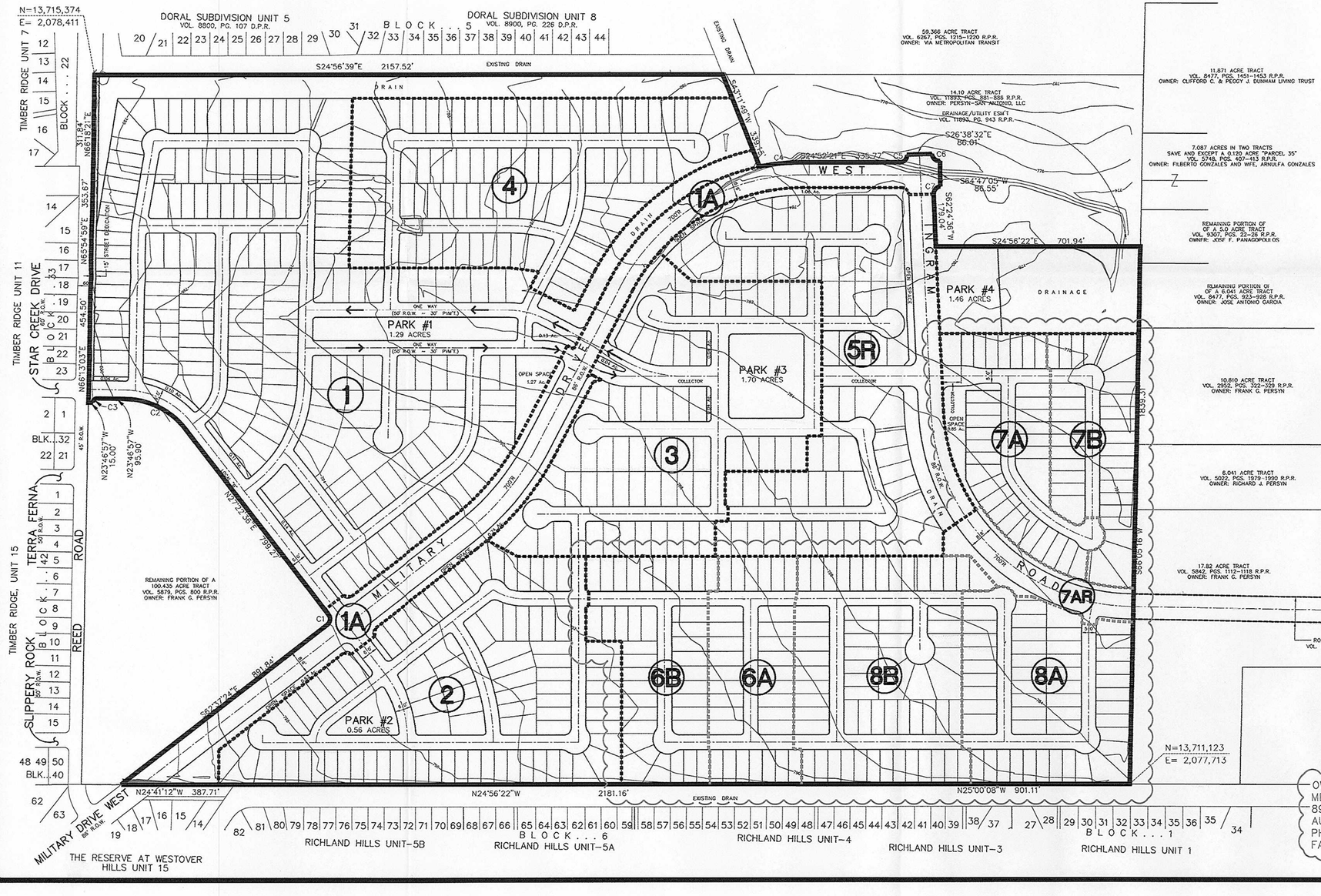
E. UPDATING OF OWNERSHIP OR CONSULTANT INFORMATION.

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	50.37	50.37
	101	45'x120'	R5		
UNIT 1A	–	–	R5	9.56	9.56
UNIT 2	89	45'x120'	R5	17.56	17.56
UNIT 3	57	55'x120'	R6	16.55	16.55
UNIT 4	86	45'x120'	R5	15.51	15.51
UNIT 5R	63	55'x120'	R6	17.84	17.84
UNIT 6A	31	45'x115'	R5	15.40	5.26
UNIT 6B	38	45'x115'	R5		6.24
UNIT 7AR	–	–	R4	12.79	2.10
UNIT 7A	31	42'x120'	R4		6.06
UNIT 7B	31	42'x120'	R4		5.09
UNIT 8A	48	45'x115'	R5	15.27	8.11
UNIT 8B	63	45'x115'	R5		10.60
TOTAL	714			170.85	170.85

4.18 UNITS PER ACRE



CONNECTIVITY INDEX

87 LINKS
65 NODES

87/65 = 1.34 CONNECTIVITY RATIO

LEGEND

UNIT LINE
② UNIT NUMBER
975 EXISTING CONTOUR

PLAN HAS BEEN ACCEPTED BY
COSA
5/22/2012 (Date) 0108-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5/21/2014
Date

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

170.85 TOTAL ACRES
THIS MDP WAS PREPARED ON 04/03/12

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8920 BUSINESS PARK DRIVE, SUITE 250
AUSTIN, TEXAS 78759
PHONE (512) 615-6409
FAX (512) 610-6750

REVISED:
05/10/12 COSA COMMENTS

Denham-Ramonee Engineering and Associates, Inc.
1380 Pantheon Way, Suite 290
San Antonio, Tx. 78232
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237-00
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for PERSYN TRACT #010B-06 (MINOR AMENDMENT)

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

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Date: May 11, 2012, 11:00am User ID: Bertelson File: N:\Land Projects 3\Estancia-Tract\dwg\Persyn MDP-010-06B-06.03.12.dwg