



City of San Antonio, Texas

Planning & Development Services Department

October 5, 2009

Caleb Chance, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: MDP 011-06 Two Creeks North

Dear Mr. Chance:

The Master Development Plan (MDP), 011-06 Two Creek North, has failed to comply with **Sec. 35-412 (h)(1)(a) Scope of Approval** of the **Unified Development Code (UDC)**:

Sec. 35-412 (h) (1) (a) Scope of Approval

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan

This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in writing with supporting documentation may be filed within thirty (30) days of receipt of this notice.

For additional information on your permit status please visit the MDP Master List website at: <http://epay.sanantonio.gov/dsddocumentcentral/upload/MDPMasterList.xls>

If you have any questions regarding this matter, contact Richard Carrizales at (210) 207-8050.

Sincerely,

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

LAND DEVELOPMENT
SERVICES DIVISION

09 OCT 13 AM 10:06

RECEIVED



City of San Antonio

Department of Development Services

October 27, 2006

Caleb Chance, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Two Creeks North Master Development Plan, MDP # 011-06

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed the Two Creeks North Master Development Plan, M.D.P. # 011-06. Please find enclosed a signed copy for your files. 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.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Two Creeks North, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

- 100 year Flood Plain Shown and Buffing (if applicable)
- Sensitive Recharge Features and Buffing (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

- According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Parks and Recreation recommends approval with the following conditions:

- All land provided for Parks/Open Space is dedicated to the Home Owners Association;
- A Provision and Maintenance Plan is submitted to this department at time of platting.
- All amenities provided follow design criteria and specifications of UDC section 35-503(h) in order to gain credit for improvements.
- Remove the note "Two Creeks Subdivision has an excess of 5.98 ac of Parkland". No Joint User Agreement with the school district was furnished to this department therefore no credit can be given for land at this school site location.

Tree Preservation states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or site work stages.

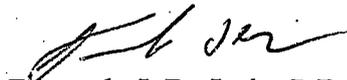
If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so 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.

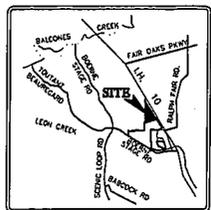
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



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

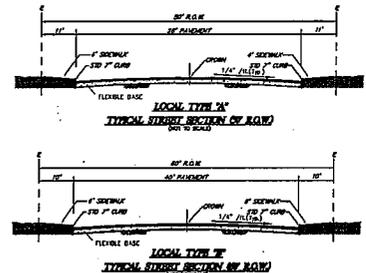
CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service



LOCATION MAP

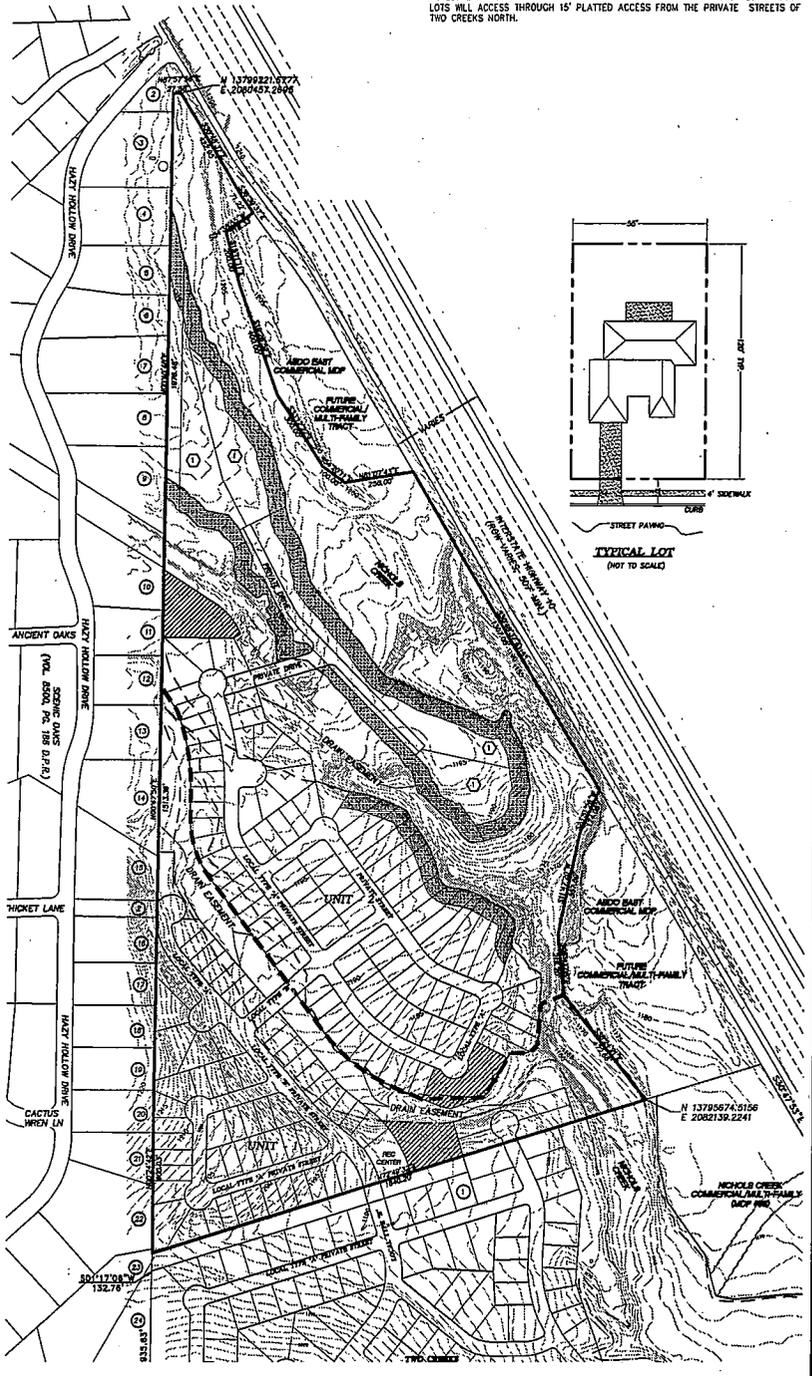
- LEGEND**
- MDP BOUNDARY LIMITS
 - - - FLOOD PLAN
 - - - PHASE LINE
 - ▨ DRAINAGE ROW/NATURAL
 - ▨ CREEK BEDS/FLOODPLAIN BUFFER
 - ▨ STORM WATER DETENTION BASIN AREA

- GENERAL NOTES:**
1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS.
 2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 5. 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.
 6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
 7. 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 85 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 8. ACCESS THROUGH SCENIC OAKS TO BE DISCUSSED BETWEEN THE DEVELOPER AND THE HOME OWNERS ASSOCIATION OF SCENIC OAKS AT THE TIME OF PLATTING. THE DEVELOPER WILL CONSTRUCT THIS ACCESS OR PROVIDE AN ALTERNATIVE MEANS FOR SECONDARY ACCESS.



PROPERTY OWNERSHIP KEY

- ① NEMANN FAMILY PARTNERSHIP
- ② SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.
- ③ OAKS WATER SUPPLY CORP.
- ④ GOODYEAR, NORMAN W. & HELENA R.
- ⑤ CURRY, PATRICK L. & SANDRA R.
- ⑥ GONZALEZ, STEPHANIE M. & ARNOLD J.
- ⑦ FLICHEL, DAVID J.
- ⑧ CASTANOS, LUIS JAVIER
- ⑨ VONMEREVELDT, JOSEPH P. & DENDARA K.
- ⑩ MEURER, EDWARD T.
- ⑪ ZOMBRAND, MAX V. & DARYL D.
- ⑫ EARLE, CAROLYN
- ⑬ HENSLEY, REX EUGENE & DONNA
- ⑭ GONZALEZ, HOMER E. & NANCY S.
- ⑮ SHING, MARK E. & LOIS BRODY
- ⑯ HOUGHTLING, JACK VERNON & CYNTHIA
- ⑰ LINDOEN, JAMES D. & PATSY A.
- ⑱ LOPEZ, JOE & SUZANNE
- ⑲ BARKLEY, LINDLE B. & MICHELLE
- ⑳ JOHNSON, WINCENT L. & BARBARA
- ㉑ KEEFE, WILLIAM J. & JUDITH A.
- ㉒ DARLING, RALPH E. & ADELAIDE
- ㉓ FORSTH, JAMES & JOANNA SIMON
- ㉔ RITCHEY, DARRRELL C. & EDITH L.



PARK SPACE SUMMARY

REQUIRED PARK SPACE	159 LOTS X 1 ACRE = 2.27 AC. 70 LOTS
PROVIDED PARK SPACE	REC CENTER LOT = 0.5 AC. PLAYGROUND = 1.25 AC. PICNIC AREA = 0.25 AC. REC CENTER BUILDING = 0.8 AC. TOTAL W/CREDITS = 2.5 ACRES

ACRAGE/DENSITY SUMMARY TABLE

UNIT	PHASE SCHEDULE	LAND USE	GROSS AREA (Ac.)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAN NATURAL AREA/OPENSPACE (Ac.)
1	JANUARY 2007	SINGLE FAMILY RESIDENTIAL	24.17	81	2.58	8.87
2	JUNE 2008	SINGLE FAMILY RESIDENTIAL	85.01	98	1.51	27.81
		TOTALS/PHASES	109.18	179	1.78	36.68

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	52.40
DRAINAGE ROW/NATURAL AREA/GREENBELT	36.78
TOTALS	89.18

PROPERTY LEGAL DESCRIPTION

A 89.18 ACRES OF LAND BEING MORE OR LESS TRACT OF LAND BEING OUT OF A 100.00 ACRES TRACT RECORDED AND CONVEYED TO HERITAGE DEVELOPMENT INC. IN VOLUME 4308, PAGE 84-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL ESTATE OF BEXAR COUNTY, TEXAS, OUT OF THE A.M. UNMAYLOR SURVEY NO. 28, ABSTRACT 828, COUNTY BLOCK 4711, OF BEXAR COUNTY, TEXAS.

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 35-501B OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____

KEY NOTES

① SINGLE-FAMILY RESIDENTIAL LOTS ARE LIMITED TO IN THE TOTAL ALLOWABLE IMPERVIOUS COVER BUILT ON THE LOT. THESE LIMITATIONS ARE TO BE SET BY THE DEVELOPER DURING THE PLATTING STAGE OR AT THE CLOSING OF EACH LOT. THESE LOTS WILL ACCESS THROUGH 15' PLATTED ACCESS FROM THE PRIVATE STREETS OF TWO CREEKS NORTH.

APPLICANT: BITTERBLUE, LTD.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

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

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

PAPE-DAWSON ENGINEERS, INC. WOODSIDE HOMES

**TWO CREEKS NORTH SUBDIVISION
MASTER DEVELOPMENT PLAN**

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: FEBRUARY, 2008 | JOB NO. 0427-00

10-25-06P01:36 RCVD