



City of San Antonio

Department of Development Services

October 30, 2006

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

Re: Potranco Subdivision Master Development Plan, **MDP # 030-06**

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed the Potranco Subdivision Master Development Plan, **M.D.P. # 030-06**. 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 section states the following:

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property. 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.

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 onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Potranco Subdivision, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with Unified Development Code 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.
- The developer shall be responsible for providing right-turn deceleration lanes with

storage lengths and bay taper in all the driveway access point approved by Tx DOT as it relates to the submitted TIA traffic counts, 35-502 (a)(7).

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- It should be understood that the submitted TIA concurrent with the proposed Potranco Subdivision is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Streets reserves the right to make further comments should a detailed internal street network is provided prior to Planning Commission approval. UDC 35-506 will be implemented at the time of platting.

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. This project appears to be suited to a Tree Stand Delineation (25% preservation of significant trees and 100% preservation of heritage trees) based on the large tree canopy area.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

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

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication shall be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Bexar County states the following improvements will be provided by the developer prior to completion of the Pfeiffer Tract Subdivision:

- Access to FM 1957 is the jurisdiction of the Texas Department of Transportation and coordination must be made with TxDOT in order to facilitate additional left-turn and right-turn lanes at each entrance tying into FM 1957.
- Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved

- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at the 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.

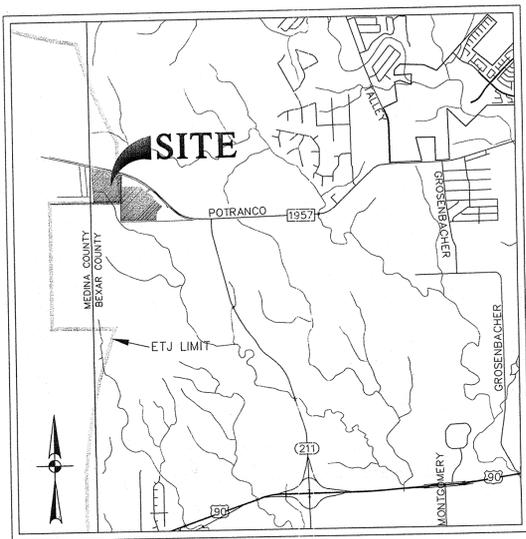
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



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

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



LOCATION MAP
SCALE = 1:3000

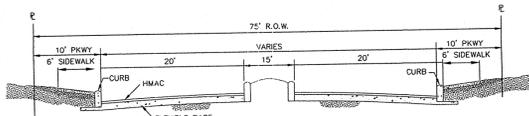
LEGEND

- ETJ LINE
- PHASE LINE
- MASTER DEVELOPMENT PLAN LIMITS
- EXISTING CONTOURS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R.B.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- * PROPOSED DETENTION BASIN
- UNDEVELOPED / OPEN SPACE

RESIDENTIAL UNIT SUMMARY

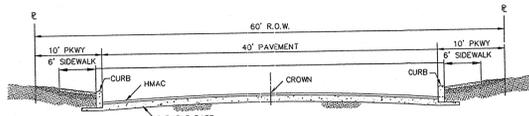
	TOTAL	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LAND USE-RESIDENTIAL (AC)	155	40.05	58.23	28.85	27.85
# OF UNITS	700	143	282	140	135
DENSITY UNITS/AC.	4.52	3.6	4.8	4.8	4.8

* ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN 4 PHASES/UNITS. THE LIMITS OF UNITS/PHASES HAVE NOT BEEN DETERMINED.

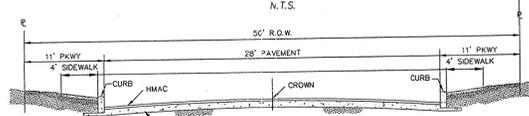


LOCAL TYPE "B" STREET WITH MEDIAN (75' R.O.W.)
N.T.S.

NOTE: STREET SECTION SHALL BE DESIGNED AS A LOCAL TYPE "B" ROAD.



LOCAL TYPE "B" (60' R.O.W.)
N.T.S.



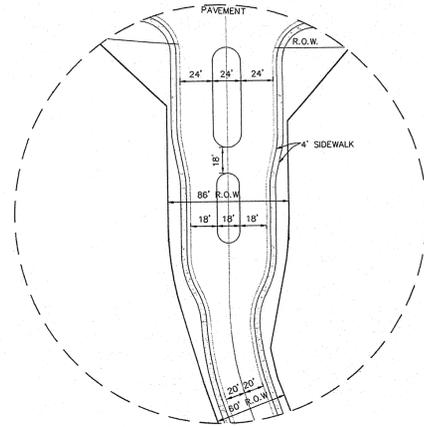
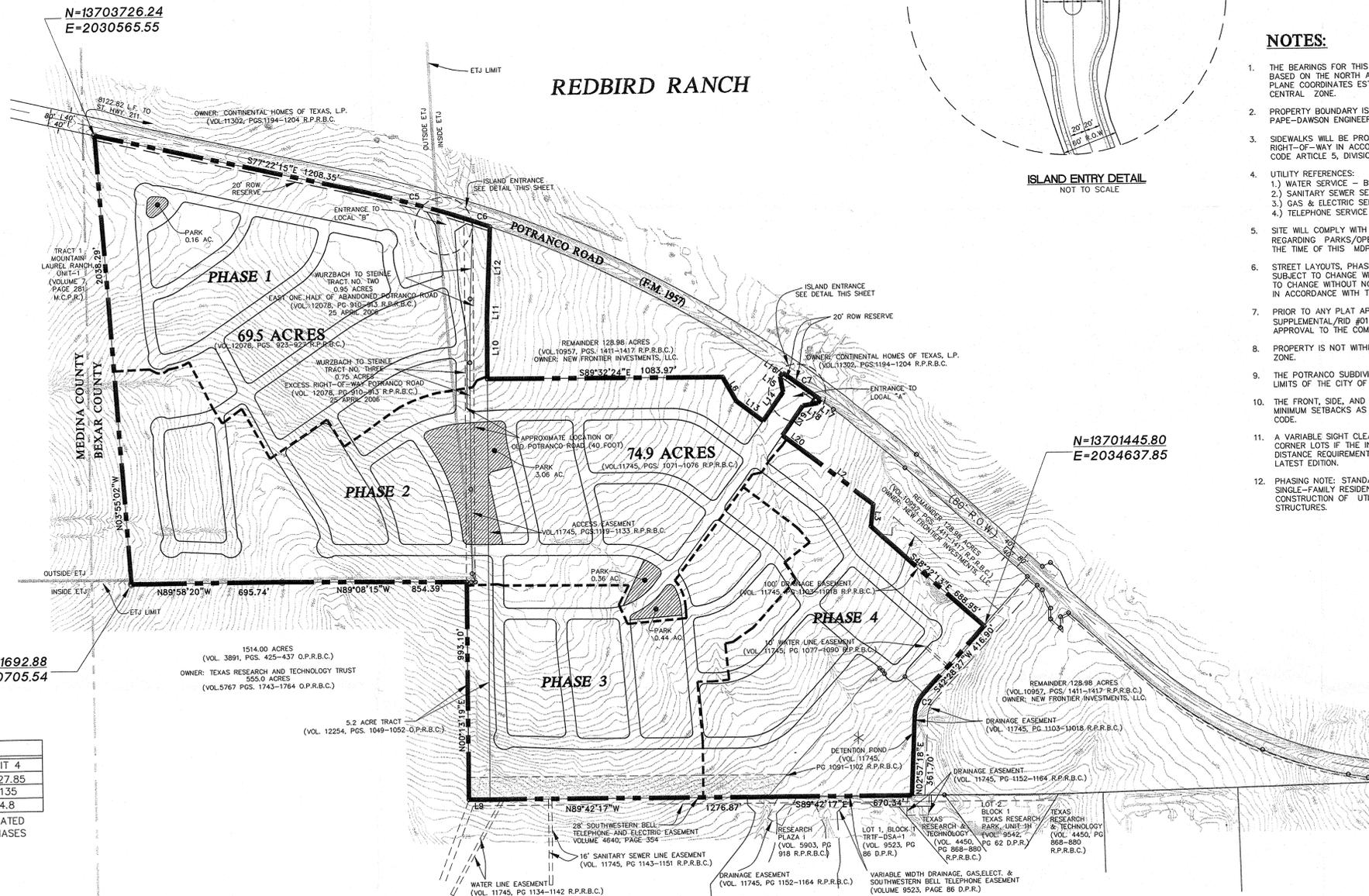
LOCAL TYPE "A" (50' R.O.W.)
(LOCAL TYPE A STREET) N.T.S.

LINE TABLE

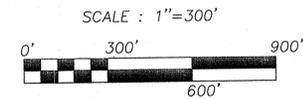
LINE	LENGTH	BEARING
L2	403.62'	S52°41'27"E
L3	97.99'	S06°24'07"W
L6	124.83'	S29°06'00"E
L9	97.32'	S89°42'17"E
L10	278.38'	N00°26'42"E
L11	34.66'	N02°55'35"E
L12	370.84'	N02°55'35"E
L13	153.46'	S52°41'27"E
L14	160.88'	N35°30'45"E
L15	70.21'	N09°53'30"W
L16	20.00'	N34°27'05"E
L17	20.00'	S38°34'25"W
L18	70.21'	S80°55'00"W
L19	164.33'	S35°30'45"W
L20	119.99'	S52°41'41"E

CURVE TABLE

CURVE	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C2	111.80	160.39	S22°57'43"W	109.55	39°56'13"
C5	584.19	5689.65	N74°27'43"W	583.93	5°52'58"
C6	52.45	1635.04	N71°57'45"W	52.44	1°50'16"
C7	210.74	5689.65	N54°29'15"W	210.73	2°07'20"



ISLAND ENTRY DETAIL
NOT TO SCALE



NOTES:

- THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS, INC.
- SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT-OF-WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-5600.
- UTILITY REFERENCES:
1.) WATER SERVICE - BEXAR METROPOLITAN WATER DISTRICT.
2.) SANITARY SEWER SERVICE - SAN ANTONIO WATER SYSTEM.
3.) GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE.
4.) TELEPHONE SERVICE - AT&T.
- SITE WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS IN EFFECT AT THE TIME OF THIS MDP SUBMITTAL.
- STREET LAYOUTS, PHASING AND DENSITY ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE. REVISIONS SHALL BE SUBMITTED IN ACCORDANCE WITH THE UDC AS REQUIRED.
- PRIOR TO ANY PLAT APPROVALS AND OR RECORDATION A SUPPLEMENTAL/RID #012 WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO THE COMPLIANCE OF UDC CHAPTER 35.
- PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE POTRANCO SUBDIVISION DEVELOPMENT LIES OUTSIDE THE LIMITS OF THE CITY OF SAN ANTONIO.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
- PHASING NOTE: STANDARD CYCLE OF CONSTRUCTION FOR SINGLE-FAMILY RESIDENTIAL WILL BE USED. THIS CONSISTS OF CONSTRUCTION OF UTILITIES, ROADWAYS, AND DRAINAGE STRUCTURES.

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 10/30/06 *[Signature]*
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 10/29/08
 Date

POTRANCO SUBDIVISION

A 154.98 ACRE TRACT BEING COMPRISED OF A 74.869 ACRE TRACT IN CONVEYANCE TO STANDARD PACIFIC OF TEXAS, LP RECORDED IN VOLUME 11745 PAGES 1071 - 1076, A 69.47 ACRE TRACT IN CONVEYANCE TO STANDARD PACIFIC OF TEXAS, LP RECORDED IN VOLUME 12078, PAGES 923 - 927, A 5.198 ACRE TRACT IN CONVEYANCE TO STANDARD PACIFIC OF TEXAS, L.P. RECORDED IN VOLUME 12254, PAGES 1049-1052, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND A PORTION OF A 128.98 ACRE TRACT IN CONVEYANCE TO NEW FRONTIER INVESTMENTS, L.L.C., RECORDED IN VOLUME 10957, PAGES 1411 - 1417 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE MIGUEL HERNANDEZ SURVEY NUMBER 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, THE WILLIAM B. RHODE SURVEY NUMBER 96, ABSTRACT 1295, COUNTY BLOCK 4373 AND THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348 IN BEXAR COUNTY, TEXAS.

ACKNOWLEDGED BY:

[Signature]
 PAPE-DAWSON ENGINEERS, INC.

STANDARD PACIFIC OF TEXAS, L.P.

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

DEVELOPER/OWNER:
 MARK SPARROW
 STANDARD PACIFIC OF TEXAS, L.P.
 3522 PAESANO'S PARKWAY #100
 SAN ANTONIO, TEXAS 78231
 PHONE: (210) 408-4600
 FAX: (210) 408-4610

REVISIONS:
 09/14/06 REVISED PER CITY OF SAN ANTONIO COMMENTS
 10/04/06 REVISED PER CITY OF SAN ANTONIO & BEXAR COUNTY COMMENTS

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

POTRANCO SUBDIVISION
155 ACRE TRACT
MASTER DEVELOPMENT PLAN

JOB NO. 6409-03
 DATE JUNE 2006
 DESIGNER ABG
 CHECKED TM DRAWN SJ
 SHEET 1 OF 1

Date: Oct 04, 2006, 5:03pm User ID: Subasph File: P:\64108103\Design\Civil\MDP\Potranco10503-060823.dwg

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