City of San Antonio

Department of Planning and Development Services

January 15, 2009

Mr. Joe Molina, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Potranco Subdivision (Amendment)** **MDP # 030A-06**

Dear Mr. Molina,

The Development Review Committee has reviewed **Potranco Subdivision** Master Development Plan **Amendment** or **MDP # 030A-06**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

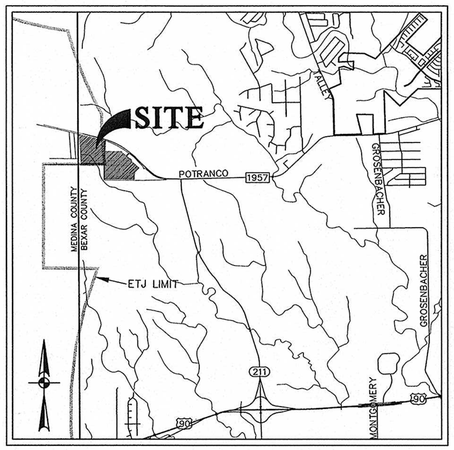
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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

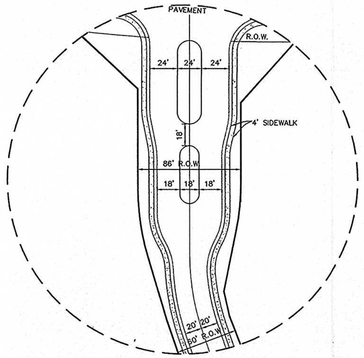
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

Sincerely,

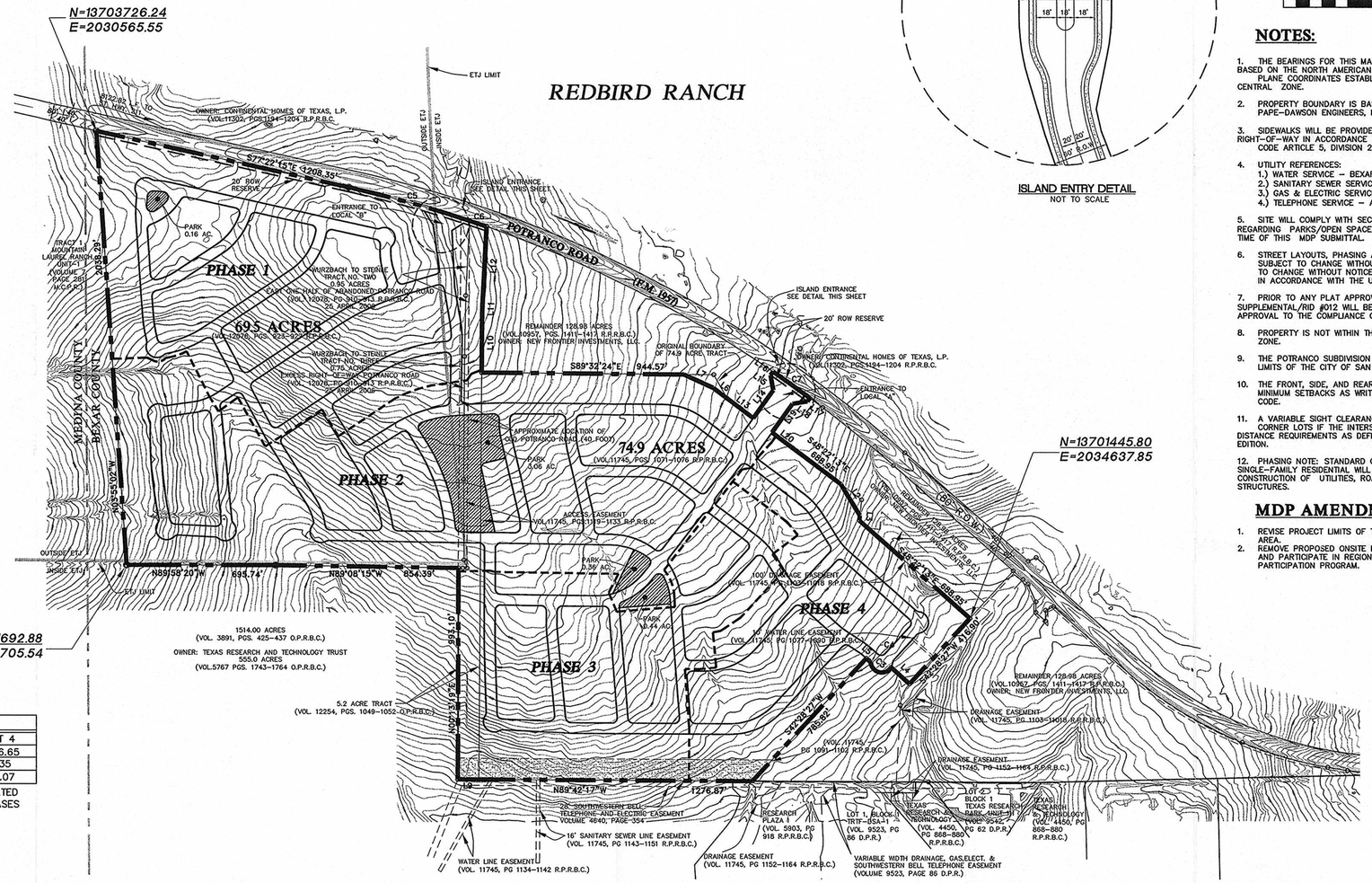
Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

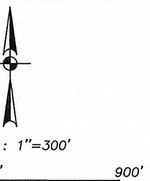


LOCATION MAP
SCALE = 1:3000



ISLAND ENTRY DETAIL
NOT TO SCALE





NOTES:

1. 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.
2. PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS, INC.
3. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT-OF-WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-506Q.
4. 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.
5. SITE WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS IN EFFECT AT THE TIME OF THIS MDP SUBMITTAL.
6. 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.
7. 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.
8. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. THE POTRANCO SUBDIVISION DEVELOPMENT LIES OUTSIDE THE LIMITS OF THE CITY OF SAN ANTONIO.
10. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
11. 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.
12. PHASING NOTE: STANDARD CYCLE OF CONSTRUCTION FOR SINGLE-FAMILY RESIDENTIAL WILL BE USED. THIS CONSISTS OF CONSTRUCTION OF UTILITIES, ROADWAYS, AND DRAINAGE STRUCTURES.

MDP AMENDMENT:

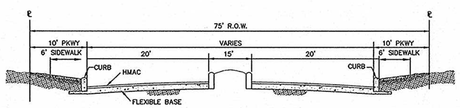
1. REVISE PROJECT LIMITS OF THE MDP TO REDUCE THE TOTAL AREA.
2. REMOVE PROPOSED ONSITE DETENTION POND FROM THE PROJECT AND PARTICIPATE IN REGIONAL STORMWATER MANAGEMENT PARTICIPATION PROGRAM.

LEGEND

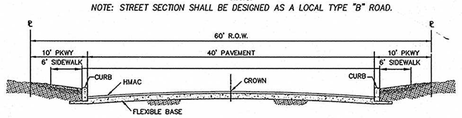
- ETJ LINE
- PHASE LINE
- MASTER DEVELOPMENT PLAN LIMITS
- 900 EXISTING CONTOURS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R.B.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.R. DEED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

RESIDENTIAL UNIT SUMMARY					
	TOTAL	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LAND USE-RESIDENTIAL (AC)	150	40.05	55.67	27.64	26.65
# OF UNITS	700	143	282	140	135
DENSITY UNITS/AC.	4.67	3.6	5.07	5.07	5.07

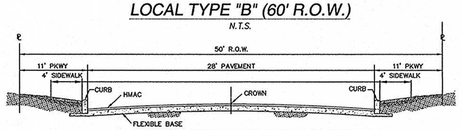
* ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN 4 PHASES/UNITS. THE LIMITS OF UNITS/PHASES HAVE NOT BEEN DETERMINED.



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	170.85'	S30°55'30"E
L3	24.15'	S06°24'07"W
L4	115.66'	N47°31'33"W
L5	17.77'	S48°22'13"E
L6	79.92'	S52°41'27"E
L7	149.86'	S65°39'52"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'	N33°30'45"E
L15	70.21'	N09°53'30"W
L16	20.00'	N34°27'05"E
L17	20.00'	S36°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
C3	121.42	51.00	S80°31'31"E	94.71	136°24'48"
C4	18.24	29.00	N30°20'52"W	17.94	36°02'07"
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"

POTRANCO SUBDIVISION

A 149.51 ACRE, OR 6,512,656 SQUARE FEET MORE OR LESS TRACT OF LAND BEING COMPRISED OF A 69.47 ACRE TRACT, A 5.198 ACRE TRACT, A PORTION OF 74.153 ACRE TRACT CONVEYED TO FCC SAN ANTONIO I IN SPECIAL WARRANTY DEED IN VOLUME 13279, PAGE 291-310 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.6837 ACRE TRACT CONVEYED TO STANDARD PACIFIC OF TEXAS L.P., IN SPECIAL WARRANTY EXCHANGE DEED IN VOLUME 12391, PAGE 1570-1580 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM B. RHODE SURVEY NUMBER 96, ABSTRACT 1295, COUNTY BLOCK 4373, PRECILLA TARKINGTON SURVEY NUMBER 102, ABSTRACT 102, COUNTY BLOCK 4347, AND THE MIGUEL HERNANDEZ SURVEY NUMBER 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, BEXAR COUNTY, TEXAS. AND A 3.259 ACRE TRACT OF LAND OUT OF THE MIGUEL HERNANDEZ SURVEY NO. 300-1/4 (INCORRECTLY REFERRED TO AS NO. 300-1/2 IN DEED), ABSTRACT NO. 1052, COUNTY BLOCK 4372, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 74.869 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED ON VOLUME 11745, PAGE 1071, AND ALSO BEING OUT OF A CALLED 5.198 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12254, PAGE 1049, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

FCC SAN ANTONIO I, L.L.C.

PLAN HAS BEEN ACCEPTED BY
COSA
1/15/09 (Date) 030A-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/14/2011 Date

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

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

REVISIONS:
09/14/06 REVISED PER CITY OF SAN ANTONIO & BEXAR COUNTY COMMENTS
10/04/06 REVISED PER CITY OF SAN ANTONIO & BEXAR COUNTY COMMENTS
05/29/08 REVISED PER PROPOSED MDP AMENDMENTS
12/03/08 UPDATED REFERANCE NUMBER AND OWNER INFORMATION

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

POTRANCO SUBDIVISION
150 ACRE TRACT
MASTER DEVELOPMENT PLAN #030-A-06

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

Date: Dec 03, 2008, 8:51am User ID: EPosey
File: P:\64\09\03\Design\Civil\MDP\MDP6409O3-081201.dwg

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