CITY OF SAN ANTONIO

August 28, 2006

Mr. Bill Fey P.E.

K.C. Engineering, Inc.
1709 Grandstand Dr.
San Antonio, TX 78238

Re: Freedom Hill Subdivision **MDP # 033-06**

Dear Mr. Fey

The City Staff Development Review Committee has reviewed the Freedom Hill Subdivision Master Development Plan **M.D.P. # 033-06**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- 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.

- **Trees** approves with the following conditions:

  - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Tree Preservation Plan was approved under A/P 1176116. Any changes to preservation plan must be submitted with a $75 fee and approved by staff.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- **Parks** approves with the following conditions:

  Freedom Hill is a proposed subdivision with 230 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 3.3 acres. This subdivision provides 2.7 acres of park dedication plus 0.75 acres credit for the construction of an athletic court. Thus, the total amount of parkland dedication is 3.5 acres.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- 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 is dedicated to the Home Owners Association.

- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing.*

- All amenities 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.

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 the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the City of San Antonio.

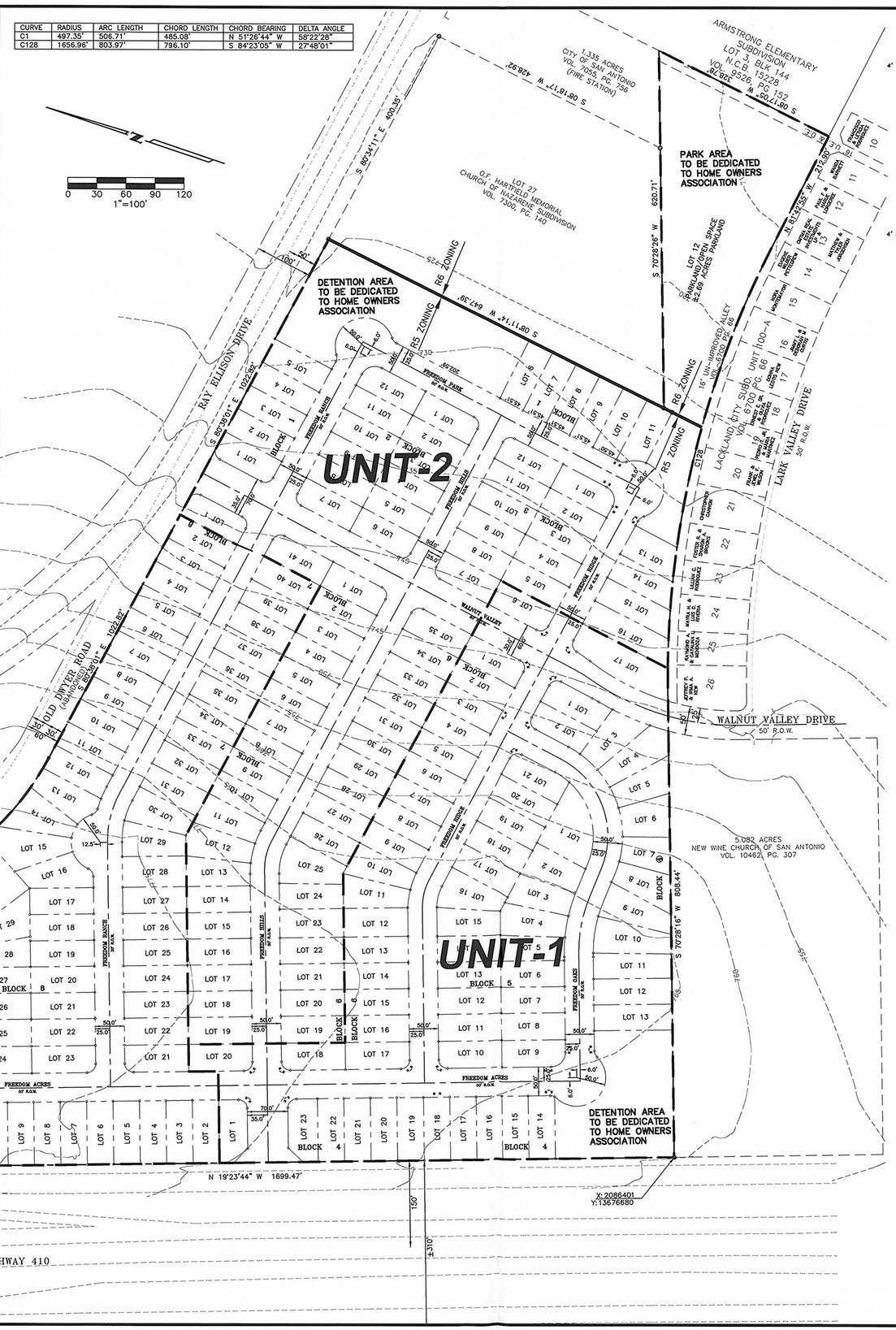
Sincerely,

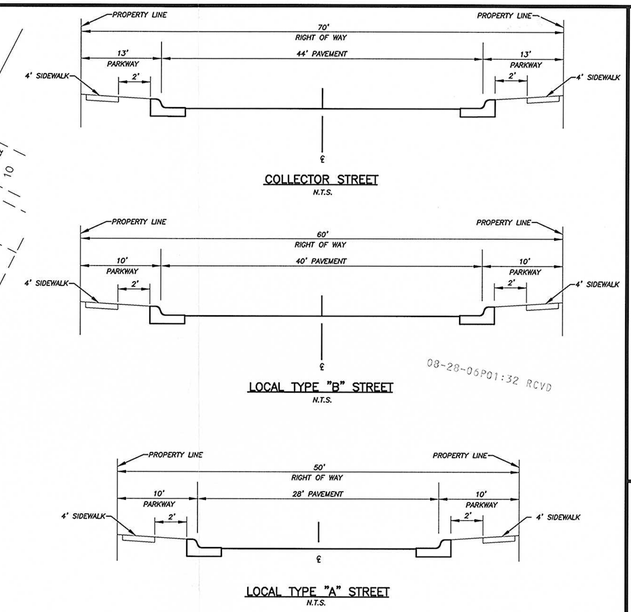
Fernando J. De Leon, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	497.35'	506.71'	485.08'	N 51°28'44" W	58°22'28"
C128	1656.96'	803.97'	796.10'	S 84°23'05" W	27°48'01"

LOCATION MAP
NTS





08-28-05P01:32 RCVD

UTILITES

WATER: S.A.W.S.

SEWER: S.A.W.S.

ELECTRIC & GAS: CITY OF PUBLIC SERVICE

TELEPHONE: S.W. BELL TELEPHONE CO.

ZONING

R-5 & R-6 (PARKLAND AREA)

UNIT PHASING SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	11.99 ACRES	66 S.F.	5.5 UNITS/ACRE
UNIT-2	16.25 ACRES	75 S.F. & 1 PARK LOT	4.6 UNITS/ACRE
UNIT-3	13.85 ACRES	89 S.F.	6.4 UNITS/ACRE
TOTAL	42.09 ACRES	230 S.F.& 1 PARK LOT	5.5 UNITS/ACRE

TOTAL LAND AREA = 42.09 ACRES

PARK AND OPEN SPACE REQUIREMENTS:

PARKLAND/OPEN SPACE REQUIRED = 230/70 LOTS PER ACRE = 3.3 ACRES
PARKLAND/OPEN SPACE PROVIDED = 2.7 ACRES
BALANCE REQUIRED = 0.6 ACRES < PARK FACILITY CREDITS = 0.75 ACRES

GENERAL NOTES:

1. ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" AND "B".
2. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH UDC SECTION 35-506(q) ON ALL INTERNAL AND ADJACENT STREETS.
3. HANDICAPPED RAMPS WILL BE PROVIDED AT STREET INTERSECTIONS AND AND ANY OTHER REQUIRED LOCATIONS AS PER UDC SECTION 35-506(o).
4. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
5. ALL INTERSECTIONS WILL BE PROVIDED WITH CLEAR VISION EASEMENT, IF REQUIRED, IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
6. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515(b)(3) OR AS REVISED WITH SECTION 35-515(t).
7. PROPERTY LIES WITHIN THE SOUTHWEST I.S.D. AND SOUTH SAN I.S.D.
8. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. TYPICAL LOT SIZE IS 45.5' X 110' COMPLYING WITH CURRENT R5 ZONING REQUIREMENTS.
10. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NAD 83, TEXAS SOUTH CENTRAL, STATE PLAN COORDINATES.
11. PARKLAND MUST BE PLATTED AND DEDICATED TO HOME OWNERS ASSOCIATION WITH THE SECOND PHASE OF DEVELOPMENT; UDC SECTION 35-503(f) *DEVELOPMENT PHASING.*
12. ALL PARKLAND AMENITIES SHALL COMPLY WITH STANDARS AND SPECIFICATIONS FOUND IN UDC SECTIONS 35-503(h) CREDIT FOR PARK FACILITIES AND TABLE 503-4 FOR CREDIT TO PLAN HAS BEEN ACCEPTED BY

COSA

8/28/06 (date) 033-06 (number)

If no plats are filed, plan will expire on 8/27/08

1st plat filed on

MASTER DEVELOPMENT PLAN (MDP) NO:

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-706-9133 FAX: 210-298-5237
info @ kcengineering.com

FREEDOM HILLS SUBDIVISION
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

DEVELOPER/OWNER:
410 FREEDOM HILLS PARTNERS,
A TEXAS LIMITED PARTNERSHIP
8601 RANCH ROAD 2222
BUILDING 1, STE. 235
AUSTIN, TX 78730
(512) 732-9957

File: K:\001\02\00102GRP.dwg	Scale (Hor.): 1" = 50'
Job No. 001-04	Scale (Vert.): 1" = 00'
Date: 12/16/05	Checked By: WTF / Drawn By: JM

Rev. No.	Date	Remarks
1		
2		
3		
4		

SHEET
C6

Date: Aug 24, 2006, 11:14am User ID: FayW
File: K:\001\02\PLAT\001002MDP.dwg