City of San Antonio

Department of Development Services

November 29, 2006

Al Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey, Suite 100
San Antonio, TX 78216

Re: Foster Ridge Subdivision

Master Development Plan, **MDP # 035-06**

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed the Foster Ridge Subdivision Master Development Plan, **M.D.P. # 035-06**. 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 no archaeological sites have been previously identified within the above referenced property. However, at least five archaeological sites are recorded in very close proximity to the project area and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, a qualified professional should 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 on-site improvements are necessary and shall be provided by the developer, on and before the completion of Foster Ridge Subdivision MDP, 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).

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

- The developer shall be responsible for providing left-turn at North Foster and Street "A" and at intersection Keiffer Road and FM 1346, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.

All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing

Tree Preservation: This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

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, platting or building permit stage.

- Street standards per UDC Section 35-512. The new ROW collector will require streetscaping.

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 of Foster Ridge Master Development Plan 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 is dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

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

- If multi-family dwelling units are planned, a parkland dedication plan is submitted to this department at the time of platting.

Bexar County: The following will apply prior to completion of the Foster Ridge II Subdivision:

- Foster Road shall be upgraded with separated northbound right-turn deceleration lane and a southbound left-turn lane at the main entrance.
- FM 1346 will require separate left-turn and right-turn lanes as approved by the Texas Department of Transportation.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.
- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 units as per UDC 35-506(e)(7).

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at 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.

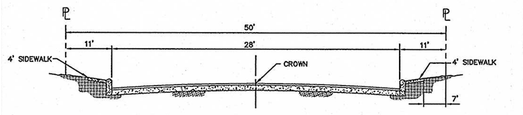
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

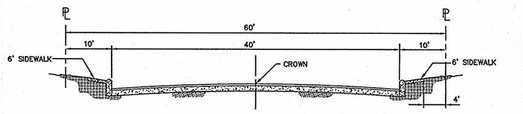
Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service

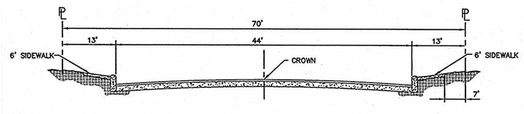
11-29-06A07:16 RCVD



STREET CROSS-SECTION (50' R.O.W.)
NOT TO SCALE

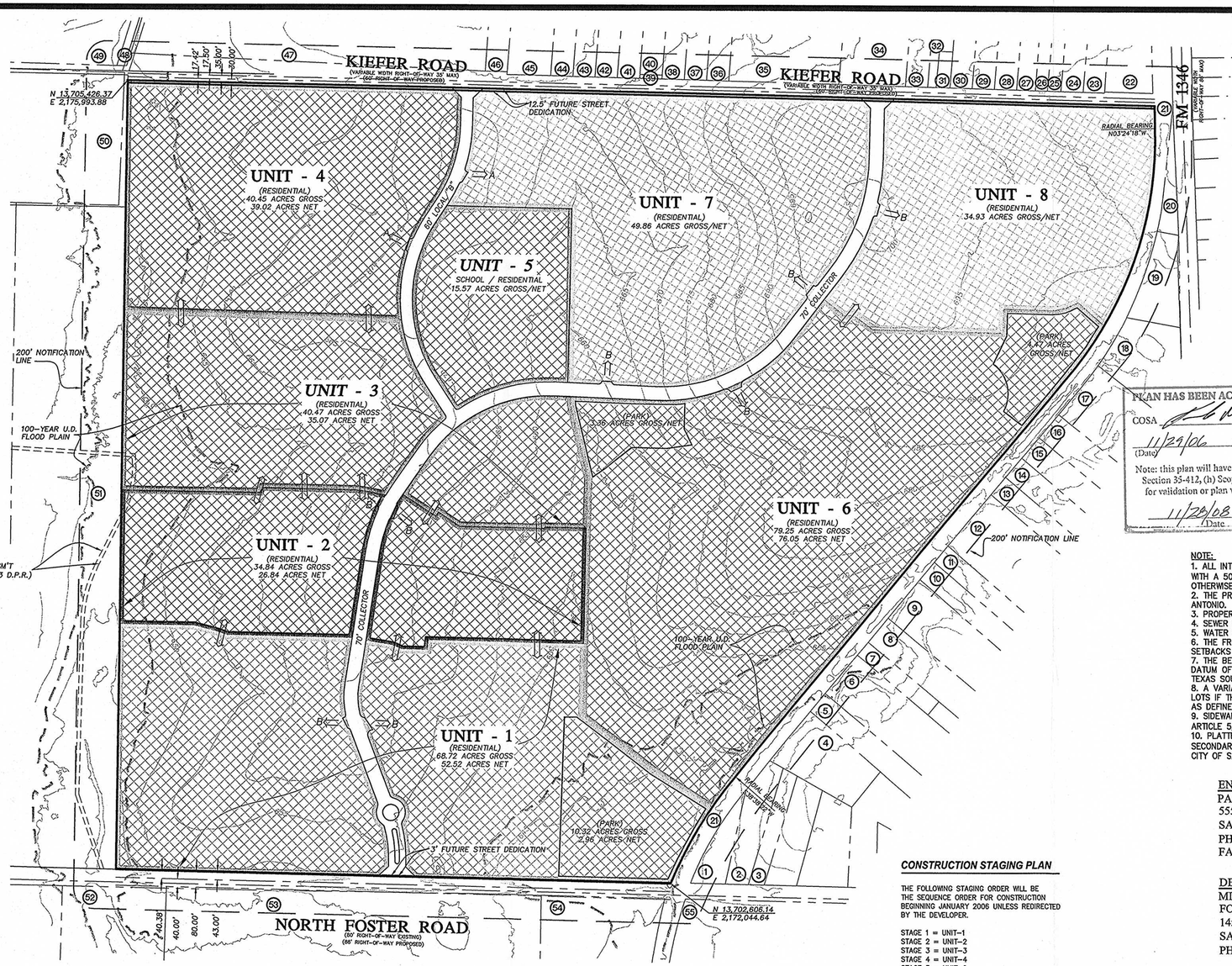


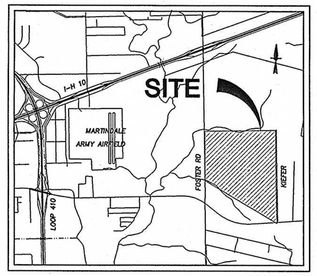
STREET CROSS-SECTION (60' R.O.W.)
NOT TO SCALE



STREET CROSS-SECTION (70' R.O.W.)
NOT TO SCALE

NOTE:
BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (a)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES."





LOCATION MAP
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA _____, P.E.
11/29/06 (Date) 035-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
11/29/08 (Date)

SCALE : 1"=300'
0' 300' 600' 900'

NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. UNLESS OTHERWISE NOTED.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM..
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. 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 VERSION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(a.).
10. PLATTED UNITS WILL NOT EXCEED 125 UNITS PRIOR TO PROVIDING SECONDARY ACCESS IN ACCORDANCE WITH SECTION 35-506 (d)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

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

DEVELOPER/OWNER:
MICHAEL MOORE
FOSTER RIDGE DEVELOPMENT, INC.
14502 BROOK HOLLOW, SUITE 5
SAN ANTONIO, TEXAS 78232
PHONE: (210) 495-2548

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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. FOSTER RIDGE DEVELOPMENT INC.

PROPERTY OWNERSHIP:

1. GORDON, KEITH
2. GORDON, KEITH
3. GORDON, KEITH
4. JACKSON, WALLACE & RUTHIE
5. WASHINGTON, MARK & ROSA
6. GIPSON, CLARENCE ETAL
7. DURST, MAUREEN
8. DURST, MAUREEN
9. GREEN, ERNESTINE W
10. PAZ, NICOLAS HERNANDEZ & RON J PATRICK
11. TORRES, JOSE G
12. WILLIAMS, PEARL & NATHANIEL NUCKOLS
13. BROWN, KEITH
14. BROWN, KEITH
15. RUSSELL, CHARLES LARRY & GLORIA
16. HARRIS, JOHN LEE
17. HARRIS, JOHN LEE
18. HAAG, ELMER
19. HAAG, ELMER C
20. WALTER, ARCHIE B
21. BROWN, KEITH
22. GARDENDALE COMMUNITY CENTER
23. KENDRICK, HOWARD C/O HAYWOOD MCCLURE
24. HODGE, JOHN
25. VOGEL, HERMANN & GERTRUDE E DUGOSH
26. PROLINE CONSTRUCTION
27. BFI WASTE SYSTEMS OF NORTH AMERICA INC
28. HERNANDEZ, PEDRO & VIRGINIA MARTINEZ
29. BFI WASTE SYSTEMS OF NORTH AMERICA INC
30. BAKER, SEAN M
31. BAKER, JIMMIE L & HELEN E
32. BAKER, HELEN E
33. BAKER, SEAN M
34. JOHNSON, ROSA M
35. IVORY, ERNEST JAMES
36. PACHECO, GLENN M & JENNY L
37. BYRD, LITTLE V C/S
38. BFI WASTE SYSTEMS OF NORTH AMERICA INC
39. HARRIS, EMMA L & ALBERT RAY
40. BFI WASTE SYSTEMS OF NORTH AMERICA INC
41. BFI WASTE SYSTEMS OF NORTH AMERICA INC
42. BELTRAN, CONSUELO
43. MARTINEZ, ANTONIO A & AMALIA
44. VELASQUEZ, ROSENDO & JULIA GARZA
45. MARTINEZ, PAUL ANDREW
46. DEUTSCHE BANK NATIONAL TRUST CO & WASHINGTON MUTUAL BANK FA.
47. BROWNING FERRIS INC
48. BROWNING FERRIS INC
49. BROWNING FERRIS INC
50. BROWNING FERRIS INC
51. VAUGHAN & SONS INC
52. ROSILLO CREEK DEV LTD
53. ROSILLO CREEK DEV LTD
54. KB HOME LONE STAR LP
55. ROSILLO CREEK DEV LTD

LINE TABLE		
LINE	LENGTH	BEARING
L1	111.90	S87°28'53"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	625.33	1960.00
C2	1359.56	1860.00

LEGEND:
- RESIDENTIAL
- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- (3) OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
- 10' CONTOURS
- ⇒B LOCAL TYPE "B"
- UNIT ACCESS

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. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT-OF-WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-560Q.

KEYED NOTES:
1. PARKS LOCATED ADJACENT TO NATURAL AREA AND OPEN SPACE.
2. PARK IMPROVEMENTS WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE FIRST RESIDENTIAL UNIT.
3. NATURAL AREA WILL BE DEVELOPED IN COMPLIANCE WITH THE PARKS AND RECREATION SYSTEM PLAN.

LAND USE RATIO AND DENSITY TABLE

UNIT	LAND USE	SIZE-GROSS(AC.)	FLOOD PLAIN(AC.)	SIZE-NET(AC.)	# OF LOTS/EDUs	DENSITY (LOTS/Ac.)
1	RESIDENTIAL	68.92	16.20	52.52	227	3.29
2	RESIDENTIAL	35.04	8.00	27.04	110	3.14
3	RESIDENTIAL	40.56	5.40	35.16	147	3.62
4	RESIDENTIAL	40.65	1.43	39.22	235	5.78
5	RES./SCHOOL	15.57	–	15.53	1	0.06
6	RESIDENTIAL	79.41	3.20	76.21	297	3.74
7	RESIDENTIAL	49.75	–	49.75	257	5.17
8	RESIDENTIAL	35.37		35.37	219	6.19
	SUBTOTAL	365.27	34.23	331.04	1493	4.09
STREETS		12.04	–	–	–	–
OPEN SPACE/ FLOODPLAIN		–	–	–	–	–
	TOTAL	377.31	34.23	331.04	1493	
				GRAND TOTAL:		377.31 ACRES

CONSTRUCTION STAGING PLAN

THE FOLLOWING STAGING ORDER WILL BE THE SEQUENCE ORDER FOR CONSTRUCTION BEGINNING JANUARY 2006 UNLESS REDIRECTED BY THE DEVELOPER.

STAGE 1 = UNIT-1
STAGE 2 = UNIT-2
STAGE 3 = UNIT-3
STAGE 4 = UNIT-4
STAGE 5 = UNIT-5
STAGE 6 = UNIT-7
STAGE 7 = UNIT-8
STAGE 8 = UNIT-5

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

FOSTER RIDGE II
MASTER DEVELOPMENT PLAN
035-06

A 80.23 acre tract of land being out of a 159.613 acre tract and a 161.922 acre tract conveyed to Vaughn and Sons, Inc. in Warranty Deed recorded in Volume 7977, Pages 806-810 of the Official Public Records of Real Property of Bexar County, Texas, out of the J.J. Sanchez Survey No. 34, Abstract 665, County Block 5100 of Bexar County Texas and a 297.1 acre being out of a 159.613 acre tract and a 161.922 acre tract conveyed to Vaughn and Sons, Inc. in Warranty Deed recorded in Volume 7977, Pages 806-810 of the Official Public Records of Real Property of Bexar County, Texas, and a 91.185 acre tract conveyed to Gary Harrel recorded in Volume 9792 Pages 23-25 of the Official Public Records of Real Property of Bexar County, Texas, out of the J.J. Sanchez Survey No. 34, Abstract 665, County Block 5100 of Bexar County Texas and a 205.9 acre being out of a 159.613 acre tract and a 161.922 acre tract conveyed to Vaughn and Sons, Inc. in Warranty Deed recorded in Volume 7977, Pages 806-810 of the Official Public Records of Real Property of Bexar County, Texas, and also being out of a 297.1 acre tract of land being surveyed concurrently, out of the J.J. Sanchez Survey No. 34, Abstract 665, County Block 5100 of Bexar County Texas.

DATE: NOVEMBER 14, 2006 JOB NO. 6496-00

Date: Nov 15, 2006, 8:48am User ID: VHeyland
File: P:\6496\00\Design\MASTER OVERALL\MDP6496D0.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.