City of San Antonio

Development Services Department

August 20, 2012

Kerry Koehler, P.E.
Coursen-Koehler Engineering & Associates
11010 Coachlight Street, Suite 101
San Antonio, Texas, 78216

Re: **River Rock Ranch (major amendment)** **MDP # 036B-06**

Dear Mr. Koehler,

The Development Review Committee has evaluated the **River Rock Ranch** Master Development Plan, or **MDP # 036B-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 or support for the provision of drainage, 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 Districts, so they can plan for the development accordingly.

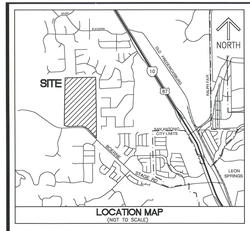
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

Roderick J. Sanchez, AICP, CBO
Director

RIVER ROCK RANCH

MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT

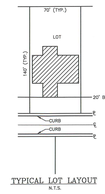


LOCATION MAP
(NOT TO SCALE)

PARK DEDICATION SUMMARY	
REQUIRED:	
No. OF LOTS = 463	
REQUIRED DEDICATION = 463/70	6.61ACRES
PROVIDED:	
PARK AREA =	1.24 ACRES
OPEN SPACE	
ACTIVE =	2.02 ACRES
PASSIVE =	
OUTSIDE 100-YR FLOOD PLAIN =	6.64 ACRES
INSIDE 100-YR FLOOD PLAIN =	31.32 ACRES
MAX CREDIT = 50% OF 6.37 =	3.31 ACRES
PARK CREDIT AREA *	
PLAYGROUND =	1.25 ACRES
TOTAL PARK/OPEN SPACE DEDICATION =	14.46 ACRES

* PARK AREA CREDIT REPRESENTS MINIMUM REQUIREMENTS; ADDITIONAL AMENITIES MAY BE ADDED AT DEVELOPER'S DISCRETION.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	39.46	98	2.48	1
UNIT 2	13.29	35	2.63	2
UNIT 2B	12.16	44	3.62	3
UNIT 2C PHASE 1	3.08	10	3.25	4
UNIT 2C PHASE 2	10.99	38	3.46	5
UNIT 3A PHASE 1	18.13	22	2.81	6
UNIT 3A PHASE 2	18.21	62	3.40	7
UNIT 3B	51.44	57	1.11	9
UNIT 4	17.12	67	3.91	8
TOTAL DEVELOPMENT	183.88	463	2.52	–
PARK/PLAYGROUND	1.24	–	–	1
OPEN SPACE (ACTIVE)	2.02	–	–	1, 3
OPEN SPACE (PASSIVE)	37.96	–	–	1, 3
R.O.W. DEDICATION	21.14	–	–	–



TYPICAL LOT LAYOUT
N.T.S.

FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT 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.

OWNER

ENGINEER

REVISIONS:
1. UNIT BOUNDARIES AND PHASING WERE REVISED.
2. NUMBER OF UNITS CHANGED FROM 10 TO 9.
3. DEVELOPMENT SUMMARY TABLE UPDATED PER UNIT BOUNDARY AND PHASE LIMITS REVISIONS.
4. PROPERTY OWNER INFORMATION
5. CONSULTING ENGINEER

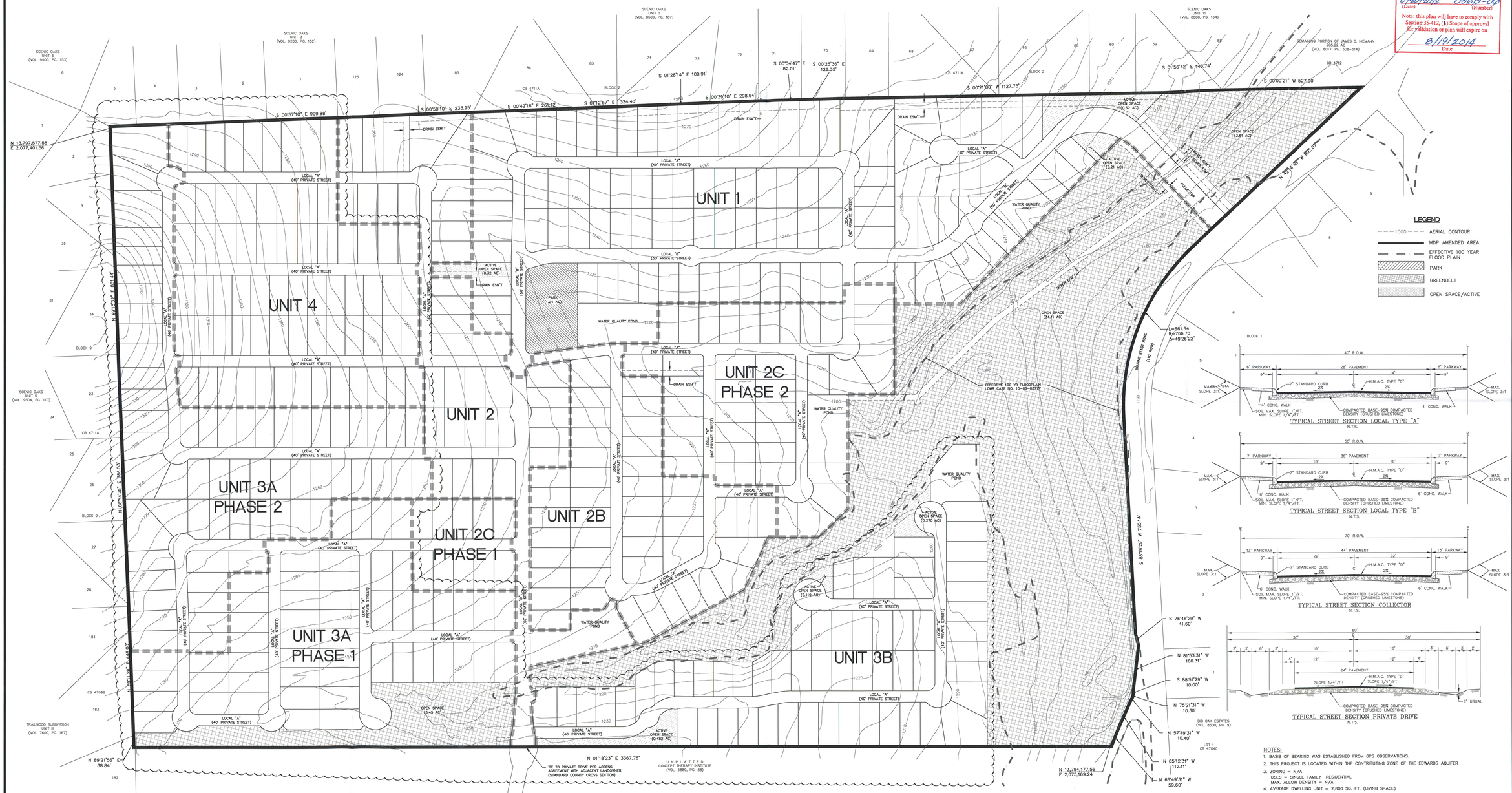
ENGINEER:
COURSEN-KOEHLER ENGINEERING & ASSOCIATES
11010 COACHLIGHT STREET, SUITE 101
SAN ANTONIO, TEXAS 78216
TEL: (210) 807-9330

OWNER/ DEVELOPER
GREEN LAND VENTURE, LTD
505 MADISON OAK
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

120 0 60 120
SCALE: 1" = 120'

PLAN HAS BEEN ACCEPTED BY
COSA
8/20/2012 (Date) 036B-06 (Number)
Note: this plan will have to comply with Section 35-412, (k) Scope of approval for validation or plan will expire on
8/19/2014
Date

NO.	DATE	REVISIONS	BY
1	06/18/12	ADDED REVISION CLOUDS	ESP
2	08/26/12	FLOODPLAIN PER LOMR 2/2/2011	ESP



LEGEND
- 1000 AERIAL CONTOUR
- MDP AMENDED AREA
- EFFECTIVE 100 YEAR FLOOD PLAIN
- PARK
- GREENBELT
- OPEN SPACE/ACTIVE

TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.

TYPICAL STREET SECTION LOCAL TYPE "B"
N.T.S.

TYPICAL STREET SECTION COLLECTOR
N.T.S.

TYPICAL STREET SECTION PRIVATE DRIVE
N.T.S.

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
2. THIS PROJECT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
3. ZONING = N/A
   USES = SINGLE FAMILY RESIDENTIAL
   MAX. ALLOW DENSITY = N/A
4. AVERAGE DWELLING UNIT = 2,800 SQ. FT. (LIVING SPACE)
5. TOTAL OFF STREET PARKING/STORAGE – NONE.
6. THIS PROJECT IS LOCATED IN THE NORTH SIDE I.S.D
7. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (P.U.D.) WITH PRIVATE STREETS
8. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
9. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL
11. EFFECTIVE 100 YEAR FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0095E, DATED FEBRUARY 16, 1996.
12. OPEN SPACES, GREENBELTS, PARK AREAS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
13. UTILITY SERVICE PROVIDERS

WATER	–	SAN ANTONIO WATER SYSTEM
WASTEWATER	–	SAN ANTONIO WATER SYSTEM
GAS	–	CPS ENERGY
ELECTRIC	–	CPS ENERGY

LEGAL DESCRIPTION

BEING A 183.883 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 183.883 ACRE TRACT BEING PART OF THAT CERTAIN 317.6 ACRE TRACT CONVEYED TO CONCEPT-THERAPY INSTITUTE INCORPORATED BY DEED RECORDED IN VOLUME 5889, PAGES 88-90, DEED RECORDS, BEXAR COUNTY, TEXAS AND BEING DESCRIBED IN VOLUME 2758, PAGES 335-337, DEED RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY OWNERSHIP

BLOCK 2 CB 4711A
LOT 58 FANNIE MAE
LOT 59 SANTOS, RICHARD P & MAGDALENA G
LOT 60 CLAYTON, MARK C & JANIE BOLEN
LOT 61 CREWS, ROBERT N & JOSLYN A
LOT 62 LASHO, DAVID J & BARBARA S
LOT 67 NURKOWSKI, NATHANIEL & ARLA
LOT 68 DREISS, MELVIN L & JO ANN
LOT 69 PENNINGTON, CLEO & PENNY GAIL
LOT 70 ATKINS, THOMAS H & ANNETTA I
LOT 71 MAXWELL, JANES B & MARGIE C
LOT 72 MORRIS, MICHAEL & STEPHANIE
LOT 73 MATTSON, BRIAN W & TRUDY A
LOT 74 COLACINO, LINDA S
LOT 83 MARTINEZ, RICHARD E
LOT 84 HAESE, ESTELLA T
LOT 85 ALDERSON, DEAN T & LINDA G
LOT 124 LINDELL, THOMAS O & VICKI A
LOT 125 LINDELL, THOMAS O & VICKI A

BLOCK 7 CB 4711A
LOT 1 INGLET, THOMAS E & PATSY J
LOT 2 HARMS, LUKE
LOT 3 SCHORR, JEFFERY JOHN
LOT 4 MCGHEE, STEVEN J & CHRISTINE R
LOT 5 PFEIFER, ROBERT AARON & NICOLE MARIE
LOT 6 CONTRERAS, JOE E

BLOCK 9 CB 4711A
LOT 1 RICHARDS, STEVAN B & SUSANN K
LOT 2 HOELKE, FREDERICK F & CATHERINE J
LOT 3 KNIZEL, LAMBERT J
LOT 35 KALLICK, WALTER F & ROBIN E
LOT 21 BARR, RICHARD D & ANN M
LOT 34 WHITE, JAMES A
LOT 23 KANE, CARMEN A
LOT 24 PERCHES, CARLOS & MICHELLE REEDER
LOT 25 CRAYTON, JEROME P
LOT 26 SAIDI, DAVID
LOT 27 MARROQUIN, DAVID & NINA
LOT 28 ANDERSON, JAY R & MICHELLE L

BLOCK 1 CB 4704A
LOT 1 MATTHEWS, KENNETH L & RAYETTA
LOT 2 DOUBLE EAGLE FARMS, LLC. ATTN: SHERYL LEWIS
LOT 3 CARTER, KELLY VICK
LOT 4 CHANCE, GARY M & PAULA V
LOT 5 BOERNE STAGE ROAD SELF STORAGE LLC
LOT 6 BOERNE STAGE ROAD SELF STORAGE LLC
LOT 7 BSV LLC
LOT 8 ROLIARD, PAUL B MRS
LOT 9 BROWN, TOMMY J

BLOCK 2 CB 4704A
LOT 1 VALDEZ, CIPRIANO P. JR. & DELIA R.

BLOCK CB 4704C
LOT 1 MATTHEWS, KENNETH & RAYETTA

BLOCK CB 4709B
LOT 182 ZETTNER, LESTER D & LYNN D
LOT 183 ANDERSON, DAVID S
LOT 184 ANDERSON, DAVID S

CB 4712 P-3 & P-3A ABS 598
NFP PARTNERSHIP ETAL; FRED NIEMANN JR.

CB 4709 P-118, CB 4704 P-1 ABS 254, CB 4705 P-7 ABS 339
CONCEPT THERAPY INSTITUTE; WARREN MCKENNEY

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216
(210) 807-9330
Firm Registration No. F-10747

RIVER ROCK RANCH
MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT
MDP No. 036B-06

JOB NO.:	11020.00
DATE:	MAY 30, 2012
DESIGN:	KJN
DRAWN:	ESP
CHECKED:	

SHEET
1 OF 1

Date: Jul 18, 2013, 3:00pm User ID: EricPy
File: P:\Greenland Ventures\River Rock Ranch\Land\Amending MDP & PUD 12-0626 REV.dwg