



City of San Antonio

Department of Development Services

December 11, 2006

Kara J. Healey, P.E.
Vickrey & Associates, Inc.
12490 Country Parkway
San Antonio, TX 78216

Re: Amber Creek Subdivision

Master Development Plan, **MDP # 038-06**

Dear Mrs. Healey,

The City Staff Development Review Committee has reviewed the Amber Creek Subdivision Master Development Plan, **M.D.P. # 038-06**. 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, based on adjacent areas, in particular Lackland AFB Annex (numerous sites), and the historic Sociodad Cemetery, the project area has 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 Hinde 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 Amber Creek 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.
- All sidewalks shall comply with UDC 35-506(q).
- Need to coordinate with County (CIP Division) for improvements on Kriewald Rd.

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.

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

Parks and Recreation recommends approval of Amber Creek 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*.
- 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.

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.

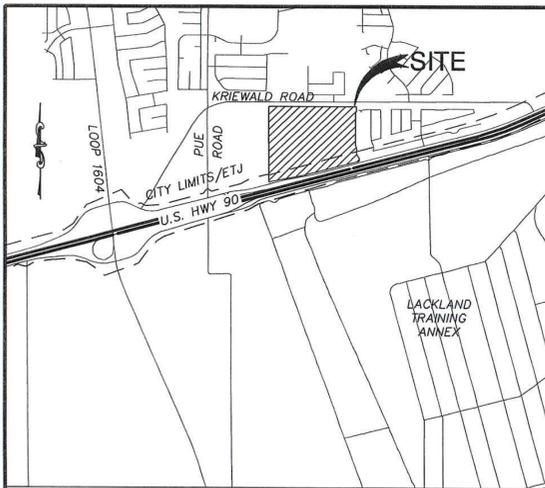
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

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



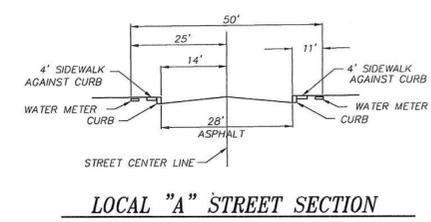
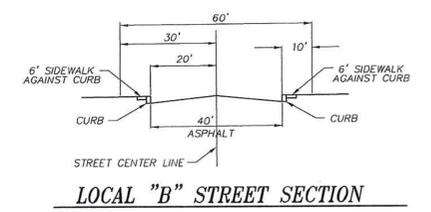
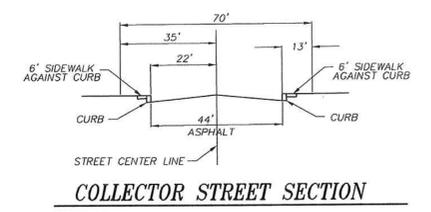
LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE

LINE	LENGTH	BEARING
L1	124.84'	S00°00'59"E
L2	18.94'	S89°59'01"W
L3	122.31'	S14°58'39"E
L4	71.76'	S08°53'21"W
L5	54.61'	S04°21'52"E
L6	92.30'	S33°39'59"E
L7	80.62'	S00°20'48"W

LEGEND

—	BOUNDARY
- - -	UNIT BOUNDARY
VOL.	VOLUME
P.C.	PAGE
ESMT	EASEMENT
G.E.T.C.A	GAS, ELECTRIC, CABLE T.V.
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS



UTILITIES

WATER - BEXAR METROPOLITAN WATER DISTRICT
SEWER - SAN ANTONIO WATER SYSTEM
ELECTRIC - CPS ENERGY

ZONING

MH (EXISTING)

LAND USE

SINGLE FAMILY DETACHED

TOTAL LAND AREA

74.44 ACRES

APPROXIMATE UNIT SCHEDULE

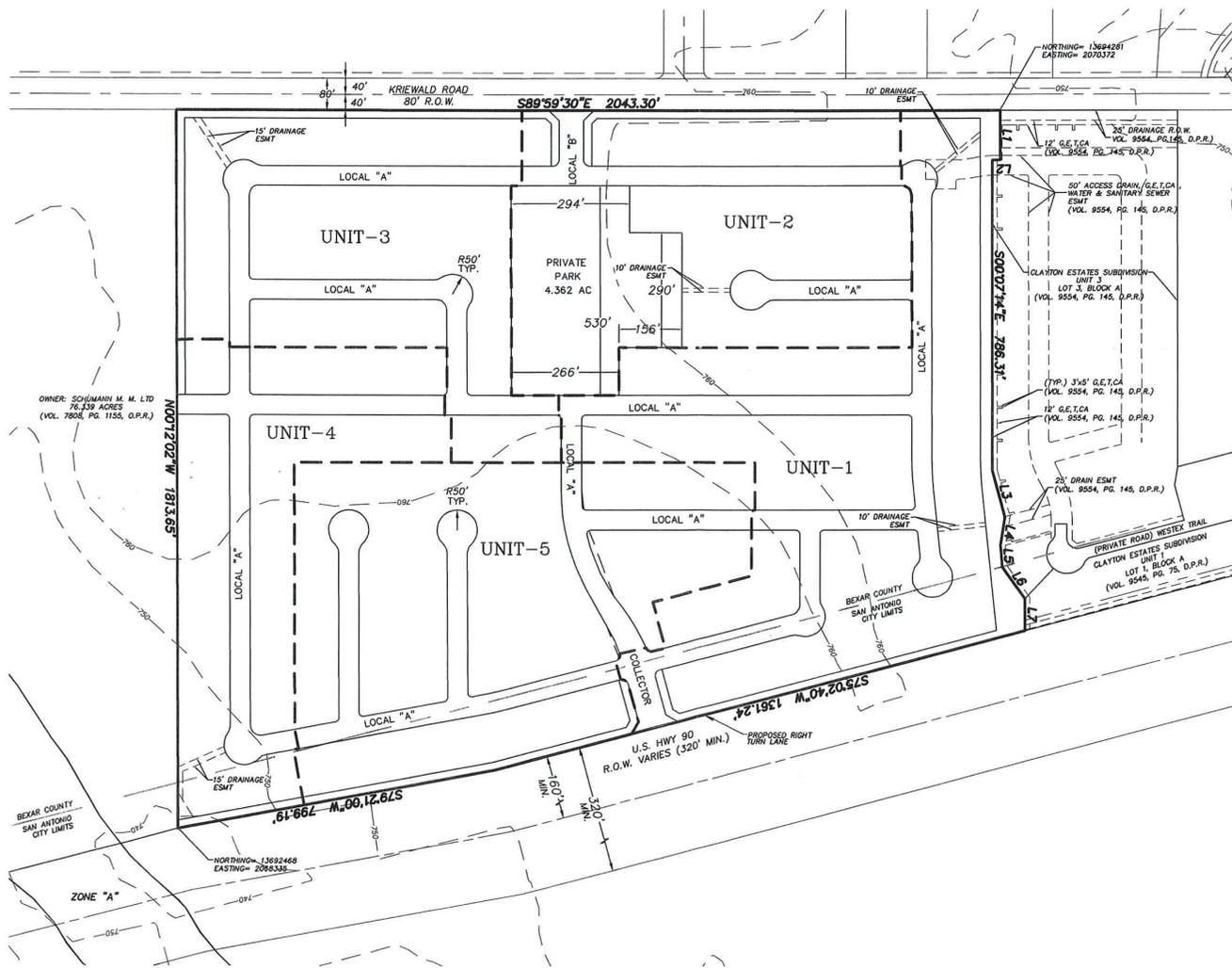
UNIT	AREA	LOTS	DENSITY
UNIT-1	19.29 ACRES	104 LOTS	5.39 UNITS/ACRES
UNIT-2	14.18 ACRES	57 LOTS	4.02 UNITS/ACRES
UNIT-3	13.01 ACRES	78 LOTS	6.00 UNITS/ACRES
UNIT-4	10.54 ACRES	64 LOTS	6.07 UNITS/ACRES
UNIT-5	17.42 ACRES	100 LOTS	5.74 UNITS/ACRES
SUBTOTAL:	74.44 ACRES	403 LOTS	5.41 UNITS/ACRES

PARK AND OPEN SPACE REQUIREMENTS:

PARK LAND/OPEN SPACE REQUIRED = 403 LOTS / 70 LOTS PER ACRE = 5.76 ACRES

GENERAL NOTES

- ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 42' TO 65' X 110' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES PARTIALLY INSIDE CITY OF SAN ANTONIO LIMITS AND THE MAJORITY LIES INSIDE THE ETJ, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
- NO FEMA FLOODPLAINS ARE WITHIN LIMITS OF PROJECT BASED ON FIRM 418 OF 900 MAP NUMBER 48029C0418 EFFECTIVE DATE 2/16/1996.
- SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARING REFERENCE FOR THIS SURVEY IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 75°02'40" W.



Legal Description:

74.44 acres of land out of the W. Boyle Survey No. 308, Abstract No. 78, and New City Block (N.C.B.) 18160, Bexar County, Texas; said tract is also called Tract "A", a 76.41 acre tract of land as described in Volume 6301, Page 1003, Official Public Records of Real Property, Bexar County, Texas

PLAN HAS BEEN ACCEPTED BY
 COSA
 12/11/06 038-06
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 12/10/08
 (Date)

DEVELOPER/OWNER

FIELDSTONE COMMUNITIES
 SAN ANTONIO, L.L.C.
 21232 GATHERING OAK, STE 103
 SAN ANTONIO, TEXAS 78216
 210-491-7627

ENGINEER

VICKREY & ASSOCIATES, INC.
 12940 COUNTRY PARKWAY
 SAN ANTONIO, TEXAS 78216
 210-349-3271

DATE PREPARED: 08/18/06

MDP ID # 038-06

DATE: JULY, 2006	SCALE: 1" = N/A
Vertical: 1" = N/A	Horizontal: 1" = 200'
SHEET 1	OF 1
PROJ. NO. 2056-001	

MASTER DEVELOPMENT PLAN
AMBER CREEK
(FORMERLY KNOWN AS AMBERWOOD VILLAGE)
BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
 12940 Country Parkway
 San Antonio, Texas 78216
 Voice: (210) 349-3271 Fax: (210) 349-2561

PREPARED FOR:
 Fieldstone Communities
 21232 Gathering Oak
 San Antonio, Texas 78216
 (210) 491-7627

DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 DATE: []
 DESCRIPTION: []
 REVISIONS: []