



City of San Antonio

Department of Planning and Development Services

November 4, 2009

Mr. Caleb Chance
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Two Creek North Subdivision**

MDP # 005-09

Dear Mr. Chance,

The Development Review Committee has reviewed **Two Creek North Subdivision** Master Development Plan **MDP # 005-09** please find enclosed a signed copy for your files. However, please note the following conditions:

PDS Traffic Impact Analysis & Streets approves with the following conditions:

- See approval letter 2004TIA0845 for mitigation requirements.
- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. City of San Antonio and Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage and flood plain issues at the time of platting.
- Access for this MDP is dependent on the MDP for Two Creeks subdivision currently designated as MDP 814-B. No plat in this development can be considered until the proper access has been platted and constructed.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732.

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.

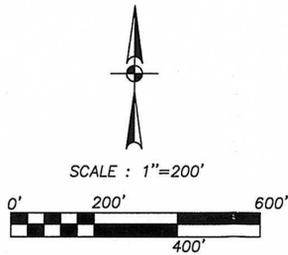
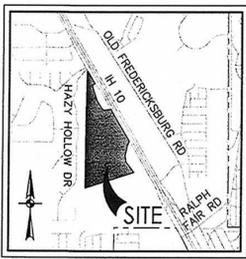
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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 please contact TXDOT at (210) 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 Richard Carrizales at (210) 207-8050.

Sincerely,



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

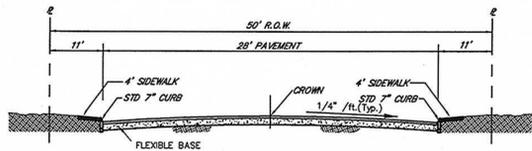


LEGEND

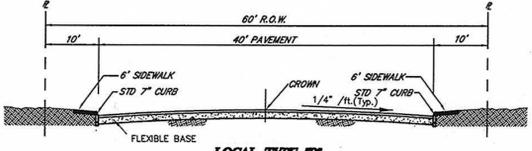
- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE R.O.W./EASEMENT
- GREEN BELTS/FLOODPLAIN BUFFER
- STORM WATER DETENTION BASIN AREA

GENERAL NOTES:

1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. ALL LOCAL TYPE "B" STREETS WITHIN THE MDP LIMITS ARE PRIVATE STREETS WITH A 60' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
8. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.



LOCAL TYPE "A" TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



LOCAL TYPE "B" TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)

PROPERTY OWNERSHIP KEY

- 1 NEIMANN FAMILY PARTNERSHIP
- 2 SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.
- 3 OAKS WATER SUPPLY CORP.
- 4 GOODYEAR, NORMAN W. & HELENA R.
- 5 CURRY, PATRICK L. & SANDRA R.
- 6 GONZALEZ, STEPHANIE M. & ARNOLD J.
- 7 FLUCHEL, DAVID J.
- 8 CASTANOS, LUIS JAVIER
- 9 VONMERMELDT, JOSEPH P. & DENDARA K.
- 10 MEURER, EDWARD T.
- 11 ZOMBRANO, MAX V. & DARYL D.
- 12 EARLE, CAROLYN
- 13 HENSLEY, REX EUGENE & DONNA
- 14 GONZALEZ, HOMER E. & NANCY S.
- 15 SINKO, MARK E. & LOIS BRODY
- 16 HOUGHTLING, JACK VERNON & CYNTHIA
- 17 LINCOLN, JAMES D & PATSY A.
- 18 LOPEZ, JOE & SUZANNE
- 19 BARKLEY, LINDLE B. & MICHELLE
- 20 JOHNSON, VINCENT L. & BARBARA
- 21 KEEFE, WILLIAM J. & JUDITH A.
- 22 DARLING, RALPH E. & ADELAIDE
- 23 FORSYTH, JAMES & JOANNA SIMON
- 24 RITCHEY, DARRELL C. & EDITH L.

PARK SPACE SUMMARY

REQUIRED PARK SPACE	159 LOTS X 1 ACRE = 2.27 AC. 70 LOTS
PROVIDED PARK SPACE	OPEN SPACE = 0.5 AC. PLAYGROUND = 1.25 AC. PICNIC AREA = 0.25 AC. REC CENTER BUILDING = 0.5 AC. (1,000 - 1,500 SF)
TOTAL W/CREDITS	= 2.5 ACRES

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	52.40
DRAINAGE ROW/NATURAL* AREA/GREENBELT	36.78
TOTALS	89.18

*NICHOLS CREEK FLOOD PLAIN

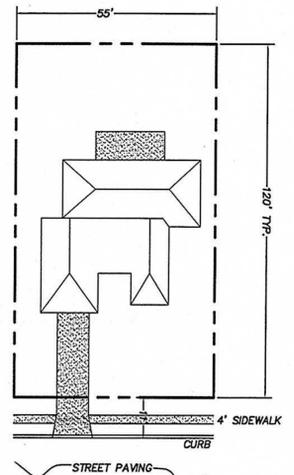
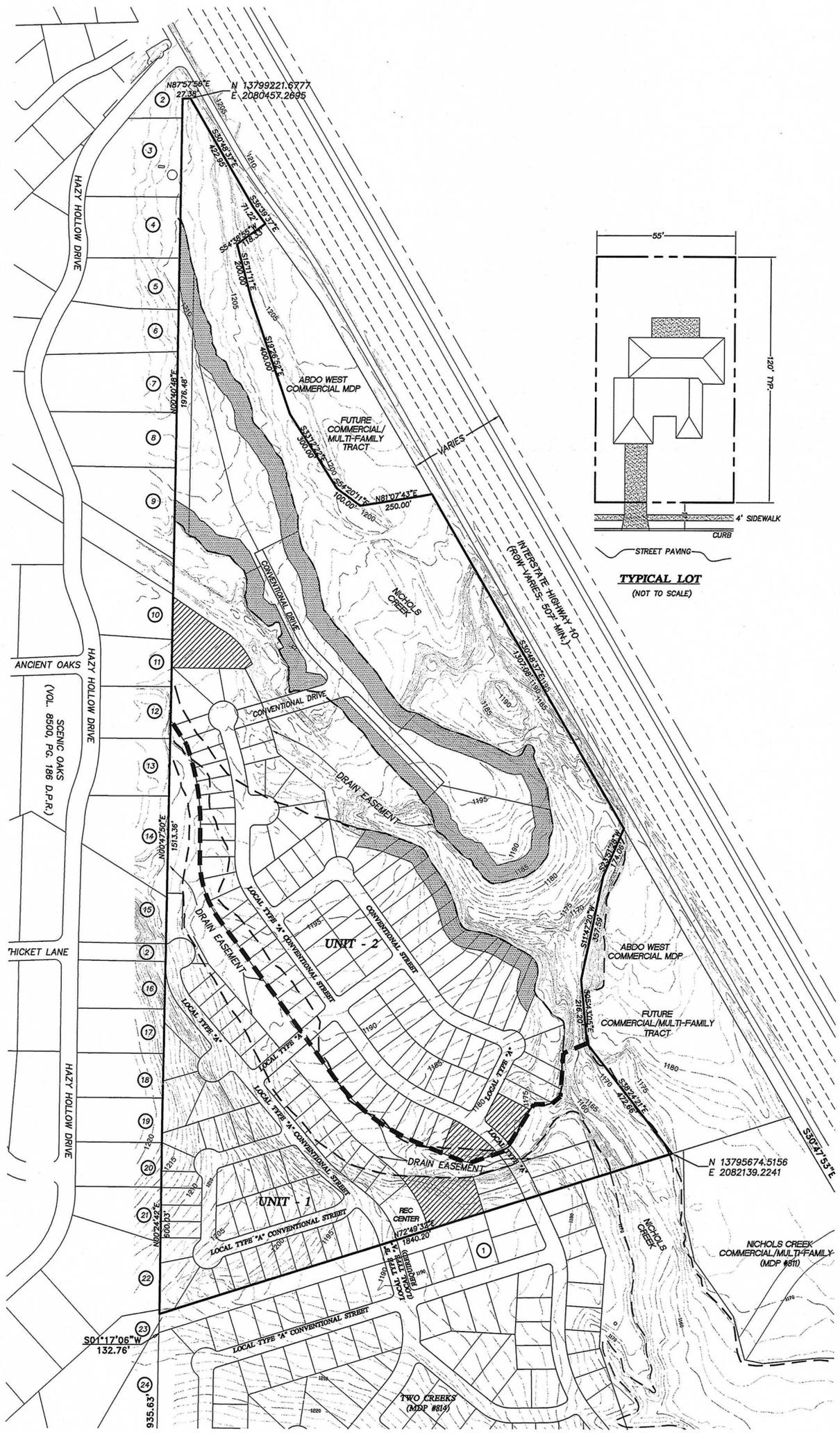
ACREAGE/DENSITY SUMMARY TABLE						
UNIT	PHASE SCHEDULE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/NATURAL AREA/OPENSOURCE (Ac.)
1	MAY 2010	SINGLE FAMILY RESIDENTIAL	24.17	61	2.52	8.87
2	NOVEMBER 2011	SINGLE FAMILY RESIDENTIAL	65.01	98	1.51	27.91
TOTALS/AVERAGE			89.18	159	1.78	36.78

PROPERTY LEGAL DESCRIPTION

A 89.18 ACRE, OR 3,885,610 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 103.73 ACRE TRACT RECORDED AND CONVEYED TO HICKORY DEVELOPMENT INC., IN VOLUME 4839, PAGES 66-70 OF THE OFFICIAL PUBLIC RECORDS OF REAL ESTATE OF BEKAR COUNTY, TEXAS, OUT OF THE J.M. McMULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711, OF BEKAR COUNTY, TEXAS.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. WOODSIDE HOMES



TYPICAL LOT
(NOT TO SCALE)

APPLICANT: WOODSIDE HOMES
16500 SAN PEDRO
SUITE 110
SAN ANTONIO, TEXAS 78232
OFFICE: (210) 494-1941
FAX: (210) 479-2643

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

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
Nov 4, 2009 005-09
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
Nov 3, 2011
Date

MDP NO. 005-09

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
PREPARATION DATE: MAY, 2009
JOB NO. 6427-07

**TWO CREEKS NORTH SUBDIVISION
MASTER DEVELOPMENT PLAN**

Date: Oct 29, 2009, 8:46am User: R. Lakshmi
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