SAN ANTONIO PLANNING COMMISSION

PUBLIC NOTICE
SUPPLEMENT

In addition to other scheduled items to be heard by the Planning Commission at its November 6, 2009 meeting, the Commission will be asked to consider the following item:

			Council District	Ferguson Map Grid
PLAT:				
1.	**090151**	**Ashton Park Unit 1 Phase 1 Road Enclave** (On the south side of Potranco Road, west of Zeta Drive)	**OCL**	**610 B-5**

Note: This item was placed on the agenda after the regular packet was printed.

THE DEVELOPMENT AND BUSINESS SERVICES BUILDING IS WHEELCHAIR ACCESSIBLE. HANDICAP PARKING SPACES ARE LOCATED ON THE SOUTH SIDE OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 1 **November 6, 2009**

ASHTON PARK UNIT 1
PHASE 1 ROAD ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

090151
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 610 B-5
OWNER: FCC San Antonio I, LLC, by Robert F. Monchein
ENGINEER: Pape Dawson Engineers, by Cara C. Tackett, P. E.
CASE MANAGER: Donna L. Schueling, Planner 207-5016

Date filed with Planning Commission: November 2, 2009

Location: On the south side of Potranco Road, west of Zeta Drive

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT/PUD is in associated with:
MDP 030A-06, Potranco Subdivision, accepted on January 15, 2009

Proposed Use: Residential

Major Thoroughfare: Potranco is a primary arterial, Type A, minimum R.O.W. 120 feet

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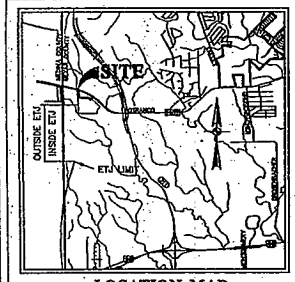
APPLICANT'S PROPOSAL:

To plat **3.616** acres consisting of **3** non-single family lots and **828** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 090151

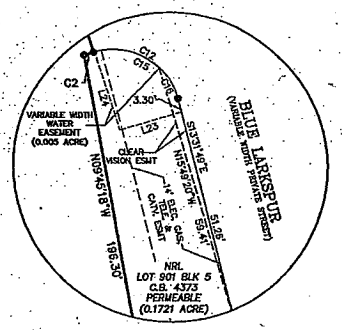


LOCATION MAP

N.T.S.

MAPSCO 610 GRID B5,C5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°27'27"W	18.83'
L2	S02°55'35"W	34.66'
L3	S00°27'09"W	20.00'
L4	N89°32'24"W	36.43'
L5	S45°47'52"W	21.34'
L6	N88°46'09"W	112.74'
L7	N02°12'58"W	127.73'
L8	N01°36'16"W	50.02'
L9	N04°18'35"W	85.95'
L10	N16°50'49"W	11.00'
L11	N07°33'44"W	28.37'
L12	N16°43'00"W	11.00'
L13	N13°31'49"W	75.18'
L14	N30°42'42"W	72.09'
L15	N16°17'18"E	20.00'
L16	S58°37'39"W	64.64'
L17	N01°08'08"E	112.79'
L18	S89°59'07"W	12.17'
L19	N89°59'07"E	14.96'
L20	N89°59'07"E	20.00'
L21	S00°00'53"E	8.99'
L22	N00°00'53"W	17.22'
L23	S73°18'05"W	14.51'
L24	N16°41'55"W	19.12'



DETAIL "A"
NOT TO SCALE

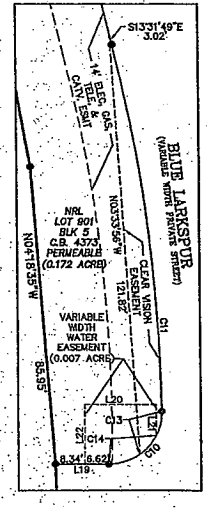
CURVE TABLE						
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5669.65'	150.42'	03°01'44"	S72°11'52"E	300.74'	300.77'
C2	1975.00'	1.09'	00°03'47"	N73°07'18"E	2.18'	2.18'
C3	15.00'	14.19'	86°48'49"	N29°52'36"E	20.62'	22.73'
C4	347.00'	65.62'	21°25'03"	N02°49'18"W	128.98'	129.71'
C5	5669.65'	56.75'	01°08'49"	N71°11'49"W	113.50'	113.50'
C6	253.00'	23.20'	10°28'48"	S00°56'37"E	46.21'	46.28'
C7	509.00'	15.87'	03°34'16"	S07°58'10"E	31.72'	31.73'
C8	625.00'	50.04'	10°53'25"	S04°18'35"E	99.64'	99.79'
C9	15.00'	15.30'	91°09'01"	N44°26'23"W	21.43'	23.86'
C10	15.00'	15.15'	90°34'13"	N44°42'00"E	21.32'	23.71'
C11	475.00'	53.89'	12°56'43"	N07°03'28"W	107.09'	107.32'
C12	15.00'	15.89'	93°19'00"	N60°11'19"W	21.82'	24.43'
C13	15.00'	7.82'	55°05'04"	S26°57'26"W	13.87'	14.42'
C14	15.00'	9.22'	63°09'22"	S58°24'26"W	15.71'	16.53'
C15	15.00'	15.56'	92°05'26"	S59°34'32"E	21.60'	24.11'
C16	15.00'	4.40'	32°41'19"	S29°52'28"E	8.44'	8.56'
C17	5669.65'	96.05'	01°56'28"	N72°44'28"W	192.08'	192.09'

LEGEND

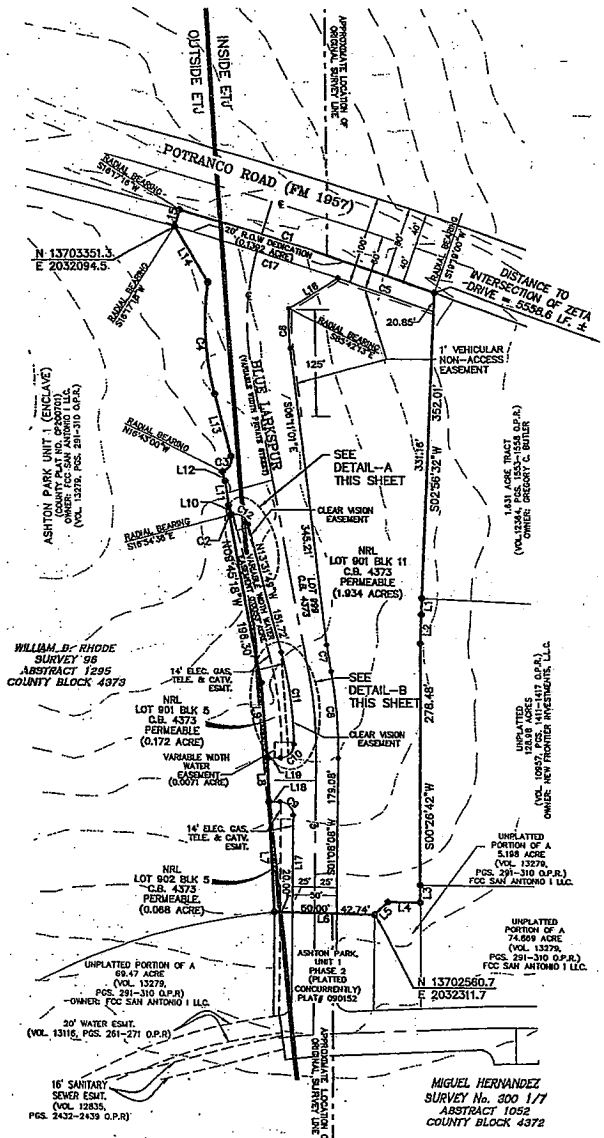
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
NRL = NON RESIDENTIAL LOT
F.I.R. = FOUND 1/2" IRON ROD.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
— — — = PROPOSED CONTOURS
— — — = EXISTING CONTOURS
▬▬▬ = ETJ LINE

SCALE : 1"=100'

0' 100' 200' 300'



DETAIL "B"
NOT TO SCALE



PROPOSED CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

CLEAR VISION EASEMENT
"CLEAR VISION EASEMENT" AS SHOWN ON PLAT, (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 511.52'
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

IMPACT FEE PAYMENT DUE:
BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

SURVEYOR'S NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DEPLOYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POEL.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

GENERAL NOTES:
1. LOTS 901 AND 902, BLOCK 5 AND LOT 901, BLOCK 11 ARE DEDICATED AS LANDSCAPE AND PEDESTRIAN EASEMENTS AND ARE PERMEABLE.
2. THE MAINTENANCE OF LANDSCAPE AND PEDESTRIAN EASEMENTS (LOTS 901 AND 902, BLOCK 5 AND LOT 901, BLOCK 11) AND PRIVATE STREETS (LOT 997) WITHIN ASHTON PARK, UNIT 1 ROAD PHASE 1 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF ASHTON PARK (ENCLAVE) HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

TREE NOTE:
THERE ARE TREE SAVE AREAS WITHIN THIS PLAT THAT ARE UNDER MASTER TREE PERMIT #132760

STATE OF OHIO
COUNTY OF CUYAHOGA

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FCC SAN ANTONIO I, LLC

DULY AUTHORIZED AGENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT F. MONCHEIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30TH DAY OF October A.D. 2009

NOTARY PUBLIC CUYAHOGA COUNTY, OHIO

DEANA M. VON LEHMDEN
Notary Public
STATE OF OHIO
My Commission Expires Jan. 28, 2011
(Recorded in Lake County)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

DEVELOPMENT SERVICES
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SUBDIVISION PLAT OF ASHTON PARK, UNIT 1 PHASE 1 ROAD (ENCLAVE)

3.616 ACRES OF LAND OUT OF A 69.47 ACRE TRACT OF LAND AND A 5.198 ACRE TRACT OF LAND, ALL DESCRIBED IN CONVEYANCE TO FCC SAN ANTONIO I, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13279, PAGES 291-310, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE WILLIAM B. RHODE SURVEY NUMBER 98, ABSTRACT 1295, COUNTY BLOCK 4373 AND THE MIGUEL HERNANDEZ SURVEY NUMBER 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372 ALL IN BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER
FCC SAN ANTONIO I LLC
6860 NORTH DALLAS PARKWAY, STE 200
PLANO, TEXAS 75024

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

THIS PLAT OF *ASHTON PARK, UNIT 1 PHASE 1 ROAD (ENCLAVE)* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20__.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 1

JOB NO. 6409.05