



a memo from the
CITY of SAN ANTONIO
Development Services
Subdivision Office

TO: Pape-Dawson Engineers, Inc.

DATE: July 27, 2011

FROM: Luz M. Gonzales

COPIES TO: File

SUBJECT: #APP 11-001

NAME: Aspen Heights Phase 2 Alternate Pedestrian
Circulation Plan

The plan referenced above was heard by the
on the date shown.

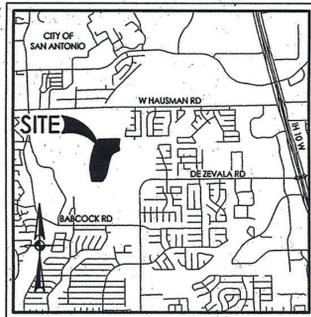
Planning Commission
 Director

The following action was taken: APPROVAL

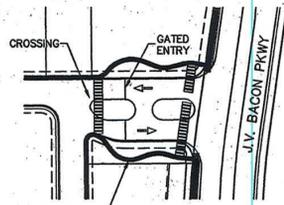
DISAPPROVED

Please monitor your plat as it will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

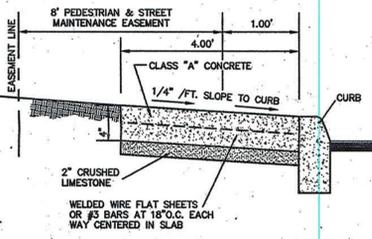
Note: You can track your plat status at
<http://epay.sanantonio.gov/tplt>



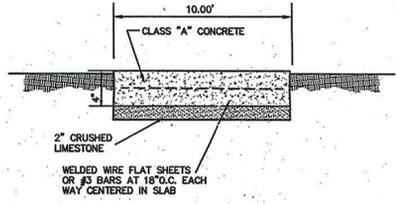
LOCATION MAP
MAPSCO MAP GRID: 5144B
NOT-TO-SCALE



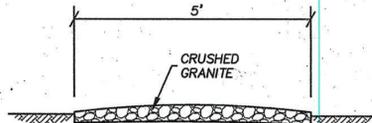
TYPICAL ACCESS NODE & PEDESTRIAN CROSSING DETAIL
NOT-TO-SCALE



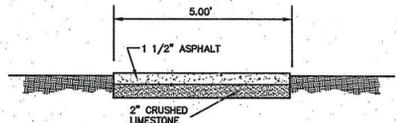
4' NEIGHBORHOOD PATHWAY
NOT-TO-SCALE
(LOCAL "A" STREETS WITHIN PUD)



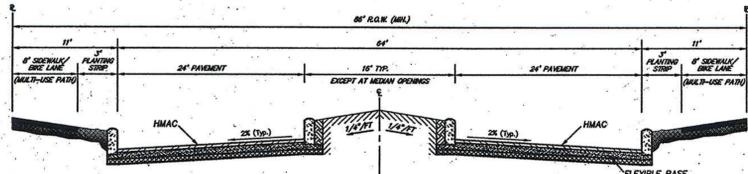
10' PRIMARY PATHWAY
NOT-TO-SCALE
(OUTSIDE SECONDARY ARTERIAL ROW)



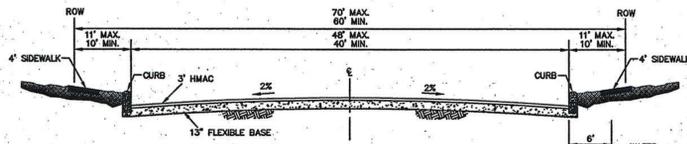
5' SECONDARY PATHWAY SECTION
NOT-TO-SCALE



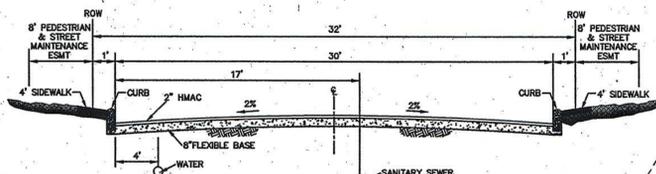
5' PATHWAY SECTION
NOT-TO-SCALE
(SEC. 5-P)



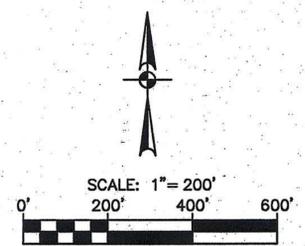
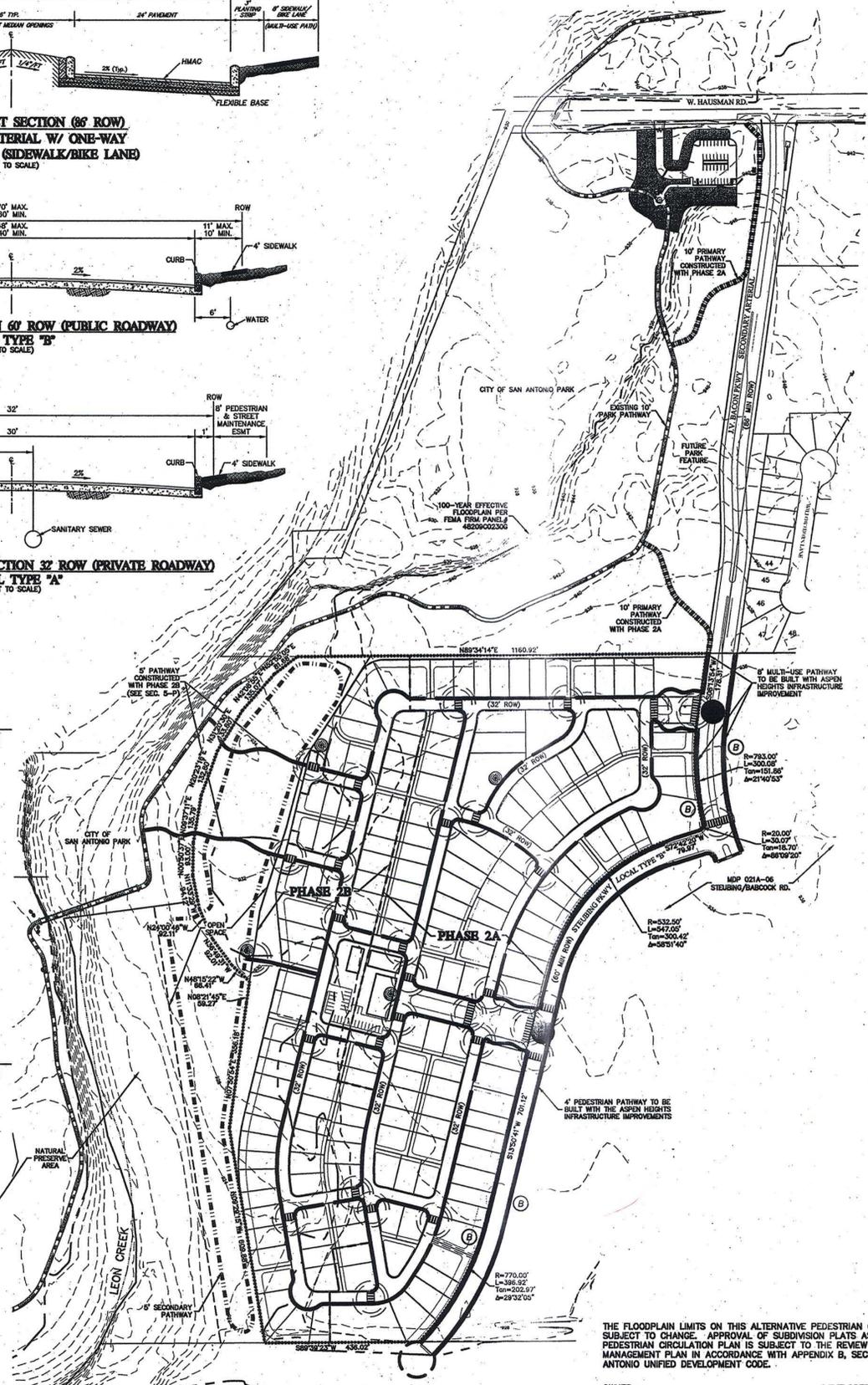
TYPICAL STREET SECTION (85' ROW)
SECONDARY ARTERIAL W/ ONE-WAY
MULTI-USE PATH (SIDEWALK/BIKE LANE)
(NOT TO SCALE)



TYPICAL STREET SECTION (60' ROW (PUBLIC ROADWAY))
LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL PRIVATE STREET SECTION (32' ROW (PRIVATE ROADWAY))
LOCAL TYPE "A"
(NOT TO SCALE)



LEGEND

- CONTROLLED ACCESS POINTS
- PEDESTRIAN PATHWAYS (4' WIDE) NEIGHBORHOOD WALKWAY & 5' PATHWAY FROM NEIGHBORHOOD TO PARK
- 8' MULTI-USE PATHWAY
- 10' PRIMARY PATHWAY
- EXISTING 10' PARK PATHWAY (PRIMARY)
- 5' SECONDARY PATHWAY
- 100-YEAR EFFECTIVE FLOODPLAIN PER FEMA FIRM PANEL # 48029C0230G
- PEDESTRIAN CROSSING
- ACCESS NODES
- PEDESTRIAN REST AREA
- BIKE ROUTE
- SITE BOUNDARY
- PHASE LINE

DEVELOPER:
ASPEN HEIGHTS
1301 S. CAPITOL OF TX HWY
SUITE B-201
AUSTIN, TEXAS 78746
TEL: (512) 369-3030

LEGAL DESCRIPTION

A 42.04 ACRE TRACT BEING A PORTION OF A 140.8 ACRE TRACT CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF A LOT 901 OF STEUBING/BABCOCK RD.-UNIT 1 RECORDED IN VOLUME 9592, PAGES 188-189 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, COUNTY BLOCK 4768, NOW IN NEW CITY BLOCK (N.C.B.) 14861, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS ALTERNATE PEDESTRIAN PLAN FOR ASPEN HEIGHTS PHASE 2 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 27th DAY OF July A.D., 2011

BY: CHAIRMAN

BY: SECRETARY

OWNER: STEUBING FARM, LTD.
BY: STEUBING FARM MANAGEMENT, LLC, ITS SOLE GENERAL PARTNER

BY: GARNET RAY STEUBING, MANAGER

DEVELOPER: BROOKENRIDGE GROUP SAN ANTONIO PHASE II, LP, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NAME: Greg Henry TITLE: Manager

ENGINEER: PAPE-DAWSON ENGINEERS, INC.

DEFINITIONS:

PRIMARY PATHWAY - 10' WIDE CONTINUOUS CONCRETE SECTION, MEANDERING FROM J.V. BACON PARKWAY TOWARDS THE EXISTING 10' WIDE PATHWAY ALONG THE CITY PARK.

SECONDARY PATHWAY - PROPOSED 5' TRAIL ALONG THE PORTION OF LEON CREEK.

NEIGHBORHOOD WALKWAY - PROPOSED 4' SIDEWALK ON ONE SIDE OF THE INTERNAL PRIVATE STREETS TYPICALLY LOCATED BEHIND THE CURB. MEANDERING PATTERNS ARE RECOMMENDED ABUTTING OR CROSSING AT OPEN SPACES OR GREENBELTS.

PEDESTRIAN CROSSING - CROSSWALKS CONNECTING PATHWAYS ACROSS STREETS.

ACCESS NODES - CONNECTIONS BETWEEN PEDESTRIAN PATHWAYS ALONG PUBLIC ROADWAYS.

GENERAL NOTES:

- PHASING TO COINCIDE WITH ASPEN HEIGHTS PHASE 2, PUD PLAN #11-001 TO BE SUPPLIED BY PAPE-DAWSON, ENGINEERS, INC.
- EXACT ALIGNMENTS OF ROADS AND CONFIGURATION/LOCATION OF PROPOSED LOTS ARE SUBJECT TO CHANGE, AND WILL DEFER TO THE STEUBING/BABCOCK RD. MASTER DEVELOPMENT PLAN #021A-08.
- ALL PATHWAY ALIGNMENTS ARE SHOWN AS CONCEPTUAL, AND EXACT LOCATION WILL BE SITE JUSTIFIED BY INDIVIDUAL TREE AND LAND FORM ELEMENTS.
- PROPOSED PEDESTRIAN PLAN WILL ADHERE TO ALL SECTIONS OF CODE PERTAINING TO BOTH GEOMETRY AND ADA COMPONENTS.
- PROPOSED PATHWAYS ARE TO REPLACE TYPICAL SIDEWALKS PER UDC 35-508(O)2.A.

APP NO. 11-001
ASPEN HEIGHTS PHASE 2,
ALTERNATE PEDESTRIAN
CIRCULATION PLAN

JOB NO. 6382-05
DATE: JUNE 2011
DESIGNER: AC
CHECKED: JA, DRAWN: CL
SHEET: 1 OF 1

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