TWO CREEKS SUBDIVISION
MASTER DEVELOPMENT PLAN

ACREAGE/DENSITY SUMMARY TABLE						
UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA GREENBELT (Ac.)	PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	30.79	84	2.73	9.88	1.87
2	SINGLE FAMILY RESIDENTIAL	25.50	72	2.82	6.93	–
3	SINGLE FAMILY RESIDENTIAL	15.25	64	4.20	1.51	–
4	SINGLE FAMILY RESIDENTIAL	26.06	74	2.84	8.04	–
5	SINGLE FAMILY RESIDENTIAL	6.50	32	4.92	0.46	–
6	SINGLE FAMILY RESIDENTIAL	33.55	78	2.32	14.30	–
7	SINGLE FAMILY RESIDENTIAL	6.60	35	5.30	0.15	2.84
8	SINGLE FAMILY RESIDENTIAL	10.54	33	3.13	0.93	–
9	SINGLE FAMILY RESIDENTIAL	6.78	38	5.60	0.15	–
10	SINGLE FAMILY RESIDENTIAL	10.29	56	5.44	0.48	–
11	SINGLE FAMILY RESIDENTIAL	28.27	69	2.44	3.09	–
12	SINGLE FAMILY RESIDENTIAL	19.53	42	2.15	5.20	–
13	SINGLE FAMILY RESIDENTIAL	29.54	76	2.57	5.05	–
14	SINGLE FAMILY RESIDENTIAL	12.43	18	0.93	10.77	–
NORTHSIDE I.S.D. ELEMENTARY SCHOOL		12.43	–	–	1.29	3.40
TOTALS/AVERAGE		281.06	771	2.74	68.14	5.27

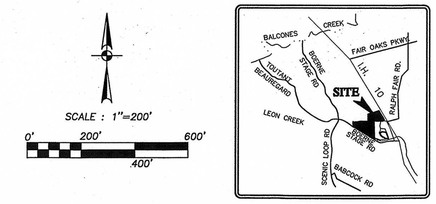
LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	191.76
REC. CENTER/PARK SPACE	1.87
DRAINAGE ROW/NATURAL AREA/GREENBELT	68.14
ELEMENTARY SCHOOL SITE	12.43
PUBLIC ROW COLLECTOR & LOCAL "B" STREETS	6.86
TOTALS	281.06

PARK SPACE SUMMARY

REQUIRED PARK SPACE 766 LOTS X 1 ACRE / 114 LOTS = 6.72 AC.

PROVIDED PARK SPACE
RECREATION CENTER = 1.87 ACRES
SCHOOL SITE = 3.40 ACRES
ACREAGE CREDITS = 4.50 ACRES
TOTAL = 9.77 ACRES

*REFERENCE PRELIMINARY PARKS PLAN

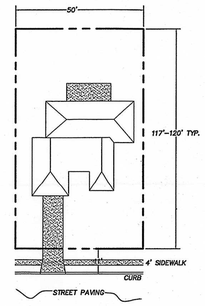


LOCATION MAP
NTS

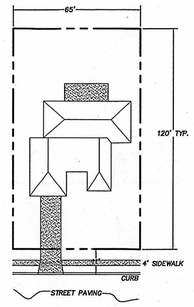
LEGEND

- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE R.O.W./EASEMENT
- GREEN BELTS/LANDSCAPE BUFFER
- STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
- 8' PRIVACY FENCE
- (W) EXISTING WATER WELL
- (T) EXISTING STORAGE TANK

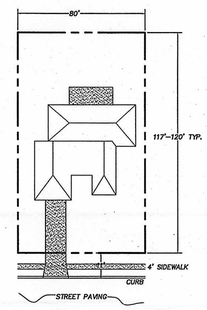
SCALE : 1"=200'
0' 200' 400' 600'



TYPICAL LOT
UNITS 1, 3, 5, 7, 9, & 10
(NOT TO SCALE)



TYPICAL LOT
UNITS 2, 4, 6 & 8
(NOT TO SCALE)



TYPICAL LOT
UNITS 11, 12, 13, & 14
(NOT TO SCALE)

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 ARE PUBLIC WITH 60' R.O.W., 40' PAVEMENT AND 2-10' PARKWAYS, AND COLLECTOR STREETS ARE PUBLIC WITH 70' R.O.W., 44' PAVEMENT AND 2-13' 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 REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

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 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

8. TWO CREEKS, UNIT-8 WILL BE CONSTRUCTED BEFORE TWO CREEKS, UNIT-6 TO PROVIDE SECONDARY ACCESS FOR TWO CREEKS, UNITS-4 AND 6.

PROPERTY OWNERSHIP KEY

1. CONCEPT THERAPY INSTITUTE
2. SANTOS, RICHARD P. & MAGDALENA G.
3. EISEN, ELIZABETH
4. MARTIN, EDWARD II & PATRICIA
5. CRAIG, DELMAR V. & VALERIE P.
6. BRAKE, DOUGLAS M. & SHARRON M.
7. MURRELL, WARREN P. JR. & ELIZABETH B.
8. MADISON, MARY E. ETAL
9. FELD, JOSEPH G. JR.
10. STURM, JAMES T.
11. POLASEK, RAY ADAM & DEBBIE K.
12. POLASEK, RAY ADAM & DEBBIE K.
13. JONES, KATHERINE M.
14. BARRETT, M.E. & LINDA C.
15. MEZZETTI, JAMES J. JR. & HELEN M.
16. SIMPSON, ROSSIE R. & TERRIE L.
17. HODGES, DALTON & MARINA
18. SANDERA, ROBERT A. & FRANCES
19. HUGHES, RICHARD C.
20. ENGEL, JAMES K. & PEGGY M.
21. NIR, IZHAK & NIRA
22. DAVIS, GREGORY MICHAEL & JULIE ANN
23. RITCHEY, DARREL C. & EDITH L.
24. FORSYTH, JAMES & JOANNA SIMON
25. ABDO, SOLOMON ETAL
26. NIEMANN FAMILY PARTNERSHIP
27. BOERNE STAGE CROSSING LIMITED PARTNERSHIP
28. KAUFMAN & BROAD LONE STAR LP
29. HAND, ALMEDA
30. NIEMANN, FRED & VIRGINIA
31. SCENIC OAKS PROPERTY OWNERS ASSOCIATION

REVISION:

△1 CHANGE LOT LAYOUT OF UNITS 11,12, AND 13; AND UPDATED TABLE (05/01/06).

REVISION HISTORY

MDP	ACCEPTED DATE
814	03/11/05
814A	03/16/06
814B	

APPLICANT: BITTERBLUE/
TWO CREEKS PHASE I, LTD
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

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

09-12-06P03:25 RCVD

PLAN HAS BEEN ACCEPTED BY
COSA
9/14/06 (Date) 814-B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/13/08
Date

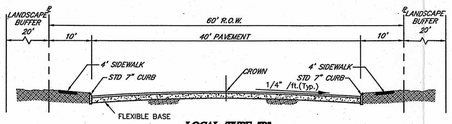
KEY NOTES

1. THE SUBDIVISION PLAT OF SCENIC OAKS UNIT-II SHOWS A PRIVATE STREET (TRACT 7) EXTENDED TO PROPERTY LINE. HOWEVER, THE SCENIC OAKS WATER COMPANY CURRENTLY OWNS AND OPERATES A POTABLE WATER WELL AND ABOVE GROUND STORAGE TANK WITHIN THIS LOT. THESE FACILITIES TO DO NOT ALLOW FOR THE CONSTRUCTION OF A CONNECTION TO THE TWO CREEKS DEVELOPMENT. HENCE, THE DEVELOPER WILL REQUEST A VARIANCE TO UDC SECTION 35-506 (E) (2) "PROJECTING STREETS" AT THE PLATTING LEVEL TO ELIMINATE THE REQUIREMENT TO PROVIDE A STUB STREET AT THIS LOCATION.

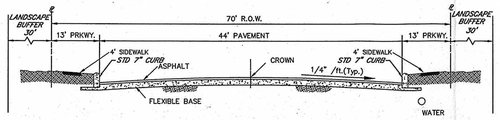
2. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.

3. IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS PREPARED FOR THIS PROJECT, IMPROVEMENTS TO BOERNE STAGE RD. INCLUDING A LEFT TURN LANE AND A RIGHT TURN DECEL LANE ARE REQUIRED AT THIS INTERSECTION. THESE IMPROVEMENTS SHALL BE COMPLETED AT OR BEFORE THE APPROVAL OF THE SUBDIVISION PLAT OF UNIT-4 AS CURRENTLY PHASED OR AT SUCH TIME THAT THE TOTAL NUMBER OF PLATTED LOTS PLUS PROPOSED LOTS BY A PLAT APPLICATION EXCEEDS 300 DWELLING UNITS.

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)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1482.69	11°28'10"	N 73°02'50" W	296.74'	297.24'
C2	1382.69	22°26'43"	N 67°32'34" W	539.39'	542.87'
C3	1382.69	10°37'50"	N 50°58'46" W	256.18'	256.50'
C4	2814.93	5°29'59"	N 44°52'51" W	270.10'	270.20'

PROPERTY LEGAL DESCRIPTION

A 281.06 ACRE, OR 12,243,079 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 90.000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11.853 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEO M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS M. MCCOLLOCH SURVEY NO. 28, ABSTRACT 528, COUNTY BLOCK 4711, AND THE C. CARMONA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, ALL IN BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS FOR NICHOLS CREEK ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN 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.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. BITTERBLUE/TWO CREEKS PHASE I, LTD.

TWO CREEKS SUBDIVISION
MASTER DEVELOPMENT PLAN

MDP PLAN NO.: 814B
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

DATE:

Director of Development Services

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: AUGUST, 2004
REVISED DATE: MAY, 2006

JOB NO. 5605-07

Date: Aug 15, 2006, 3:23pm User ID: JWhich
File: P:\56\05\07\Design\Civil\MDP\TWO CREEKS MDP 060503.dwg

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CITY OF SAN ANTONIO

September 14, 2006

Mr. Caleb Chance
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Two Creeks Master Development Plan **MDP #814-B**

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed the Two Creeks Master Development Plan **M.D.P. # 814-B** and approved. Please note the following:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

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 you can contact TXDOT at 615-5814.

SAWS recommends approval with the following conditions:

- According to the Aquifer Protection Ordinance #81491, Section 34-914, buffering may be required. Comment made to ensure that buffering will be applied to creeks with watersheds greater than 300 acres. Nichols Creek exists along the northeast portion and Leon Creek along the southwest portion of this project site.

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Two Creeks 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.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q)
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) – 35-502(a)(7), subsection C)

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- Lane configuration of all intersections shall follow Table B as indicated in the Level 2 Traffic Impact Analysis. Intersections indicated by Table B will required mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT). All traffic shall be coordinated along the proposed street network.

Parks recommends approval with the following conditions:

- The parkland provided is dedicated to the Homeowners' Association
- All amenities comply with standards and specifications found in UDC section 35-503(b) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

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 the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

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

Sincerely,

Fernando J. De Leon, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County