



CITY OF SAN ANTONIO

September 16, 2003

Mr. Paul W. Denham

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

Re: Sonoma Ranch II 700-A

MDP # 700-A

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Sonoma Ranch 700-A Master Development Plan M.D.P. # 700-A. Please find enclosed a signed copy for your files. Your plan was accepted, however 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal. It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage.
 1. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Denham
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September 22, 2003

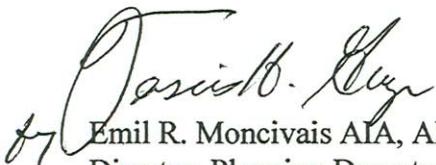
- The Parks and Recreation Department:
Sonoma Ranch Subdivision MDP was approved prior to the adoption of the current UDC in May 2001 and is therefore not obliged to meet the Park Dedication Requirement.

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.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

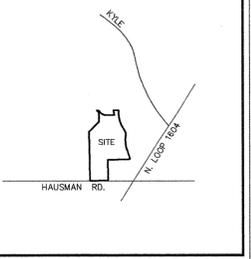
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,


Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°25'19"W	145.46'
L2	N89°04'22"E	84.11'
L3	S45°25'19"E	227.90'
L4	S68°05'04"E	172.53'
L5	N39°12'13"E	113.33'
L6	N89°16'07"E	21.69'
L7	S01°09'58"E	190.53'
L8	S07°06'38"E	116.80'
L9	S04°23'47"E	164.93'
L10	S18°35'19"E	199.41'
L11	S55°51'28"W	86.91'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	19°54'59"	370.00'	64.96'	128.61'	127.97'
C2	11°47'04"	430.00'	44.38'	88.44'	88.29'
C3	50°02'57"	400.00'	186.73'	349.41'	338.41'
C4	45°07'10"	350.00'	145.40'	275.62'	268.55'
C5	45°00'00"	400.00'	165.69'	314.16'	306.15'
C6	65°16'18"	400.00'	256.16'	455.68'	431.44'
C7	53°04'26"	400.00'	199.75'	370.53'	357.42'

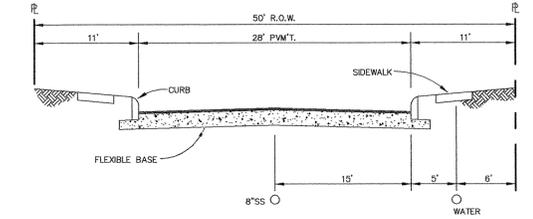
EDWARDS AQUIFER NOTES:

THIS SITE IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

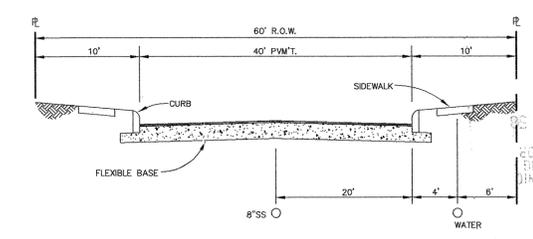
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

APPROXIMATE ACREAGE & LOT SUMMARY

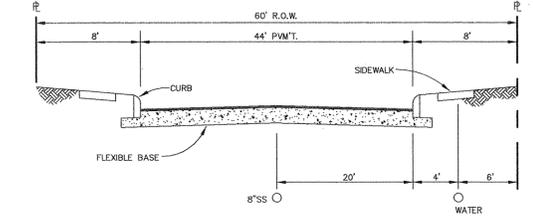
UNIT #	LOTS	LOT SIZE
UNIT 8	76	55'x120'
UNIT 9	80	45'x120'
UNIT 9A	-	-
UNIT 10	60	55'x120'
UNIT 11	75	45'x120'
UNIT 12	52	55'x120'
UNIT 13	64	55'x120'
TOTAL	407	



LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



COLLECTOR
NOT TO SCALE

THIS MODIFICATION TO POADP #700 REDUCES THE NUMBER OF LOTS & REROUTES THE LOCAL "B" STREET

NOTES

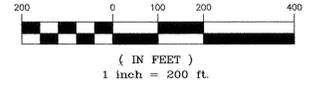
1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN SEVEN PHASES
10. THIS DEVELOPMENT IS SUBJECT TO VESTED RIGHTS PERMIT NO. 01-09-022
11. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
12. BLOCK NUMBERS SHOWN HEREON WERE ASSIGNED BY TREASURY DEPT.
13. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
14. DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
15. BASIS OF BEARING SHOWN HEREON IS SONOMA RANCH II UNIT 3, RECORDED IN VOLUME 9556, PGS. 204-205 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

- (10) PHASE LINE
- PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 975- EXISTING CONTOUR



GRAPHIC SCALE



DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

105.2 TOTAL ACRES

PRELIMINARY OVERALL DEVELOPMENT PLAN
for
SONOMA RANCH SUBDIVISION
POADP #700A

JOB # 0200014
DWG FILE:
DATE: 2/19/03
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

Denham-Ramones Engineering and Associates, Inc.



13424 West Avenue
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.03
 APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 MAY 12 PM 4:14

Date Submitted: <u>MAY 9, 2003</u>	Project ID Number: <u>#700-A</u>
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Project Name: SONOMA RANCH II
 Owner/Agent: CONTINENTAL HOMES Phone: (210) 496-2668 Fax: (210) 495-3108
 Address: 211 NORTH LOOP 1604 EAST, SUITE 130, SAN ANTONIO Zip code: 78232
 Engineer/Surveyor: DENHAM-RAMONES ENG. Phone: (210) 495-3100 Fax: (210) 495-3122
 Address: 13424 WEST AVE, SAN ANTONIO Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: O.C.L. Proposed zoning: N/A

(PUD Only) Linear feet of street N/A
 Gated Un-Gated
 Attached Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 7

Council District: N/A School District: N.I.S.D Ferguson map grid: 513/B7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a. POADP) for this Site? **YES**

Name SONOMA RANCH No. 700

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name SONOMA RANCH II #1 No. 010048

Name SONOMA RANCH II #2 No. 010149

Name SONOMA RANCH II #1A No. 000405

Contact Person and authorized representative:

Print Name: GARY R. BALBAUGH

Signature: Gary R. Balbaugh

Date: MAY 5, 2003

Phone: (210) 495-3100

Fax: (210) 495-3122

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner; N/A
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A* (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A* (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A* (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- N/A* (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A* (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A* (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- N/A* (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A* (PUD Only) Lots numbered as approved by the City.
- N/A* (PUD Only) Layout shall show where lot setbacks as required.
- N/A* Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: GARY R. BALBAUGH Signature: Gary R. Balbaugh

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001