



CITY OF SAN ANTONIO

April 30, 2003

Ms. Sandi Vicars

M.W. Cude Engineers
10325 Bandera Road
San Antonio, TX 78250

Re: Woodlake Farms Ranch

MDP/ POADP # 751

Dear Ms. Vicars:

The City Staff Development Review Committee has reviewed Woodlake Farms Ranch Master Development Plan M.D.P./ POADP # 751. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- As part of their conditional approval the Planning Department Master Development Plan Section imposes the following:
 - 1.) A site plan showing all of the proposed internal street circulation and lot layout will be required with the first unit for plat approval.
- 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.
- 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.

As part of their conditional approval Development Services Engineering Division cites the following:

Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for Indian Springs Master Development Plan (MDP). The analysis is in compliance with the TIA Ordinance 91700.

The on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Woodlake Farms Subdivision, at no cost to the City of San Antonio:

- The Developer shall provide 86 feet of ROW and construct a Secondary Arterial Type "A" as defined in the City of San Antonio Major Thoroughfare Plan for the extension of Woodlake Parkway from Binz-Engleman Road south to IH 10 North Frontage Road. This will require a property dedication by the developer.
- The Developer shall provide 43 feet of ROW from the centerline of Binz-Engleman Road adjacent to this proposed project. This will require a property dedication by the developer.
- At the intersection of Binz-Engleman and the future extension of Woodlake Parkway, the developer shall provide a dedicated eastbound right-turn deceleration lane on Binz-Engleman with 250 feet of storage length.
- At the intersection of Binz-Engleman and the future extension of Woodlake Parkway, the developer shall construct a westbound left-turn lane on Binz-Engleman. The construction for the left-turn lane will include roadway widening.
- The developer shall provide a pair of east-west collector roads at approximately 1500-feet north of IH 35 Frontage Road and 1500-feet south of Binz-Engleman road. These collector streets shall be in conjunction with Judson ISD property located west of the proposed project.
- As stated at the meeting at TxDot (May 14,202) access points shall be provided at minimum of 600-feet along IH 35 Frontage road.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways, common access between the commercial lots and internal circulation with the proposed residential and the adjacent school site will provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Ms. Vicars
Page 3
April 30, 2003

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,



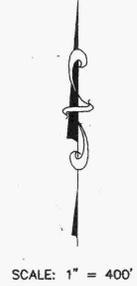
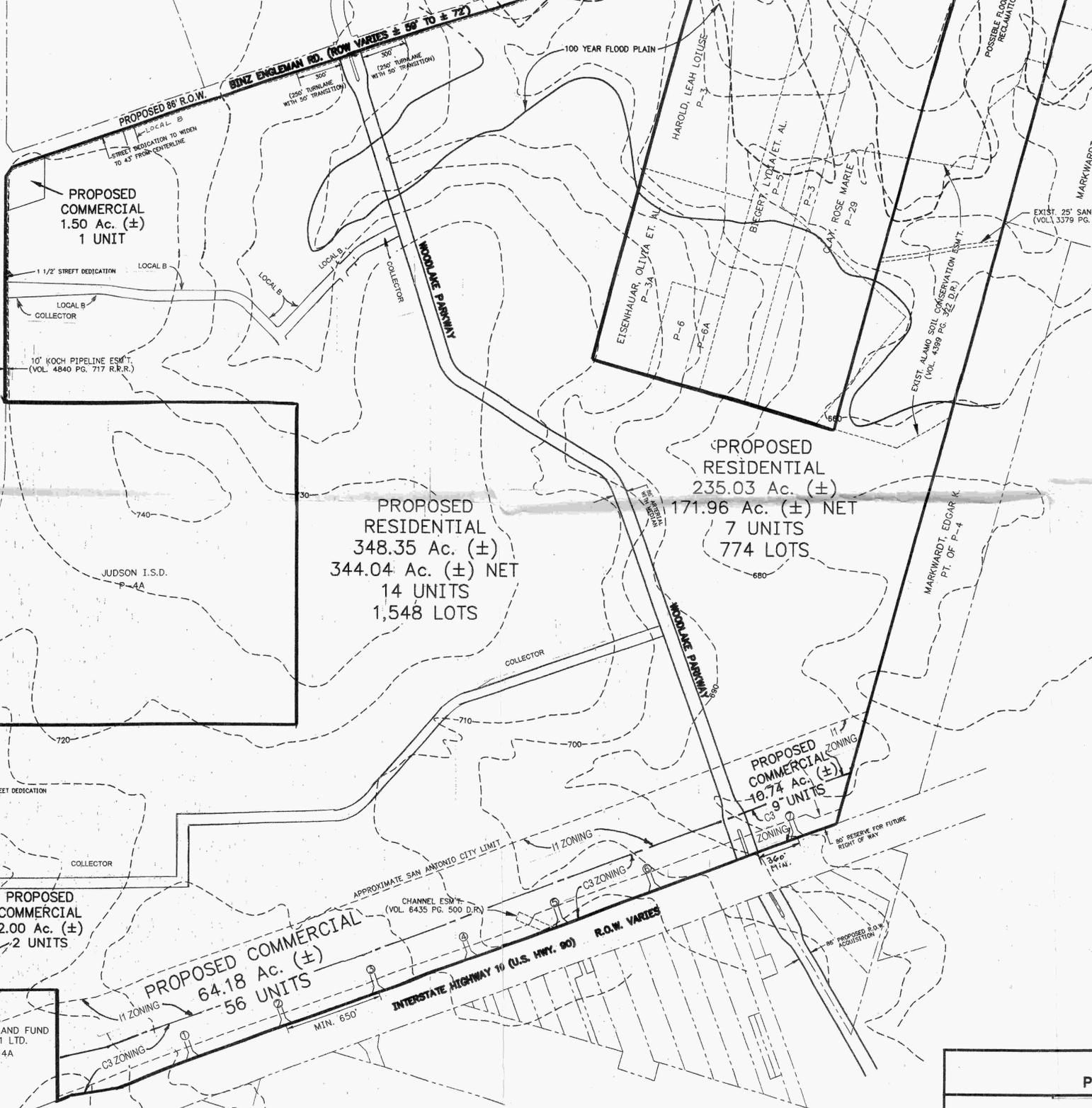
Emil R. Moncivals AIA, AICP
Director, Planning Department

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



PROPOSED RESIDENTIAL
 No. OF UNITS: 21 UNITS
 No. OF LOTS: 2,324 LOTS
 LOT SIZE: 80' x 120'
 ACREAGE: 516.43 AC.
 DENSITY: 4.50 DU/AC.
 STREET R.O.W.: 50'

PROPOSED COMMERCIAL
 No. OF UNITS: 68 UNITS
 ACREAGE: 78.54 AC.

COLLECTOR SYSTEM IS ARBITRARILY SET AND FINAL ALIGNMENT TO BE FINALIZED DURING PLATTING PROCESS.

PLAN HAS BEEN ACCEPTED BY
 COSA *Ramones*
 03-19-04 #151
 (date) (number)
 If no plats are filed, plan will expire
 On 09-18-05
 1st plat filed on

DRIVEWAYS 1 THRU 6 ARE TO BE A MINIMUM OF 650' APART.

**WOODLAKE FARMS RANCH
 PLANNED OVERALL AREA DEVELOPMENT PLAN**

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
 San Antonio, TX 78216

(210) 495-3100 Office
 (210) 495-3122 Fax

S:\Award\Proposals\Woodlake Farms\030606.dwg, 5/23/2002 1:18:32 PM, jiang

CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED
01 MAY -2 PM 3:44

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May, 2001
 Name of POADP: Woodlake Farms Ranch
 Owners: Woodlake (San Antonio) PIP III, L.P.
 Consulting Firm: M.W.Cude Engineers, L.L.C.
 Address: 431 E. Horatio Ave., Ste. 210
 Address: 10325 Bandera Road
Maitland, Florida
San Antonio, Texas 78250
 Phone: 407-628-8488
 Phone: 210-681-2951
 Existing zoning: B-3 & I-1
 Proposed zoning: B-3 & I-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 99 Units Yes No
 San Antonio City Limits? Yes No
 Council District 2
 Ferguson Map Grid Pg. 619, D1,E1,F1; Pg. 585, D 7&8, E 7&8, F 7&8

Land area being platted:	Lots	Acres
Single Family (SF)	<u>2320</u>	<u>515.63</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>78</u>	<u>78.54</u>

Is there a previous POADP for this Site? Name NA No. _____

Is there a corresponding PUD for this site? Name NA No. _____

Plats associated with this POADP or site? Name none at this time No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: _____

Signature: M. W. Cude, P.E.

Date: _____

Phone: _____

Fax: _____

- 01/10/04 - 2 PM 3:44
- PLANNING
DEVELOPMENT
DIVISION
- name of the POADP and the subdivision;
 - indication of development phases on the POADP;
 - perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - copy of digital file;
 - North arrow and scale of the map;
 - Proposed land use by location, type and acreage;
 - delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - contour lines at intervals no greater than ten (10) feet;
 - legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - existing adjacent or perimeter streets;
 - one hundred year flood plain limits;
 - location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - A complete application and certification, 8 ½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
 - POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
 - TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
 - Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;
 - the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
 - The POADP lies in the Judson Independent School District and they have been contacted concerning the development.
 - List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

I. H. 10 (Hwy. 90)

