



CITY OF SAN ANTONIO

November 16, 2005

John LaRo
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, TX 78249

Re: **Alamo Ranch**

MDP # 808-B

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed the Alamo Ranch Master Development Plan, **M.D.P. # 808-B**. Enclosed, please find 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.
- 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.

The DSD – Traffic Impact Analysis & Streets Division

The DSD – Traffic Impact Analysis & Streets Division has reviewed the information provided for the August 10, 2005 version of Alamo Ranch Amending MDP 808-B. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is proposed to consist of 1,824 single-family residential on 451.3 acres. This development is estimated to generate 17,784 average daily trips, and 1,860 weekday PM peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of Alamo Ranch Amending MDP 808-B, at no cost to the City of San Antonio:

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- 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 east-west collector shall be stripped a two lane with TWLTL in accordance with the submitted plan 10-27-05.
- Pavement widening for Roft Road (Street "F" 70' ROW). Pavement width required for two northbound lanes, minimum 22' pavement from C/L of ROW with curb and sidewalk.
- The following 3 intersections will require mitigation for traffic signals (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis, C. Lane configuration of all intersections shall follow Table 14 as amended January 27, 2005 in the Level 3 Traffic Impact Analysis:
 1. East west collector (Street "G" 70' ROW) and Alamo Parkway (120' ROW)
 2. FM 1560 (Alamo Parkway) and FM 471
 3. FM 471 and Roft Road (Street "F" 70' ROW)

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

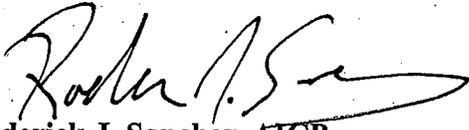
In closing, I would encourage you to work closely with the school district, so that they can plan accordingly.

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.

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**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County

