



City of San Antonio

Department of Development Services

August 1, 2007

Ms. Dawn Stephens
Moy Civil Engineers
211 N. Loop 1604 W.
San Antonio, TX. 78232

Re: Westwinds (Alamo Ranch)

MDP # 808-F Amending 808-B

Dear Ms. Stephens,

The City Staff Development Review Committee has reviewed Westwinds (Alamo Ranch) Master Development Plan, **MDP# 808-F Amending 808-B**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way 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 (210) 615-5814.

Development Services Department – Traffic Impact Analysis & Streets indicate that under the Unified Development Code (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 any plans, at no cost to the City of San Antonio:

- 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 two lanes and a two-way left turn lane in accordance with the submitted plan 10-27-05.
- Pavement widening for Roft Road (labeled Street "F" on MDP #808 with 70 feet of right of way) requires two northbound lanes, a minimum pavement width of twenty-two feet from the centerline of the right of way, curb and sidewalk.

- The following three 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. 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 (labeled Street "G" on MDP #808 with 70 feet of right of way) and Alamo Parkway (120 feet of right of way)
 2. FM 1560 (Alamo Parkway) and FM 471
 3. FM 471 and Roft Road (labeled Street "F" on MDP #808 with 70 feet of right of way)

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions regarding traffic impact analysis and street comments, please call Nicolas Fernandez at (210) 207-0282.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. 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. The rights for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412, (h)(1).

Should you need further assistance, please contact Rebecca Paskos at (210) 207-0042.

Sincerely,



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

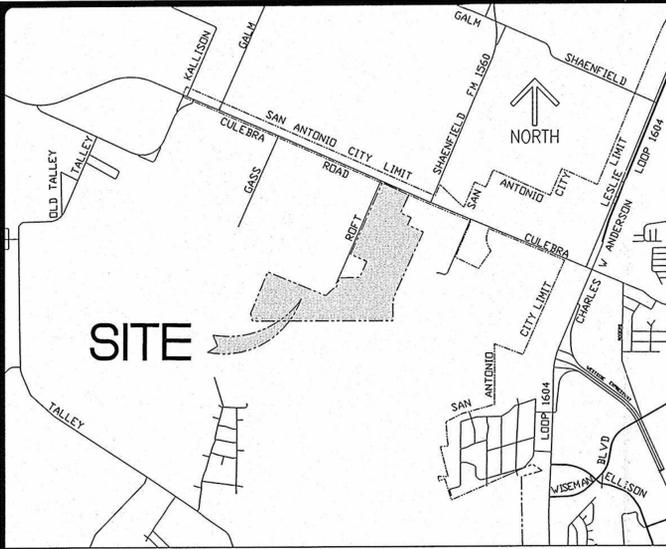
ALAMO RANCH

MASTER DEVELOPMENT PLAN

DATE: 8/04/05

CIVIL ENGINEER
 MOY CIVIL ENGINEERS
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

OWNER & APPLICANT
 CONTINENTAL HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 211 N. LOOP 1604 E., SUITE 130
 SAN ANTONIO, TEXAS 78232
 TEL: (210) 496-2668
 FAX: (210) 495-3108
 07-26-07 P03:06 1X



LOCATION MAP

PHASE 14 LAND USE AND DENSITY TABLE						
UNIT	LAND USE	ACREAGE	FLOOD PLAIN	OPEN SPACE	STREETS (COLLECTOR)	# OF LOTS DENSITY
UNIT 1	RESIDENTIAL	39.0	-	20.0	2.0	93 2.4
UNIT 2	"	24.0	-	4.3	2.5	74 3.1
UNIT 3	"	21.3	-	1.1	-	68 3.2
UNIT 4	"	14.1	-	-	-	80 5.7
UNIT 5	COMMERCIAL	15.0	-	-	-	-
UNIT 6	RESIDENTIAL	28.6	-	-	-	124 4.3
UNIT 7	"	15.6	-	-	-	97 6.2
UNIT 8	"	16.6	-	-	-	84 5.1
UNIT 9	"	19.7	-	-	2.2	64 3.3
UNIT 10	"	21.6	-	-	0.7	100 4.6
UNIT 11	"	12.3	-	-	-	72 5.9
UNIT 12A	"	10.9	-	-	-	62 5.7
UNIT 12B	"	10.8	-	-	-	64 5.9
UNIT 13A	"	22.2	-	4.9	-	60 2.7
UNIT 13B	"	4.0	-	-	-	-
UNIT 14	"	16.9	-	-	-	51 3.0
UNIT 15A	"	13.4	-	-	-	80 4.5
UNIT 15B	"	17.2	-	1.6	-	67 3.9
UNIT 16	"	15.3	-	3.5	-	59 3.9
UNIT 17	"	12.5	-	-	-	62 5.0
UNIT 18A	"	12.1	-	-	-	40 3.3
UNIT 18B	"	10.7	-	-	-	41 3.8
UNIT 19A	"	15.2	-	2.4	-	47 3.1
UNIT 19B	"	10.7	-	-	-	58 5.4
UNIT 20	"	8.4	-	-	-	51 5.4
UNIT 21A	"	8.8	-	-	-	41 4.7
UNIT 21B	"	8.4	-	-	-	40 4.8
UNIT 22A	"	12.6	-	1.2	-	50 4.0
UNIT 22B	"	10.3	-	-	-	45 4.4
SAWS TANK & BOOSTER STATION		2.1	-	-	-	-
TOTAL		451.3		39.0	7.4	1754 3.9

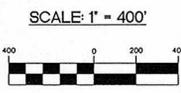
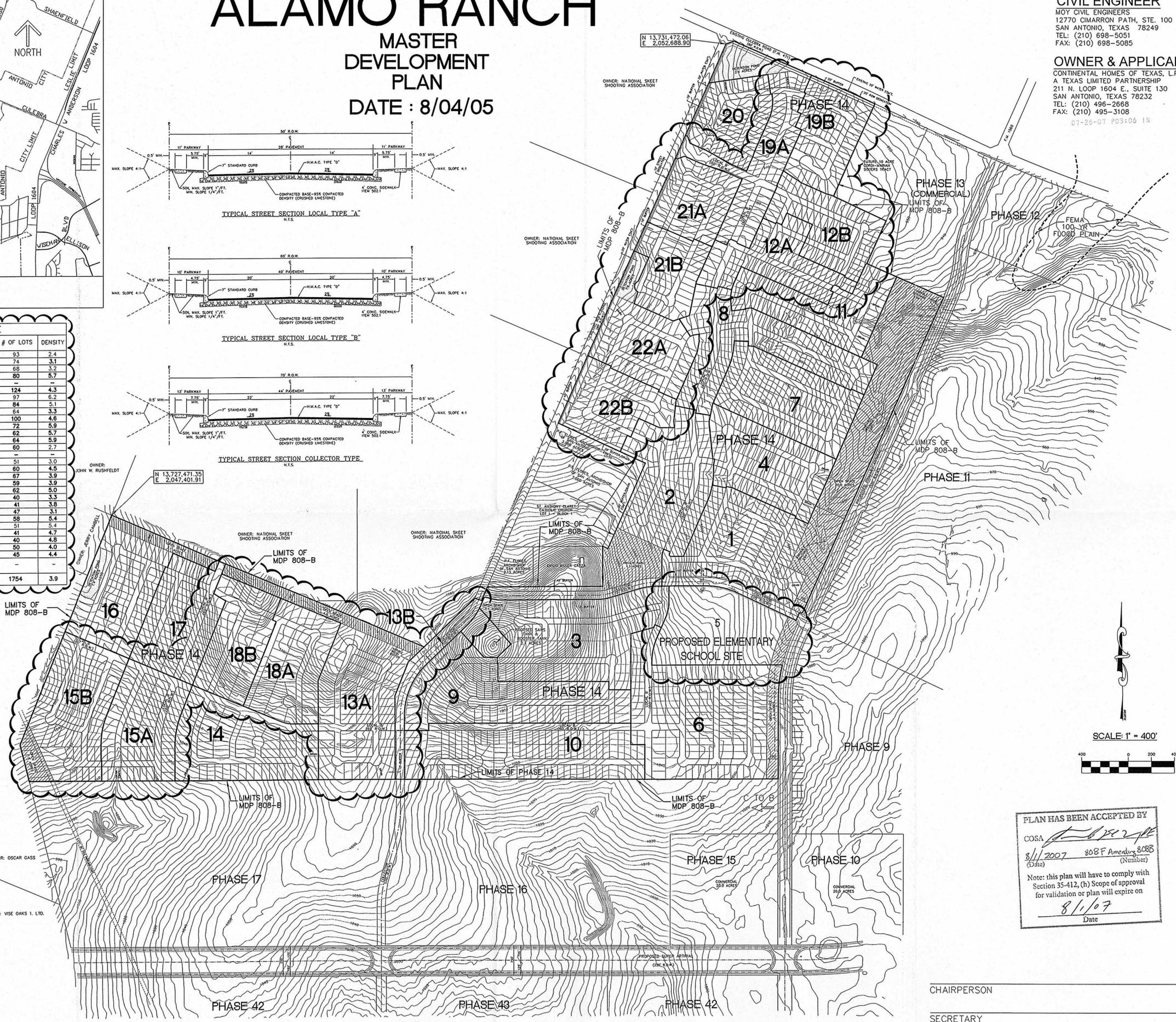
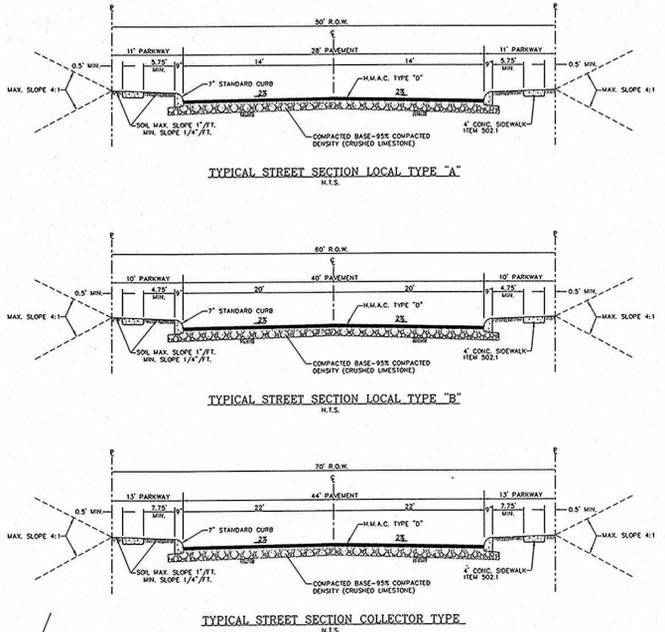
LAND USE AND DENSITY TABLE				
PHASE	LAND USE	ACREAGE	# OF LOTS	DENSITY
14	RESIDENTIAL	451.3	1754	3.9
16	RESIDENTIAL	86.5	346	4.0
17	RESIDENTIAL	93.0	372	4.0
TOTAL		630.8	2472	3.9

OPEN SPACE			
PHASE	ACTIVE	PASSIVE	TOTAL
14	4.3 ACRES	34.7 ACRES	39.0 ACRES

- NOTES:**
1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
 2. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 3. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
 4. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
 5. DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
 6. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.
 7. FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #'S 48029C0238F/48029C0405F.
 8. OPEN SPACE WILL BE OWNED & MAINTAINED BY HOME OWNER ASSOCIATION.
 9. OPEN SPACE ADJACENT TO NATIONAL SHEET SHOOTING ASSOCIATION (2.1 ACRES/4.9 ACRES) TO BE GREENWAYS.
 10. UNIT 5 IS A POTENTIAL ELEMENTARY SCHOOL SITE.
 11. PROJECTION OF STREETS TO ADJACENT UNPLATTED PROPERTY SHALL BE ADDRESSED AT TIME OF PLATTING.
 12. THIS PROJECT IS NOT WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

LEGEND

	OPEN SPACE
	DETENTION POND
	FLOOD PLAIN
	C TO B COLLECTOR TO LOCAL TYPE B



PLAN HAS BEEN ACCEPTED BY
 COSA
 8/1/2007 808F Amending 808B
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 8/1/07
 Date

CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

WESTWINDS (ALAMO RANCH)
MASTER DEVELOPMENT PLAN 808-F
AMENDING 808-B

MOY CIVIL ENGINEERS
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

NO.	DATE	DESCRIPTION	BY
1	9/29/05	LABEL LIMITS OF MDP 808-B	EC
2	7/16/07	ADJUSTED UNITS BOUNDARY WITHIN TRACT	BDL
3	7/26/07	COSA COMMENTS	BDL

PROJ. # 050270
 DATE: 8/24/05