CITY OF SAN ANTONIO

May 31, 2005

Mr. Becky Culpepper, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Stonewall Estates MDP # 821
Dear Ms. Culpepper:

The City Staff Development Review Committee has reviewed Stonewall Estates Master Development Plan M.D.P. # 821. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- This MDP does not meet connectivity requirements per UDC Section 35-506 (e) (2) Projection of Streets. At the time of platting a variance with unit # 3 shall be required.

- 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 Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

  Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- **Development Services, Engineering Section** has indicated as part of their conditional approval, the following on-site improvements, as well as, improvements along the project

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

limits are necessary and shall be provided by the developer at the time of platting for the Stonewall Estates Development MDP (SEE ATTACHMENT A), at no cost to the City of San Antonio:

- ***Milsa Drive/Heuermann Road*** - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Stonewall Estates development as shown on the City of San Antonio Major Thoroughfare Plan.

UDC Requirements for the design and construction of Milsa Drive/Heuermann Road:

Article 5, 35-506
(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs
Secondary Arterial	43 - feet	24 – feet with curbs

(d) Cross-Section and Construction Standards
(1) Interior Streets
The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- ***Road 1*** - Construction of an internal commercial collector street system connecting IH 10 Frontage Road to Milsa Drive/Heuermann Road approximately 1000-feet. Collector street shall have 70-feet of ROW and 44-feet of pavement.

- ***IH 10 Frontage Road and Road 1*** - The developer shall be responsible for upgrading capacity, which includes a right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

- ***Milsa Drive/Heuermann Road and Road 1*** - The developer shall be responsible for upgrading capacity, which includes a southbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

- Clear sight distances shall be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not obscure the minimum intersection visibility.

- The internal roadway, Road 1 should be constructed as a Local Type 'B' east of the intersection, where the Local Type 'A' from Unit 6 meets with Road 1 up to the intersection of Heuermann Road and Road 1. Road 1 to the west of this intersection may be constructed as a Local Type 'A'. This recommendation is based on the current planned land use and Master Development Plan. Road 1 between the IH-10 Eastbound Frontage Road and Heuermann Road would be a Collector with 70' R.O.W.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

The following off-site improvements are recommended in the TIA. The developer is not responsible for these improvements based on **TIA Ordinance 91700 and UDC 35-502 (5) Mitigation, B.** However, in order to improve traffic operations in the vicinity the developer can **apply UDC 35-502 (7) Limitations on Traffic Impact Mitigation, B.** - Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others:

- The All-Way Stop Controlled intersections at Camp Bullis Road and Boerne Stage Road at the intersection of the IH-10 Frontage Roads, should be signalized in order to improve traffic operations at these intersections. Signalizing these intersections would improve the Level of Service of these intersections.

Heuermann Road and Babcock Road have undeveloped land along its length to develop into a heavily traveled corridor. With the completion of the Dominion Overpass Project, the commercial property for this project will be developed at a rapid pace. TIA Reviews has concerns about the intersection of proposed ***Milsa Drive/Heuermann Road and Road 1*** being

in close proximity to the future interchange at Dominion Drive. TIA Reviews recommends that this intersection be located a minimum of 1300 feet from the proposed interchange. The City of San Antonio and Cielo Vista Associates entered into a Road Construction and Dedication Agreement by Ordinance 74217 of August 29, 1991. In this agreement, right of way has been dedicated and approved for the conditions that TIA Reviews has concerns about. A traffic signal will not be allowed at this location due to the close proximity of the interchange.

It should be understood that the submitted TIA concurrent with the proposed Stonewall Estates MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the 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. UDC 35-506 will be implemented at the time of platting.

- **Historical Preservation:**

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed project, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. Sites nearby include 41BX295, 296, 297, 298 962 and 41BX952, a prehistoric burial site. The property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared

according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since April, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon

concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:

    a. Provide resolution for cul-de-sacs over 1,000 feet in length.
    b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
    c. For cul-de-sacs greater than 500 feet in length, turnaround right-of-way shall be not less than 120 feet in diameter.
    d. Change note 3 to read, "shall be six(6) feet in width for Local B's, Collectors and Arterials".

2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.

Bexar County Public Works has indicated as part of their conditional approval, the following conditions shall be met prior to completion of the Stonewall Estates Subdivision:

- Provide right-turn deceleration lanes for access to IH-10 Eastbound as mandated by the Texas Department of Transportation.

- All access shall conform to 35-506(r) of the Unified Development code.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), 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.

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. (formerly POADP) will be invalid.

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

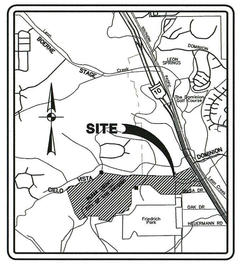
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Chris Yanez, Architect Assistant, Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang ,Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Senior Engineer, DSD - Streets & Drainage



LEGEND:

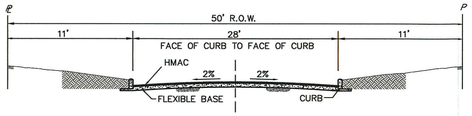
- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- (1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- (A) EASEMENT INFORMATION (SEE LIST)
- 200' NOTIFICATION BOUNDARY
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- 10' CONTOURS
- 50' CONTOURS

PROPERTY OWNERSHIP:

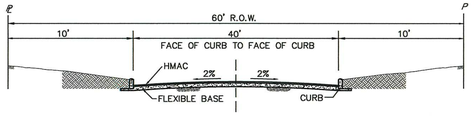
1 ERIC E WOODARD AND ANNETTE CHERI
2 NEWMARK HOMES LP
3 PAUL R AND DEBRA MADURA
4 THOMAS F OHARRA AND ROHELMINA Q NAIN-SANCHEZ
5 GREG S AND MELANIE J MABRITO
6 DARRELL JAMES AND DIANA EDWINA TAYLOR
7 GLEN MARCEL AND SHELBY ANN NAJVAR
8 NANCY L SWANNER
9 RANDALL D BARNES
10 MICHELLE RAMIREZ AND HERCULES A GRAY
11 SANTIAGO AND PATRICIA CORDOVA
12 JOHN LOPEZ
13 ALAINA D HALLMARK
14 STONEWALL RANCH OWNERS ASSN
15 B K DOMINION RIDGE PARK LP
16 EDDIE AND BILLIE MORRIS
17 SONRISE FELLOSHIP OF SAN ANTONIO INC
18 DAVID M CALLAWAY
19 MAURICE E AND CLAUDE C REAGAN
20 PAUL D KNAUPP
21 ADOLPH P KNAUPP
22 WALTER J ST JAMES RESIDUARY TRUST
23 ROBERT CERVANTES
24 JOSE G AND SUSIE C FLORES
25 CITY OF SAN ANTONIO
26 CIELO VISTA ASSOCIATES
27 JOSEPH P MURGO
28 LUCIA OFELIA TORRES
29 DAWN M WOODLEE
30 JESSE PENA
31 JESSE E AND CYNTHIA PENA
32 SAL AND JENNIFER ZINNA
33 JOHANNES C H AND JOANNA LAVEN
34 KAMPOL SURAPIBOONCHAI
35 CHARLES RIDDLE
36 REBECCA RENEE CUELLAR
37 MICHAEL STELZER
38 ISRAEL CORDOZA
39 JESSICA MARLOWE
40 HM DOMINION RIDGE

EASEMENT INFORMATION:

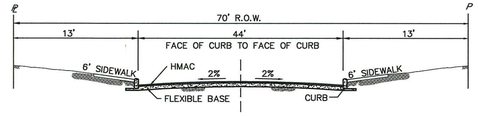
(A) 10' WATER EASEMENT (VOL 9228, PGS. 1539-1544, R.P.R.)
(B) 60' PRIVATE ROAD EASEMENT (VOL 1108, PG. 213 D.R.)
(C) ELECTRIC EASEMENT (VOL 3869, PGS. 240-241 D.R.) 4.000 ACRES (VOL 3641, PGS. 401-402 D.R.)
(D) ELECTRIC EASEMENT (VOL 3869, PGS. 242-243 D.R.) 2.000 ACRES (VOL 3641, PGS. 380-381 D.R.)
(E) EXISTING SANITARY SEWER EASEMENT (MILLER SITE LIFT STATION)



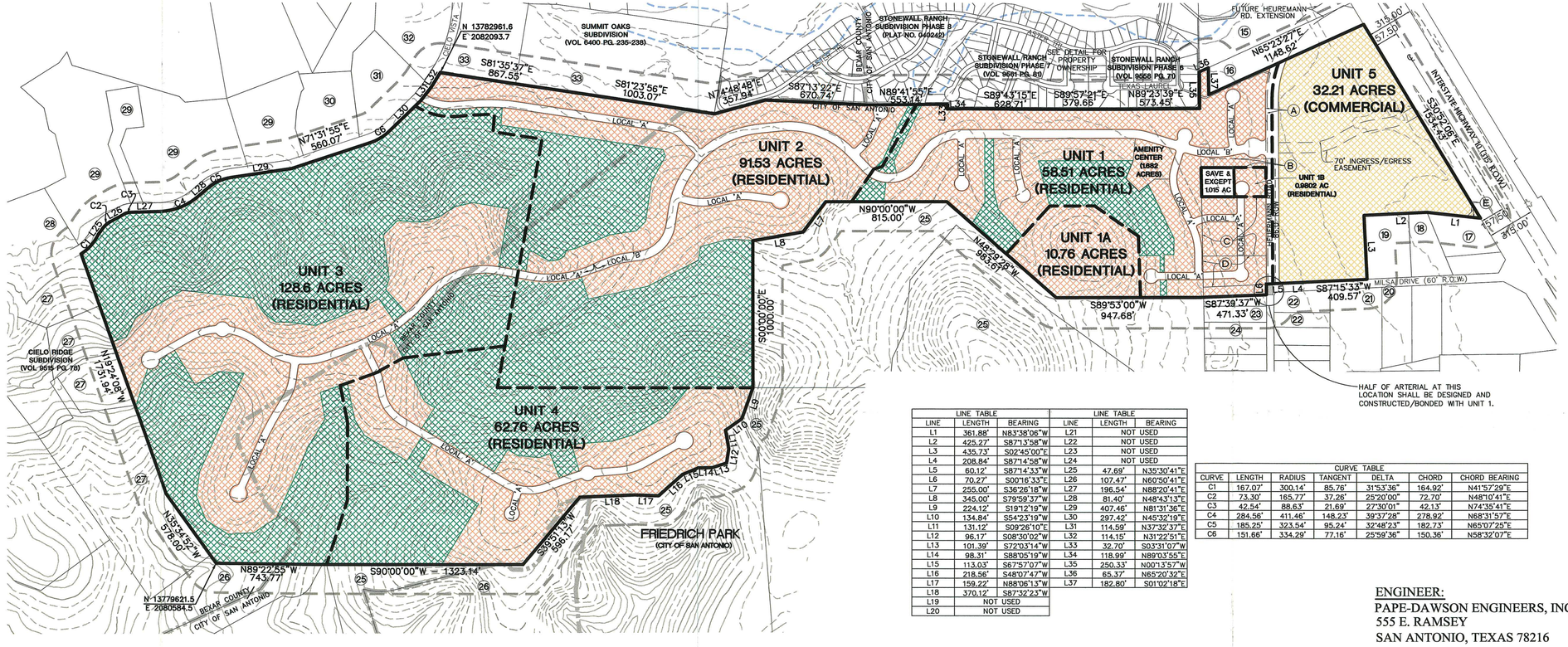
50' R.O.W. STREET SECTION
NOT TO SCALE



60' R.O.W. STREET SECTION
NOT TO SCALE



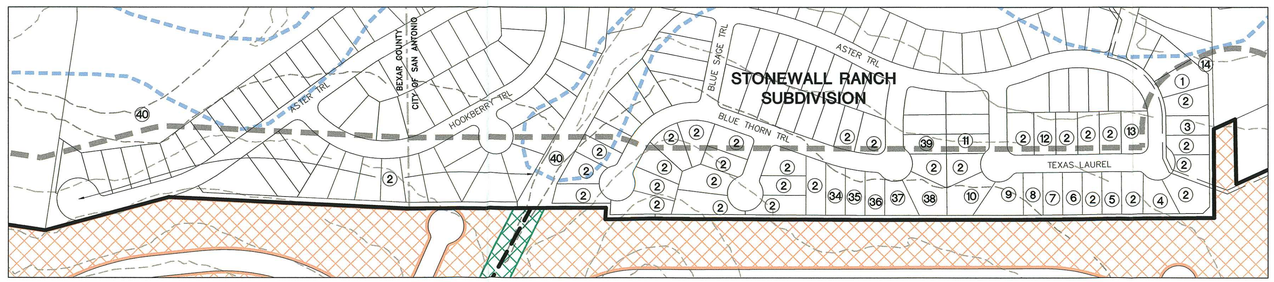
70' R.O.W. STREET SECTION
NOT TO SCALE



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	361.88'	N83°38'06"W	L21	NOT USED	
L2	425.27'	S87°13'58"W	L22	NOT USED	
L3	435.73'	S02°45'00"E	L23	NOT USED	
L4	208.84'	S87°14'58"W	L24	NOT USED	
L5	60.12'	S87°14'33"W	L25	47.69'	N35°30'41"E
L6	70.27'	S00°16'33"E	L26	107.47'	N60°50'41"E
L7	255.00'	S36°26'18"W	L27	196.54'	N88°20'41"E
L8	345.00'	S79°59'37"W	L28	81.40'	N48°43'13"E
L9	224.12'	S19°12'19"W	L29	407.46'	N81°31'36"E
L10	134.84'	S54°23'19"W	L30	297.42'	N45°32'19"E
L11	131.12'	S09°26'10"E	L31	114.59'	N37°32'37"E
L12	96.17'	S08°30'02"W	L32	114.15'	N31°22'51"E
L13	101.39'	S72°03'14"W	L33	32.70'	S03°31'07"W
L14	98.31'	S88°05'19"W	L34	118.99'	N89°03'55"E
L15	113.03'	S67°57'07"W	L35	250.33'	N00°13'57"W
L16	218.56'	S48°07'47"W	L36	65.37'	N65°20'32"E
L17	159.22'	N88°06'13"W	L37	182.80'	S01°02'18"E
L18	370.12'	S87°32'23"W			
L19	NOT USED				
L20	NOT USED				

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	167.07'	300.14'	85.76'	31°53'36"	164.92'	N41°57'29"E
C2	73.30'	165.77'	37.26'	25°20'00"	72.70'	N48°10'41"E
C3	42.54'	88.63'	21.69'	27°30'01"	42.13'	N74°35'41"E
C4	284.56'	411.46'	148.23'	39°37'28"	278.92'	N68°31'57"E
C5	185.25'	323.54'	95.24'	32°48'23"	182.73'	N65°07'25"E
C6	151.66'	334.29'	77.16'	25°59'36"	150.36'	N58°32'07"E

LAND USE RATIO AND DENSITY TABLE					
UNIT	LAND USE	SIZE-GROSS(AC.)	# OF LOTS/EDUs	DENSITY (LOTS/Ac.)	OPEN SPACE
1	RESIDENTIAL	58.51	118	2.034	10.91
1A	RESIDENTIAL	10.76	6	0.5576	0
1B	RESIDENTIAL	0.9802	3	3.061	0
2	RESIDENTIAL	91.53	131	1.431	43.68
3	RESIDENTIAL	128.6	68	0.5325	76.71
4	RESIDENTIAL	62.76	53	0.9331	33.34
5	COMMERCIAL	32.21	-	-	-
	SUBTOTAL	381.8	379	1.004	164.64
STREETS		32.04	-	-	
				GRAND TOTAL:	381.8 ACRES



NOTES:

1. ALL PROPOSED LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
2. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50 R.O.W.) AND LOCAL TYPE "B" (60' R.O.W.) UNLESS NOTED OTHERWISE.
3. 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 LOCAL BS, COLLECTORS AND ARTERIALS (MINIMUM RIGHT OF WAY PER 2004 UDC STANDARDS) AND FOUR (4) FEET FOR LOCAL A STREETS (MINIMUM 50 FEET RIGHT OF WAY).
4. THE PRIVATE RECREATIONAL AREA (AMENITY CENTER) WILL BE CONSTRUCTED WITH UNIT 1.
5. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
6. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
7. THIS MDP DOES NOT MEET CONNECTIVITY REQUIREMENTS PER UDC SECTION 35-506(e)(2), PROJECTION OF STREETS. AT THE TIME OF PLATTING A VARIANCE WITH UNIT #3 SHALL BE REQUIRED.

PLAN HAS BEEN ACCEPTED BY
COSA
5/31/05 821
(date) (number)
If no plats are filed, plan will expire
On 11/30/06
1st plat filed on

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
H.M. DOMINION RIDGE, LTD.
1011 N. LAMAR
AUSTIN, TEXAS 78703
PHONE: (512) 477-2400
FAX: (512) 477-2444

OWNER:
ATHENS GROUP
745 E. MULBERRY STE. 400
SAN ANTONIO, TEXAS 78212
PHONE: (210) 735-9899
FAX: (210) 735-9791

REVISIONS:
DEV. SERVICES
2005 MAY 27 P 4:

GRAPHIC SCALE
800 400 200 0 400
(IN FEET)
1 Inch = 400 ft.

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STONEWALL ESTATES

MASTER DEVELOPMENT PLAN

JOB NO. 6139-00
DATE FEBRUARY 2005
DESIGNER BAC
CHECKED SLW DRAWN DJH
SHEET C1.00

Date: May 27, 2005, 2:04pm User ID: Dhuntley
File: P:\61\39\00\Design\Civil\MDP61390.dwg