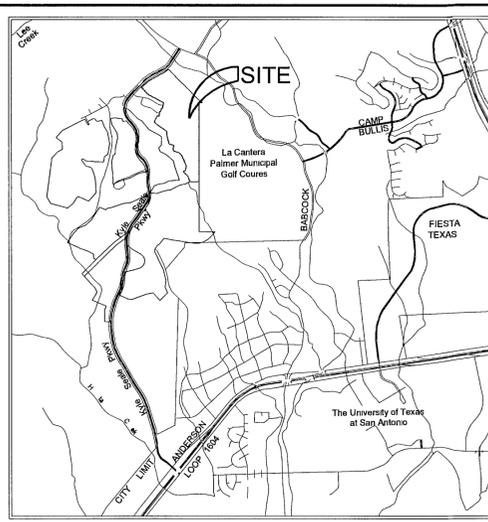


D:\w\p\sa_c\06825001_s.m.v.d.p.1\ACD\MDP\1-r_r.dwg MDP - 24236 01/06/2010 5:25pm
 This document together with the concepts and designs presented herein as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



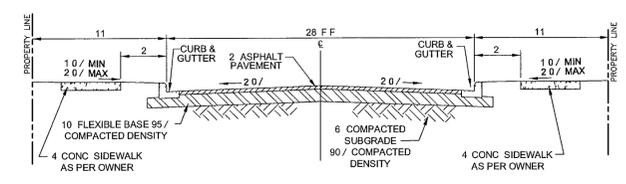
LOCATION MAP
1" = 3000'

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	LENGTH	C DIST
C1	23 17 55	S 84 05 06 E	25 77	125 00	50 83	50 48
C2	18 21 53	S 53 38 59 W	251 69	1557 00	499 06	496 92
C3	13 59 53	N 55 49 59 E	97 36	793 00	193 74	193 26

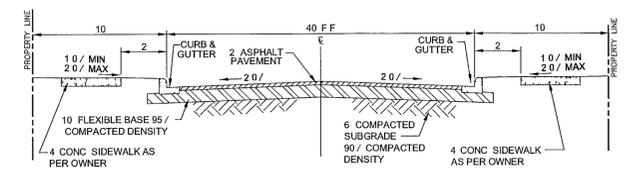
NUMBER	DIRECTION	DISTANCE
L1	S 14 43 46 E	117 00
L2	S 66 44 10 W	82 00
L3	S 41 27 00 E	147 00
L4	S 12 30 18 E	96 00
L5	S 21 37 41 W	119 00
L6	S 84 15 57 W	36 00
L7	S 05 44 03 E	50 00
L8	N 84 17 57 E	2 83
L9	S 08 39 30 W	125 00
L10	N 82 44 03 W	40 98
L11	S 11 15 57 W	135 91
L12	N 78 44 03 W	41 49
L13	S 11 15 57 W	50 00
L14	S 78 44 03 E	8 58
L15	S 44 28 03 W	128 00
L16	S 86 04 56 E	121 60

SONOMA VERDE - UNIT 4 DEVELOPMENT SUMMARY TABLE				GREEN SPACE		RESIDENTIAL	
TRACT	TRACT ACREAGE	R O W DEDICATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	LAND USE ACREAGE	LAND USE LOTS/ACRE	TRACT LOT TOTAL
4	116.1 Ac	14.59 Ac	0 Ac	37.98 Ac	63.5	4.5	285

NOTE
 1 PASSIVE GREEN SPACE INCLUDES EASEMENTS AND FLOODPLAIN
 2 LAND USE ACREAGE IS EXCLUSIVE OF ROW AND OPEN SPACE



LOCAL TYPE A CROSS-SECTION (50' R O W)
(NTS)

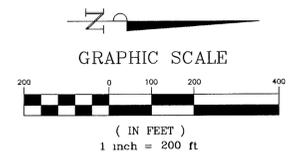


LOCAL TYPE B' CROSS-SECTION (60' R O W)
(NTS)

NOTE FINAL ROADWAY CROSS SECTIONS WILL BE DETERMINED AFTER GEOTECHNICAL REPORT IS PREPARED FOR PAVEMENT DESIGN

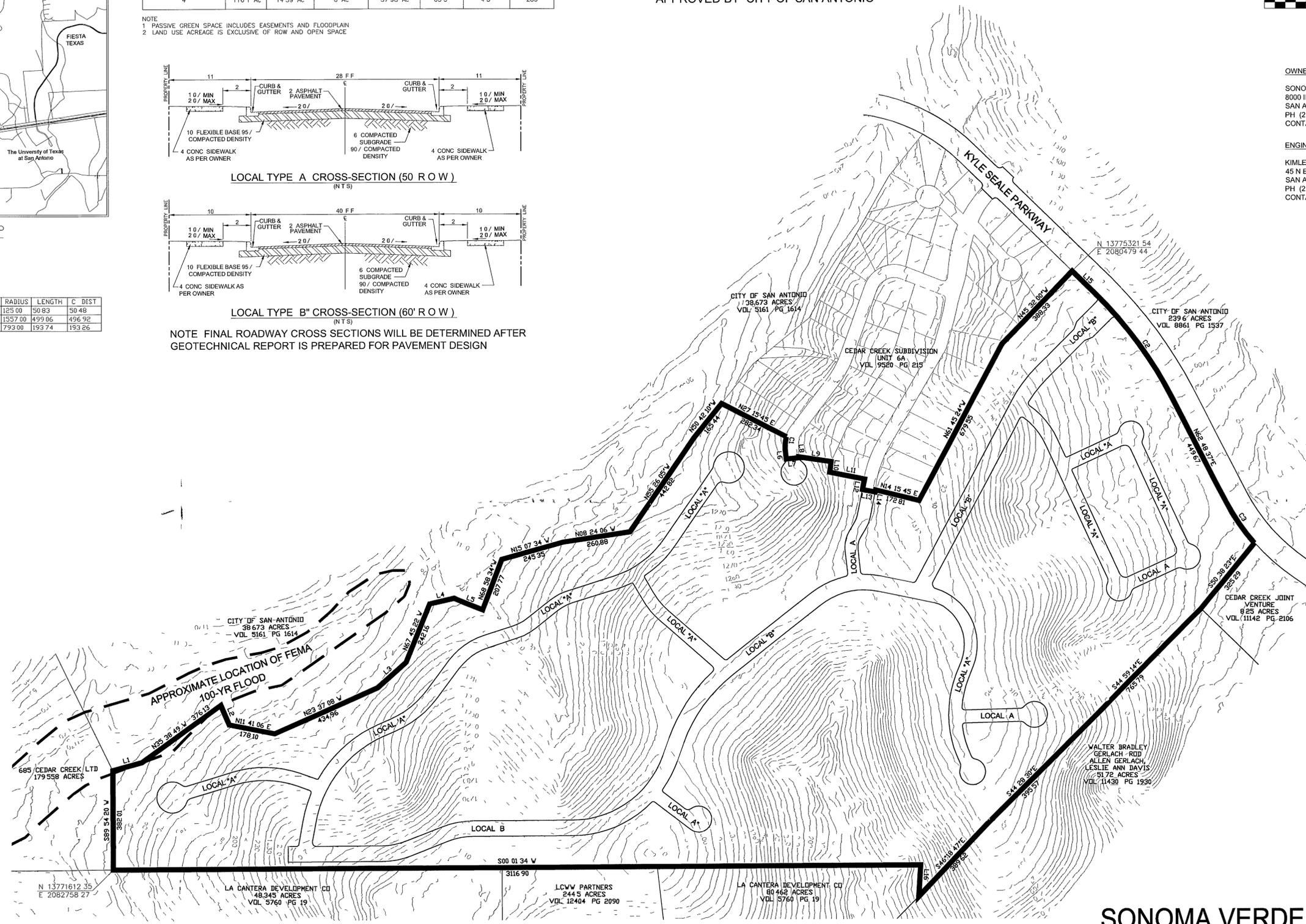
NOTE
 ORIGINAL MDP FOR CEDAR CREEK SUBDIVISION
 APPROVED 8/18/05
 APPROVAL # 835
 APPROVED BY CITY OF SAN ANTONIO

REVISED
 10 OCT 11 PH 12 43



OWNER / DEVELOPER
 SONOMA EQUITY GROUP LTD
 8000 IH 10 WEST SUITE 700
 SAN ANTONIO TEXAS 78230
 PH (210) 344 9200
 CONTACT ISRAEL FOGIEL

ENGINEER
 KIMLEY HORN AND ASSOCIATES INC
 45 N E LOOP 410 SUITE 890
 SAN ANTONIO TEXAS 78216
 PH (210) 541 9166
 CONTACT BRIAN PARKER P E



SONOMA VERDE - UNIT 4 MASTER DEVELOPMENT PLAN AMENDMENT

CITY OF SAN ANTONIO
 116.1 ACRES
 JANUARY 31, 2005
 (UPDATED OCTOBER 10 2010)
 VESTED RIGHTS PERMIT No 5-02-051

THIS MASTER DEVELOPMENT PLAN OF SONOMA VERDE - UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN ANTONIO AND IS HEREBY ACCEPTED BY SUCH DEPARTMENT

DATED THIS ____ DAY OF _____ A D 2010
 BY _____
 CHAIRMAN
 BY _____
 SECRETARY

 45 NE LOOP 410 SUITE 890 SAN ANTONIO TEXAS 78216 PHONE (210) 541-9166 WWW.KIMLEY-HORN.COM ©2010 KIMLEY-HORN AND ASSOCIATES, INC TYPE# 926	REVISIONS NO. _____ DATE _____ BY _____
SCALE AS SHOWN DESIGNED BY NIFH DRAWN BY NIFH CHECKED BY _____	MASTER DEVELOPMENT PLAN AMENDMENT
SONOMA VERDE - UNIT 4 BEXAR COUNTY, TEXAS	DATE 10/8/10 PROJECT 068625001 SHEET NUMBER MDP

835C

File #:



City of San Antonio Planning & Development Services Master Plan Review APPLICATION

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In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: <u>Sonoma Verde – Unit 4</u>	
Owner/Agent: <u>Israel Fogiel, Sonoma Equity Group, LTD</u>	E-mail: <u>fogtex@aol.com</u>
Address: <u>8000 IH-10 West, Suite 700, SA, TX</u>	Zip code: <u>78230</u> Phone: <u>210.344.9200</u>
Contact Person Name: <u>Brian Parker, P.E.</u>	E-mail: <u>brian.parker@kimley-horn.com</u>
Company: <u>Kimley-Horn and Associates, Inc.</u>	Relationship to Owner: <u>Civil Engineer</u>
Address: <u>45 N.E. Loop 410, Suite 890, SA, TX</u>	Zip code: <u>78216</u> Phone: <u>210.541.9166</u>

Plan Proposal:

Total number of lots: <u>285</u>	Total acreage: <u>116.1</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>4.5</u>	Typical residential lot size: <u>50'-70' x 100'-130'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>285</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: _____ Y: _____

For City Use Only

Intake Date: _____	Intake By: _____
---------------------------	-------------------------

City of San Antonio
Planning & Development Services
Master Plan Review Application

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Site Description:

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Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: N/A School District: Northside ISD
Ferguson map grid: 513 D-2 USGS Grid: 14R NT 3440 7558
Existing land use(s): Single-Family Residential
Description of plan boundaries:
Site bordered on the east by the La Cantera Golf Course, on the south/southwest by the Cedar Creek Golf Course, and on the North/northwest by Kyle Seale Parkway.
Existing legal description:
Sonoma Verde – Unit 4, recorded in Vol. 9581, Pg. 211-217 of the deed records of Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian
Watershed(s): Upper Leon Creek
Generalized slope of site: 10%+ Slopes
Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Site study has been conducted and site does not contain endangered species habitat or karst features.
Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Sonoma Verde File #: 835 Date accepted: 8/18/05
Is there a corresponding PUD for this site? YES NO
Name: _____ File #: _____ Date approved: _____
Are there any Rights Determinations associated with this site? YES NO
Name: _____ File #: _____ Date approved: _____
Is there another name for this project or another name commonly used to describe this site?
Name: _____
List all associated Plats for this site whether approved or pending approval?
Name: Sonoma Verde – Unit 4 Plat #: 060386 (Approved)
Name: Sonoma Verde – Unit 4, Phase 5 Plat #: 090308 (Approved)
Name: Sonoma Verde – Unit 4, Phase 3B Plat #: 100320 (Pending Approval)
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO
Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO
If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
 Planning & Development Services
 Master Plan Review Application

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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Brian Parker, P.E. Signature: *B. Parker*

Date: 10.7.10 Phone: 210.541.9166 Fax: 210.541.8699

E-mail: brian.parker@kimley-horn.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

LAND DEVELOPMENT
DIVISION

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- 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;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- 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;
- A delineation of EARZ, wetlands and floodplains;
- 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;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- 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 lots;

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- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

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.

The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only (UDC §35-310.15, -B101, -B113) :

- 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;
- Proposed covenants on the property, if any, including a map and legal description of area affected;
- Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);
- Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- Tabulation showing the following:
 - (a) Total acreage;
 - (b) Total number of lots;
 - (c) Square footage of all buildings and structures;
 - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
 - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment;
 - (f) Total floor area ratio (FAR) for each type of non-residential use;
 - (g) Total area of passive open space;
 - (h) Total area of active developed recreational open space;
 - (i) Total number of off-street parking and loading spaces.
- The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;
- Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;
- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

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- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;

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- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

- Habitat Compliance Form (signed original) & Aerial photo— both items will require an original to be submitted & digital file (PDF) do not email.