



# CITY OF SAN ANTONIO

December 28, 2005

Mr. John LaRo

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

Re: Masterson 335

**MDP # 871**

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed Masterson 335 Master Development Plan **M.D.P. # 871**. Please find enclosed 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.
- **Master Development Plan/Major Thoroughfare:**
  - Applicant has also stated that a supplemental will be provided as required by UDC §35-506(e)(7). Supplemental needs to show all ingress/egress to the phases from the 60' ROW.
- **Historical Preservation:**
  - We believe that cultural resources exist within the project area that should be documented before the project moves forward. The applicant is strongly urged to document/inventory resources before proceeding to platting stage. If you have any questions or need additional information, please contact Kay Hinds at 210-207-7306.
- **Streets & Drainage** states the following issue should be addressed during the respective platting process:
  - The hydraulic calculation of existing and ultimate condition needs cross section plans to contain the water surface elevation within the channel during the submittal of the plats that are next to the floodplain.

Masterson 335 MDP# 871, Page 1 of 3

- This Master Development Plan will require a Conditional of Letter of Map revision during the platting of the proposed development.
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Masterson 335:
  - All access roadways shall follow table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). Additional TIA updates may be required at platting due to no detailed street layout show on the current MDP.
  - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
  - The developer shall be responsible for providing right-turn deceleration lanes at both entrances off of Masterson, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C when traffic volumes warrant.)
  - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
  - The following intersections will require mitigation for a traffic signal (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. U.S. Highway 90 and Masterson, North entrance to MDP at Masterson. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and/or TxDOT. All traffic shall be coordinated along the proposed street network
- **Trees** has indicated that this development will be subject to:
  - Streetscape standards
  - 2003 Tree Preservation ordinance
  - Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.
- **Parks** has recommended approval with the conditions:
  - Park/Open Space will be maintained by HOA as per UDC 35-503(e)(2).

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:
  - An internal loop roadway with no houses fronting will access Masterson Road to the north and the south of the development. Future access to the west and the south into adjacent developments will be provided with projected stub-out streets.
  - It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
  - Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.
- 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.

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

Sincerely,



*js* **Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

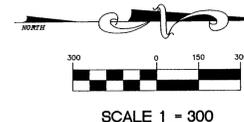
CC: Sam Dent, P.E. Chief Engineer Development Service  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant Bexar County

# MASTERSON 335

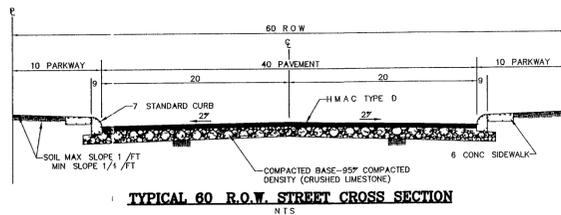
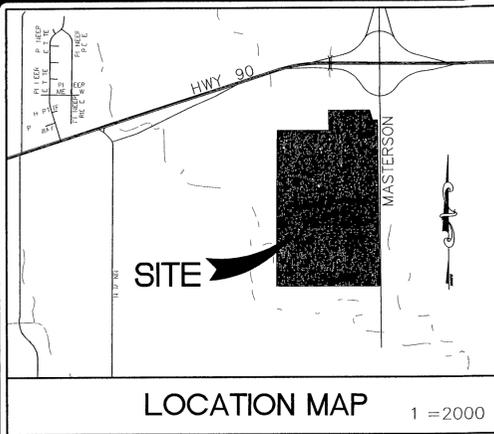
## MASTER DEVELOPMENT PLAN

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	DU / Ac
PHASE 1	67.8	355	5.2
PHASE 2	94.8	436	5.2
PHASE 3	87.7	459	5.2
TOTAL	250.3	1310	5.2

LAND USE	ACREAGES			
	TOTAL	PHASE 1	PHASE 2	PHASE 3
SINGLE FAMILY RESIDENTIAL	250.3	67.8	94.8	87.7
RETAIL	3.1	-	-	3.1
OPEN SPACE (PASSIVE)	51.0	0.8	6.3	43.9
OPEN SPACE (ACTIVE)	15.4	-	6.6	8.8
DRAIN R.O.W.	5.4	2.4	3.0	-
STREET R.O.W.	10.2	2.1	2.3	5.8
TOTAL	335.4	73.1	113.0	149.3

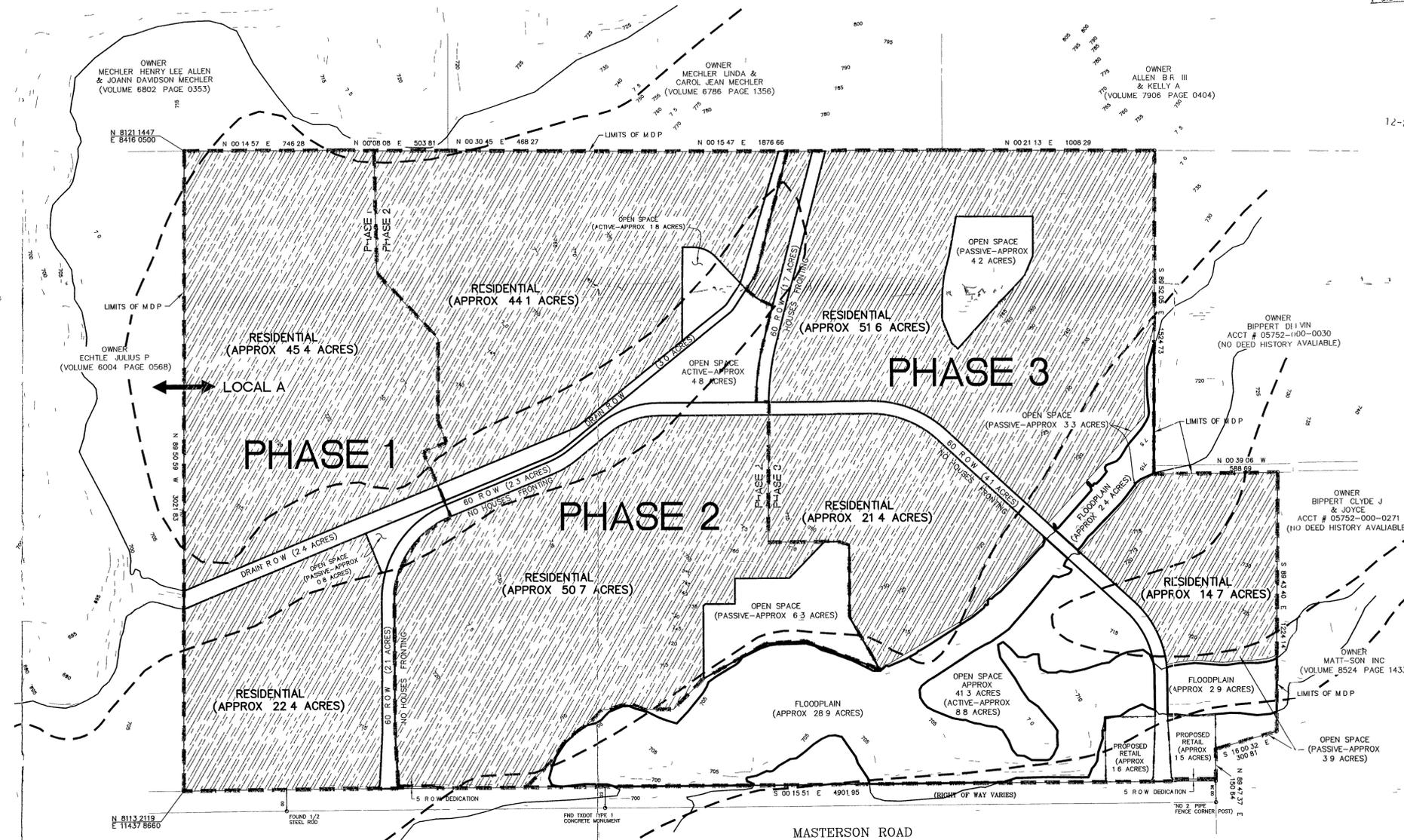


- NOTES**
- BOUNDARY BASED ON SURVEY PROVIDED BY MDS LAND SURVEYING AND ALAM CONSULTING & ENGINEERING INC
  - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83
  - THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE
  - NUMBER OF OFF-STREET PARKING & LOADING SPACES TO BE DETERMINED AT TIME OF SUPPLEMENTAL MDP SUBMITTAL
  - THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL
  - 100-YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP 560 OF 900 COMMUNITY PANEL NUMBER 48029C0580E DATED FEBRUARY 16 1996 FOR BEJAR COUNTY TEXAS AND INCORPORATED AREAS
  - REQUIRED SUPPLEMENTAL MDP TO ADDRESS SECONDARY ACCESS TO PHASES IN ACCORDANCE TO SECTION 35-506 (e)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE



**CIVIL ENGINEER**  
 MOY CIVIL ENGINEERS  
 CONTACT PERSON JOHN LaRo  
 12770 CIMARRON PATH STE 100  
 SAN ANTONIO TEXAS 78249  
 TEL (210) 698-5051  
 FAX (210) 698-5085

**OWNER/DEVELOPER**  
 MASTERSON 172 LTD  
 CONTACT PERSON MIKE GULLEY  
 18210 APACHE SPRINGS  
 SAN ANTONIO TEXAS 78259  
 TEL (210) 240-4988



- LEGEND**
- PROPOSED RESIDENTIAL
  - EFFECTIVE 100YR FLOOD PLAN
  - PROPOSED 100YR FLOOD PLAN
  - R.O.W. RIGHT OF WAY

PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 12/29/05 871 (date) (number)  
 If no plats are filed plan will expire  
 On 6/30/07  
 1 plat filed on \_\_\_\_\_

NO	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M
2	12-28-05	MDP COMMENTS	R.L

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

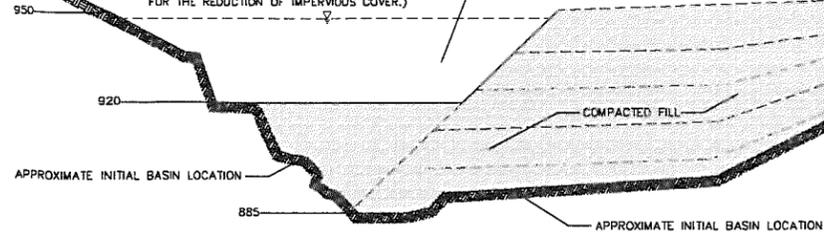
MASTERSON 335  
 MASTER DEVELOPMENT PLAN

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 1  
 OF 1

P:\4442-ncs\son\_25-MDP\1.vp\1.mxd

RETENTION VOLUME = 212.76 AC-FT  
 (REFER TO SWMP REPORT DATED JUNE, 2006  
 PREPARED BY PAPE-DAWSON ENGINEERS AND  
 APPROVED BY THE C.O.S.A. - SWMP TO BE MODIFIED  
 FOR THE REDUCTION OF IMPERVIOUS COVER.)

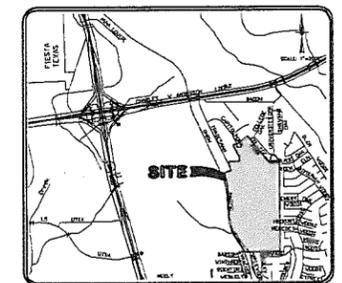
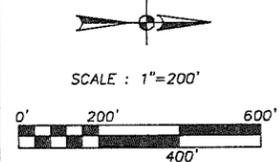


SECTION A-A

NTS

IMPERVIOUS COVER DISTRIBUTION ANALYSIS

DESCRIPTION	AREA	PERCENT IMPERVIOUS COVER	NET IMPERVIOUS AREA	NET % IMPERVIOUS
TOTAL LAND DEVELOPMENT	164.00 AC.	45% OF TOTAL AREA	73.80 ACRES	45.00%
PHASE - I	69 AC.	75% OF TOTAL AREA	51.75 AC.	70.12%
BASIN - A	1.24 AC.	0.00% OF TOTAL AREA	0.00 AC.	0.00%
BASIN - B	1.26 AC.	0.00% OF TOTAL AREA	0.00 AC.	0.00%
TOTAL AREA OF PHASE-I	71.50 AC.	72.38% OF TOTAL AREA	51.75 ACRES	70.12%
PHASE - II	92.5 AC.	23.84% OF TOTAL AREA	22.05 ACRES	29.88%

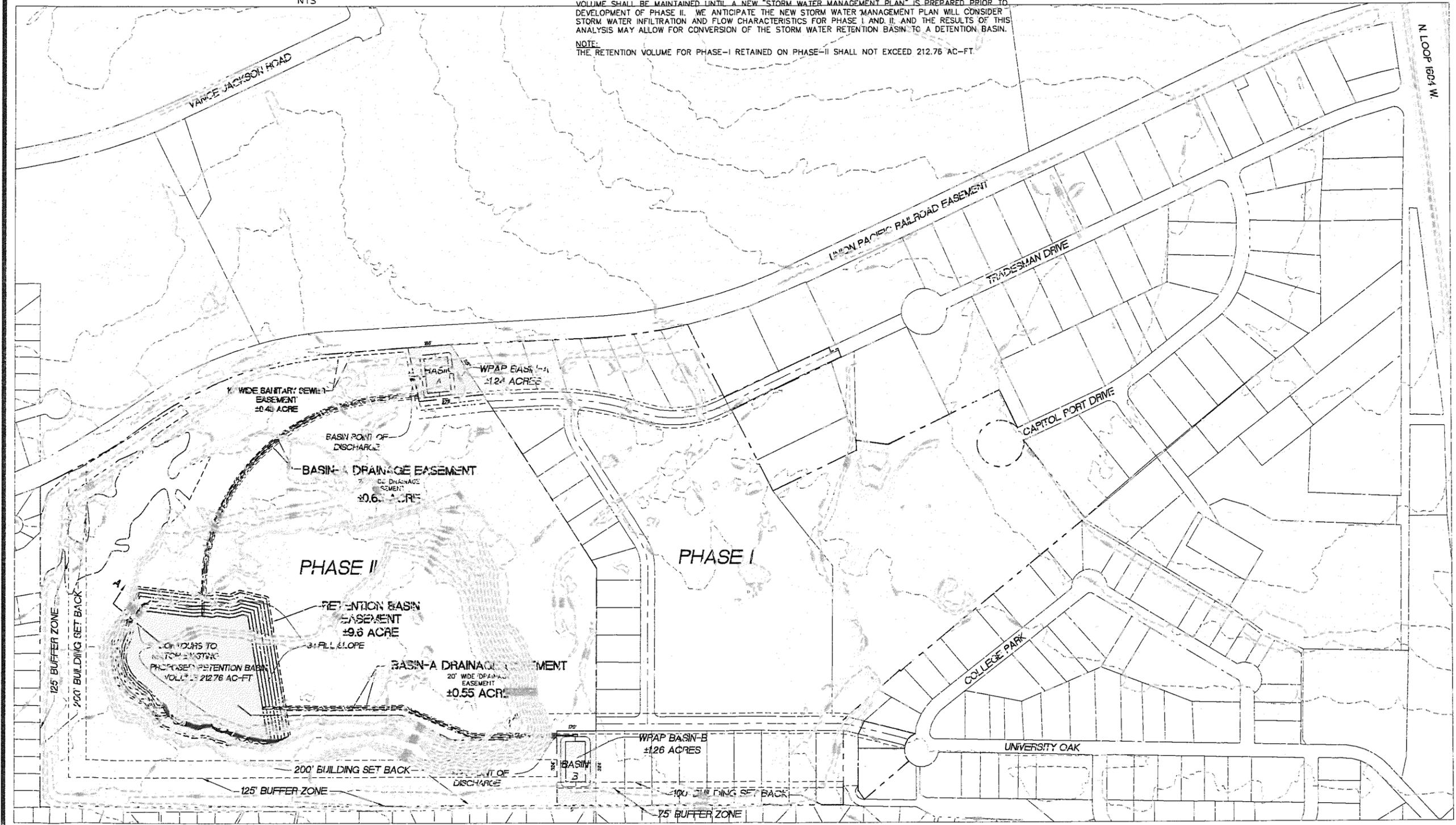


LOCATION MAP

NTS

NOTE:  
 THE LOCATION AND PROFILE OF THE STORM WATER RETENTION BASIN SHOWN ON THIS SITE PLAN  
 MAY CHANGE AS FILL IS ADDED TO THE SITE WITH THE UNDERSTANDING THAT THE REQUIRED RETENTION  
 VOLUME SHALL BE MAINTAINED UNTIL A NEW "STORM WATER MANAGEMENT PLAN" IS PREPARED PRIOR TO  
 DEVELOPMENT OF PHASE II. WE ANTICIPATE THE NEW STORM WATER MANAGEMENT PLAN WILL CONSIDER  
 STORM WATER INFILTRATION AND FLOW CHARACTERISTICS FOR PHASE I AND II, AND THE RESULTS OF THIS  
 ANALYSIS MAY ALLOW FOR CONVERSION OF THE STORM WATER RETENTION BASIN TO A DETENTION BASIN.

NOTE:  
 THE RETENTION VOLUME FOR PHASE-I RETAINED ON PHASE-II SHALL NOT EXCEED 212.76 AC-FT.



Date: Sep 18, 2007, 3:20pm User: J. F. DeWitt  
 File: P:\Projects\04-10-07\1025915\1025915.dwg Project: 1025915 - BASIN.dwg

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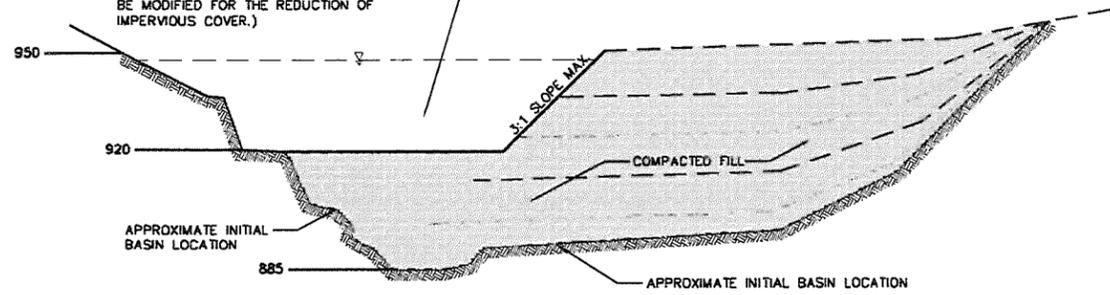
REVISIONS:  
 AUGUST 3, 2007  
 SEPTEMBER 19, 2007

**PAPE-DAWSON ENGINEERS**  
 556 EAST DAWSEY  
 SAN ANTONIO, TEXAS 78216  
 PHONE 214.343.8800  
 FAX 214.343.8810

**TRADESMAN QUARRY**  
 SAN ANTONIO, TEXAS  
 SITE PLAN

JOB NO. 6507-05  
 DATE AUGUST, 2007  
 DESIGNER DA  
 CHECKED B.C. DRAW DA  
 SHEET 1

RETENTION VOLUME = 212.76 AC-FT  
 (REFER TO SWMP REPORT DATED JUNE, 2006  
 PREPARED BY PAPE-DAWSON ENGINEERS  
 AND APPROVED BY THE C.O.S.A. - SWMP TO  
 BE MODIFIED FOR THE REDUCTION OF  
 IMPERVIOUS COVER.)



**SECTION A-A**

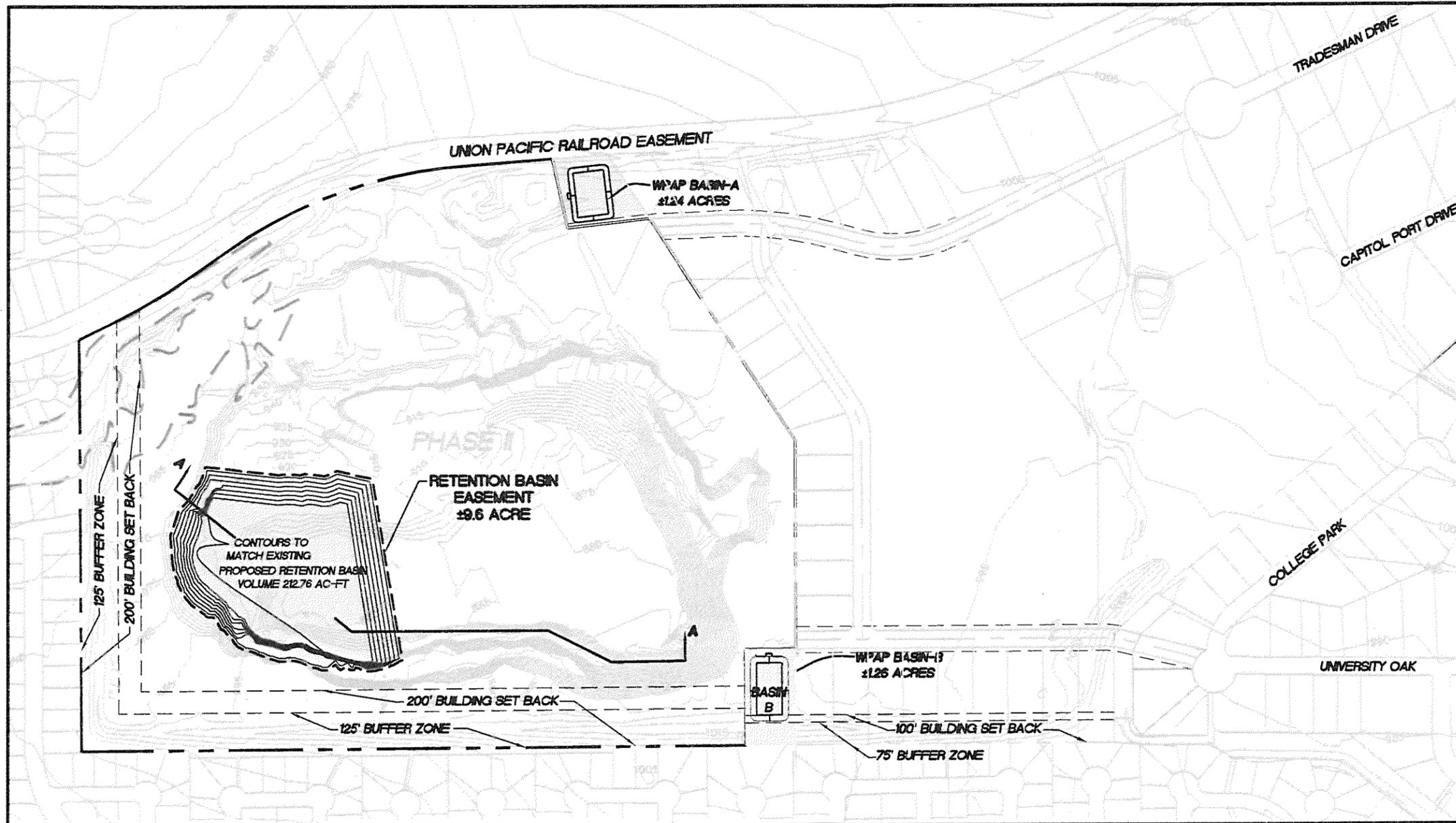
NTS

**IMPERVIOUS COVER DISTRIBUTION ANALYSIS**

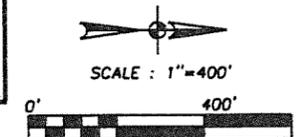
DESCRIPTION	AREA	PERCENT IMPERVIOUS COVER	NET IMPERVIOUS AREA	NET % IMPERVIOUS
TOTAL LAND DEVELOPMENT	164.00 AC.	45% OF TOTAL AREA	73.80 ACRES	45.00%
PHASE - I	69 AC.	75% OF TOTAL AREA	51.75 AC.	70.12%
BASIN - A	1.24 AC.	0.00% OF TOTAL AREA	0.00 AC.	0.00%
BASIN - B	1.26 AC.	0.00% OF TOTAL AREA	0.00 AC.	0.00%
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PHASE - II	92.5 AC.	23.84% OF TOTAL AREA	22.05 ACRES	29.88%

NOTE:  
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 MAY CHANGE AS FILL IS ADDED TO THE SITE WITH THE UNDERSTANDING THAT THE REQUIRED RETENTION  
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NOTE:  
 THE RETENTION VOLUME FOR PHASE-I RETAINED ON PHASE-II SHALL NOT EXCEED 212.76 AC-FT.



**RETENTION BASIN EXHIBIT**



REVISIONS:  
 AUGUST 1, 2007  
 AUGUST 3, 2007  
 SEPTEMBER 19, 2007

**EXHIBIT**

**PAPE-DAWSON ENGINEERS**

PHONE 210.375.6800  
 FAX 210.375.6810  
 616 EAST RAMBLEY  
 SAN ANTONIO TEXAS 78216

**TRADESMAN QUARRY  
 SAN ANTONIO, TEXAS  
 RETENTION BASIN EXHIBIT**

PLAT NO. \_\_\_\_\_

JOB NO. 6507-05

DATE JULY 2007

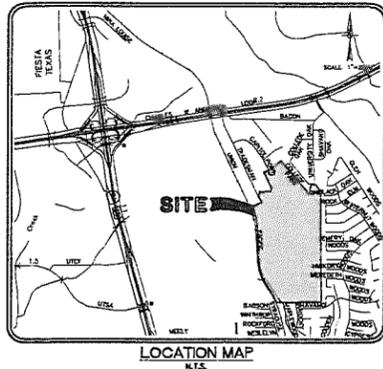
DESIGNER BC

CHECKED OR DRAWN DA

SHEET 1

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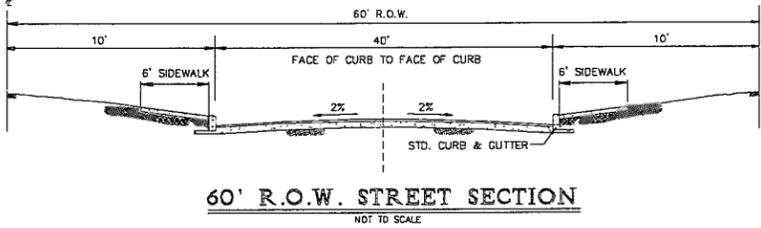


- NOTES:**
1. PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  2. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.
  3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  5. ALL SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS IN ACCORDANCE TO THE UNIFIED DEVELOPMENT CODE.
  6. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
  7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH.
  8. THE ROADS SHOWN IN PHASE-2 ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF ACTUAL DEVELOPMENT.

**TRADESMAN QUARRY  
MASTER DEVELOPMENT PLAN (MDP)**

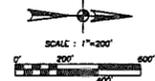
**OWNER: TRADESMAN LLC  
1650 DES PERES ROAD, SUITE 303  
ST. LOUIS, MISSOURI  
JUNE 2006**

M.D.P. AREA ANALYSIS	
PHASE	ACREAGE
1	72.68
2	82.96
<b>OPEN SPACE</b>	<b>9.53</b>
<b>TOTALS</b>	<b>165.17</b>



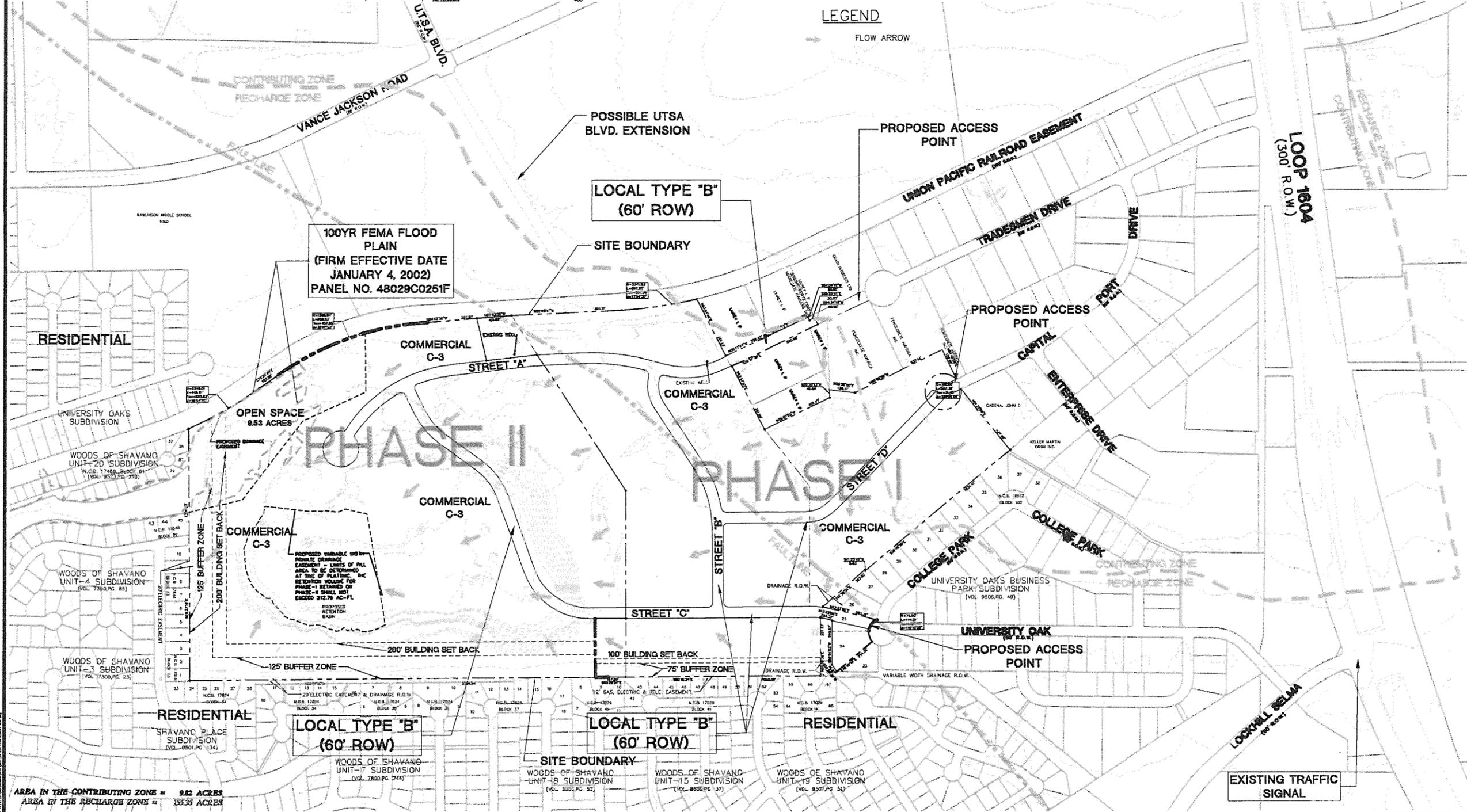
**MDP PLAN NO.:** \_\_\_\_\_  
**APPROVED MASTER DEVELOPMENT PLAN**  
PLANNING COMMISSION  
CITY OF SAN ANTONIO  
CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS**



THE FLOORPLAN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-5119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

THE SUBJECT PROPERTY IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE, AND APPROVAL OF A WATER POLLUTION ABATEMENT PLAN (WPAP) AND CONTRIBUTING ZONE PLAN (CZP) BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) IS REQUIRED PRIOR TO ANY DEVELOPMENT ACTIVITY. THE WATER QUALITY BASINS LOCATION AND SIZE WILL BE DETERMINED AT THE TIME OF INDIVIDUAL SUBSEQUENT SUBDIVISION PLATING AND DEVELOPMENT.



**LEGEND**

FLOW ARROW

AREA IN THE CONTRIBUTING ZONE = 9.82 ACRES  
AREA IN THE RECHARGE ZONE = 155.35 ACRES

EXISTING TRAFFIC SIGNAL

REVISIONS PER CITY COMMENTS  
12/02/06  
8/19/07  
10/05/07  
12/07/07