City of San Antonio

Department of Development Services

November 7, 2006

Laurie Rothman
Brown Engineering
1000 Central Parkway N. Ste 100
San Antonio, TX 78232

Re: Sundance Ranch Master Development Plan **MDP # 028-06**

Dear Ms. Rothman,

The City Staff Development Review Committee has reviewed the Sundance Ranch Master Development Plan **M.D.P. # 028-06**. 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 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.

DSD – **Traffic Impact Analysis & Streets** indicate that under the 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 the Sundance Ranch MDP, at no cost to the City of San Antonio:

- UDC 35-502 (a) roadways.
- UDC 35-506 (q) sidewalks.
- All access shall provide clear sight distance.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*
- The parkland provided is dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

- The fee-in-lieu of parkland dedication must be paid prior to the recordation of the first plat.
- Any amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit Park Facilities* and Table 503-4 if any credit is to be awarded.

Tree Preservation states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage. This project appears to be suited to a Tree Stand Delineation (25% preservation of significant trees and 100% preservation of heritage trees) based on the large lot sizes and tree canopy area. Note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees).
- Streetscape standards per UDC Section 35-512 – collector-designed streets require streetscape – it appears that preservation of existing trees may fulfill this requirement if they are on the ROW thus avoiding the planting and irrigation on new streetscape trees.
- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

SAWS recommends approval with the following conditions:

- 100 year Flood Plain shown and buffering (if applicable).
- Significant recharge features and buffering (if applicable).
- Category letter for all site specific plats (if Category 2 or 3, and Aquifer Protection Plan is required) (if applicable).
- According to the Aquifer Protection Ordinance# 81491, Section 34-914, buffering may be required. The existing wells located on the property shall be plugged.

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

Storm Water recommends approval with the following condition:

- A CLOMR shall be submitted at the platting stage.

Bexar County states the following improvements will be provided by the developer prior to completion of the Sundance Ranch MDP:

- Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by Bexar County.
- An exclusive left-turn lane is recommended for westbound Toutant Beauregard at the main entrance to the subdivision between the proposed commercial developments.

- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

Historic states the following:

- The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an archaeological/architectural investigation of the property.

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

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

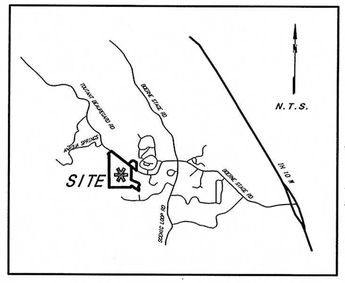
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

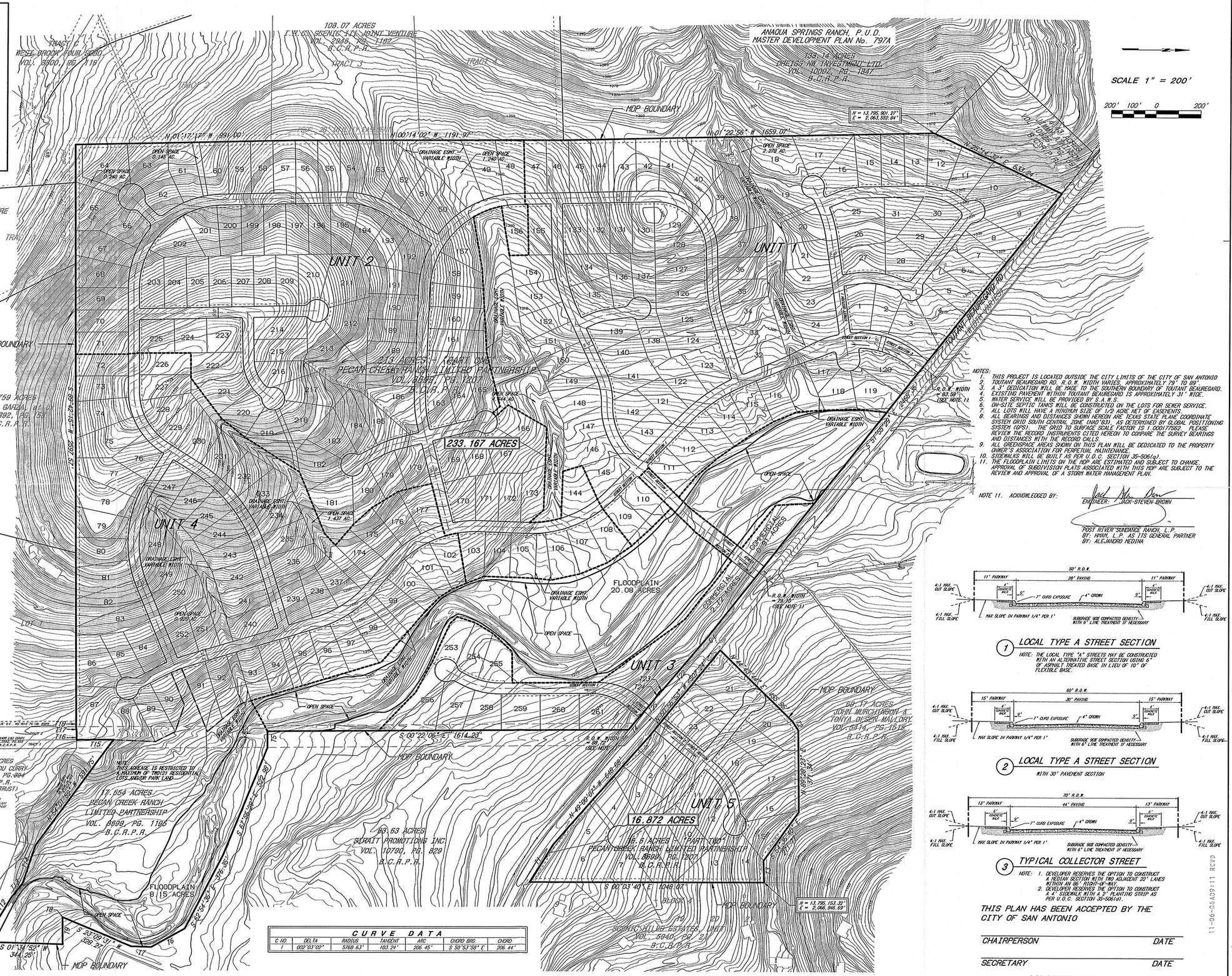
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

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

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County





PLAN HAS BEEN ACCEPTED BY

COSA P.E.

11/7/06 (Date) 078-06 (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

11/6/08 Date

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 59°41'53" W	198.74'
2	N 56°49'20" E	47.79'
3	N 87°55'20" E	98.49'
4	S 50°05'49" E	39.56'
5	S 89°51'31" E	74.99'
6	S 29°06'44" E	171.87'
7	S 01°37'25" W	89.20'
8	S 29°51'26" E	6.81'
9	N 89°38'16" E	116.90'
10	N 68°56'49" W	63.88'
11	N 54°19'31" W	66.32'
12	N 59°18'04" W	100.05'
13	N 52°13'43" W	85.69'
14	N 71°42'02" W	189.41'
15	S 00°06'40" E	164.73'
16	N 89°44'39" W	35.78'
17	S 83°11'27" W	22.91'
18	N 89°19'31" W	31.52'
19	S 08°33'36" W	311.34'
20	S 22°51'09" E	82.65'
21	S 00°29'11" E	1080.84'
22	S 49°52'27" E	160.95'
23	S 38°51'50" E	24.93'
24	S 57°15'05" E	37.09'
25	S 49°52'27" E	143.39'

DEVELOPMENT PHASES				
RESIDENTIAL UNIT	ACRES	LOTS	OPEN SPACE (AC.)	DENSITY (UNITS/AC.)
1	64.66	93	2.29	1.44
2	72.00	97	5.78	1.35
3	11.77	09	—	0.76
4	62.26	62	0.92	1.00
5	16.89	23	—	1.36
COMMERCIAL				
3	3.63	NA	NA	NA
TOTAL	250.04	284	8.98	1.14

ENGINEER: BROWN ENGINEERING CO.
CONTACT: J. STEVEN BROWN P.E.
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TX 78232
(210) 494-5511

POST RIVER SUNDANCE RANCH, L.P.
C/O BRIAN BIRDWELL
4833 SPICEWOOD SPRINGS RD. S-100
AUSTIN, TEXAS 78759
TELEPHONE (512) 386-8181

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	002°03'02"	5769.63'	103.24'	206.45'	S 50°53'59" E	206.44'

NOTES:
1. THIS PROJECT IS LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
2. TOUTANT BEAUREGARD RD. R.O.W. WIDTH VARIES, APPROXIMATELY 79' TO 99'.
3. A 3' DEDICATION WILL BE MADE TO THE SOUTHERN BOUNDARY OF TOUTANT BEAUREGARD.
4. EXISTING PAVEMENT WITHIN TOUTANT BEAUREGARD IS APPROXIMATELY 31' WIDE.
5. WATER SERVICE WILL BE PROVIDED BY S.A.W.S.
6. ON-SITE SEPTIC TANKS WILL BE CONSTRUCTED ON THE LOTS FOR SEWER SERVICE.
7. ALL LOTS WILL HAVE A MINIMUM SIZE OF 1/2 ACRE NET OF EASEMENTS.
8. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS 1.000177562. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.
9. ALL GREENSPACE AREAS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR PERPETUAL MAINTENANCE.
10. SIDEWALKS WILL BE BUILT AS PER U.D.C. SECTION 35-506(q).
11. THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN.

NOTE 11. ACKNOWLEDGED BY:

ENGINEER: JACK-STEVEN-BROWN

POST RIVER SUNDANCE RANCH, L.P.
BY: HMM, L.P. AS ITS GENERAL PARTNER
BY: ALEJANDRO MEDINA

1 LOCAL TYPE A STREET SECTION

NOTE: THE LOCAL TYPE "A" STREETS MAY BE CONSTRUCTED WITH AN ALTERNATIVE STREET SECTION USING 6" OF ASPHALT TREATED BASE IN LIEU OF 10" OF FLEXIBLE BASE.

2 LOCAL TYPE A STREET SECTION

WITH 30' PAVEMENT SECTION

3 TYPICAL COLLECTOR STREET

NOTE:
1. DEVELOPER RESERVES THE OPTION TO CONSTRUCT A MEDIAN SECTION WITH TWO ADJACENT 22' LANES WITHIN AN 86' RIGHT-OF-WAY.
2. DEVELOPER RESERVES THE OPTION TO CONSTRUCT A 4' SIDEWALK WITH A 2' PLANTING STRIP AS PER U.D.C. SECTION 35-506(a).

THIS PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

MASTER PLAN NO. _____

11-06-060A099-11 RCVD

No.	Date	REVISIONS	App.
3.	10/18/06	MDP REVISIONS TO INCORRECTLY SPELLED NOTES	JM
2.	10/24/06	ADDED NOTE TO TYPICAL STREET CROSS SECTIONS	JM
1.	10/02/06	ADDED NOTE #11 AS PER CITY OF SAN ANTONIO	JM

/acad/projects/Post Oak-411/Toutant-004/preliminary/ prelim_mdp2.mix dgarcia 2 Nov 2006

DWN: JPM APP: JSB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-002-68.011 DATE: 01/15/2006

POST OAK DEVELOPMENT OF TEXAS, INC.

SUNDANCE RANCH SUBDIVISION

MASTER DEVELOPMENT PLAN

SHEET NO. 1 OF 1