



City of San Antonio

Department of Development Services

March 21, 2007

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410 Suite 890
San Antonio, TX 78216

Re: Hills of Castle Rock

MDP # 043-06

Dear Mr. Parker,

The City Staff Development Review Committee has reviewed Hills of Castle Rock Master Development Plan **MDP # 043-06**. 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 indicates that the below requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of any plats, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-1, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- 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 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).
- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.

- The developer shall be responsible for providing a left and right-turn deceleration lane at the various proposed entrances, with storage length and bay taper per TXDOT design standards as it relates to the submitted TIA traffic counts and table 6 of the TIA Report, (Unified Development Code (UDC) - 35-502 (a)(7), subsection C.

NOTE: Texas Department of Transportation (TXDOT) will determine the access point along SH 16 and the need of any traffic signal when warranted, coordination with TXDOT Traffic Section will be required.

It should be understood, that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.

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 shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing*.
- Parkland provided shall conform to UDC section 35-503 (c)(3) Table 503-2 *Parks and Open Space*.
- Parkland provided shall conform to UDC section 35-503 (d)(7) *Access*.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 shall apply. A tree Preservation Plan is required prior to any work on site (35% preservation for residential and 40% preservation for commercial). 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 with understory intact and 100% preservation of heritage trees). 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 - The proposed Collector and Arterials rights-of-way will require streetscape planting (we recommend preservation of existing trees where available and possible).

The field inspection and consultant's report has identified a good diversity of protected trees and unprotected-sized understory throughout the site and good populations of some lesser-encountered species of protected size (such as Texas Madrone, Black Walnut, Bumelia, Red Buckeye, Escarpment Black Cherry, and Texas Redbud). Preservation of these species, as well as other more common species, would be a great asset to this development for maintaining diversity, enhancing natural landscape features and decreasing irrigation needed for landscape establishment and maintenance. Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation.

It should be noted that the consultant's report description of the species present on site does have some misidentifications. Specifically, Photo 25 is identified as Evergreen Sumac - it is Carolina Buckthorn (*Rhamnus caroliniana*) and Photo 13 is identified as Whitebrush - it is Elbowbush (*Forestiera pubescens*).

The tree stand delineation submitted does include areas delineated as canopy that are actually open areas without trees and other areas of the site which are apparently canopied but are not delineated (canopy is identified as at least one protected-sized tree every 350 square feet of area). The MDP is being approved at this time, but it should be noted that the canopy delineation will need modification if this method is used for the preservation plan.

If you have any further questions about tree preservation requirements, please call Joan Miller at (210) 207-8265.

Historic Preservation approves with the following conditions:

The Texas Sites Atlas indicates that archaeological sites 41BN64, 41ME32, 41ME43, 41ME44, and 41ME29 have been previously identified within/nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. Additionally, the property may contain historical architectural sites. 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.

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

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the city of San Antonio. It is suggested to work closely with the school district, so they can plan accordingly.

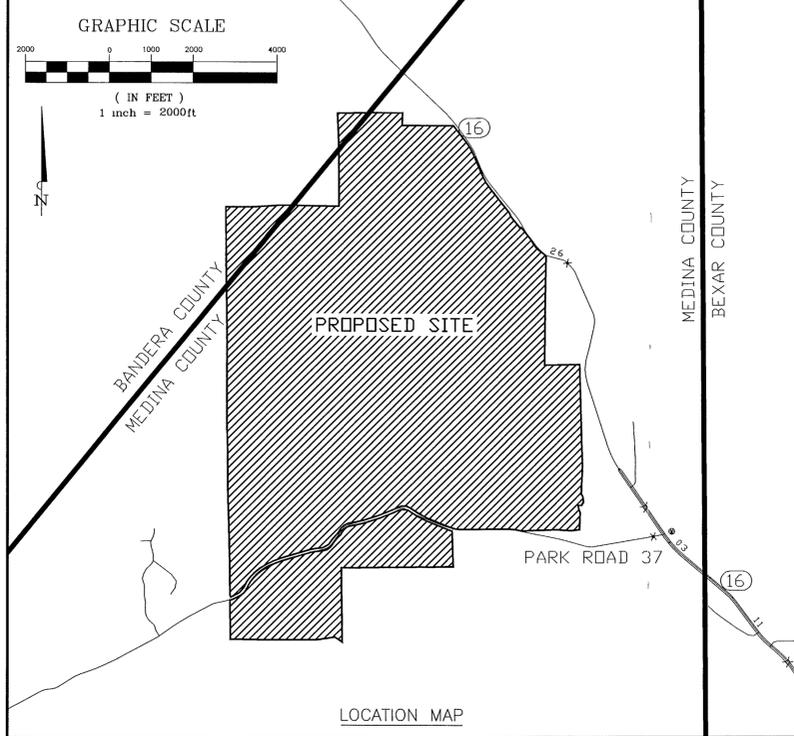
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (MDP) will be invalid.

If you should need further assistance, please feel free to contact Richard Carrizales at 210-207-8050.

Sincerely,



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

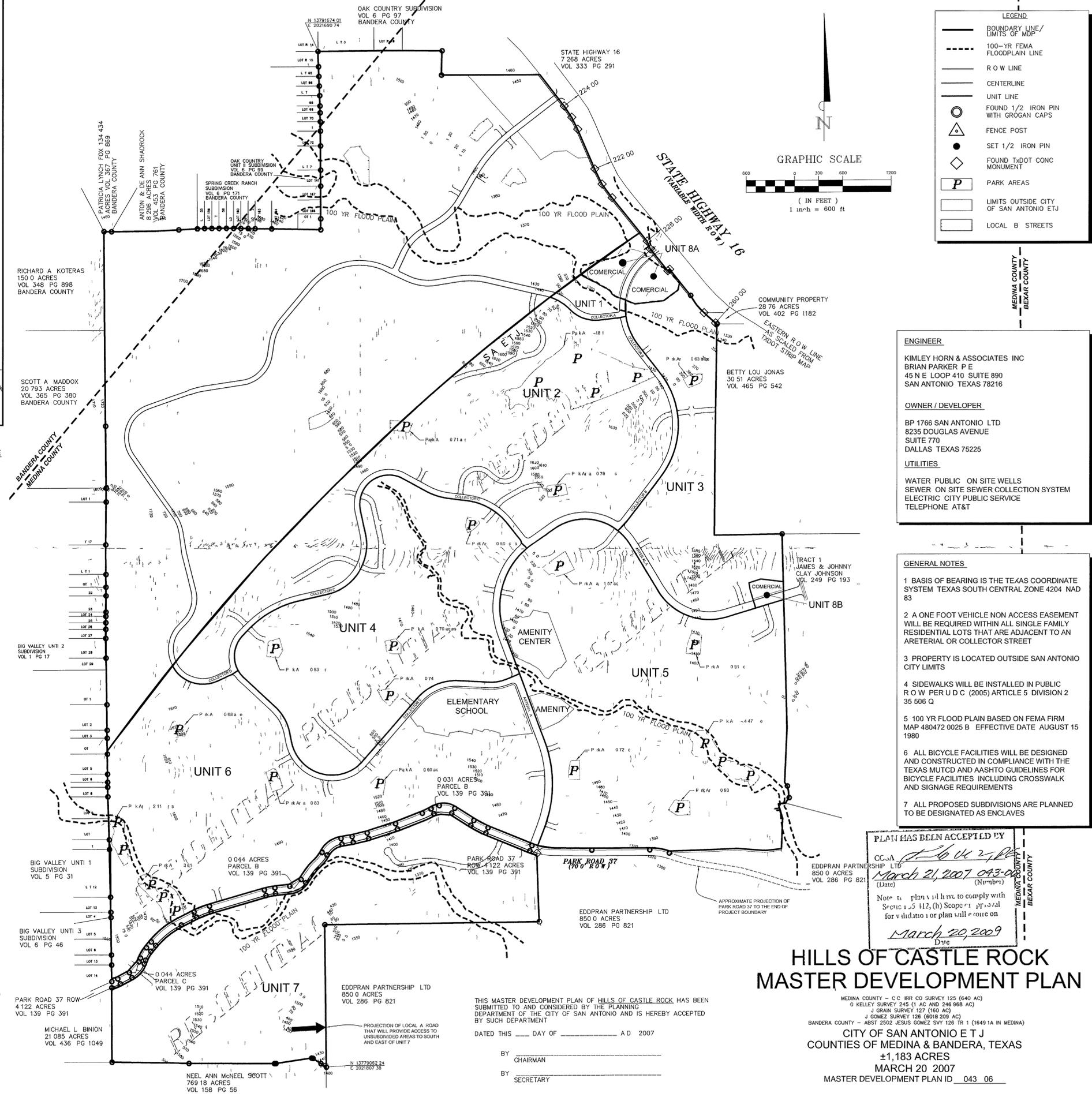
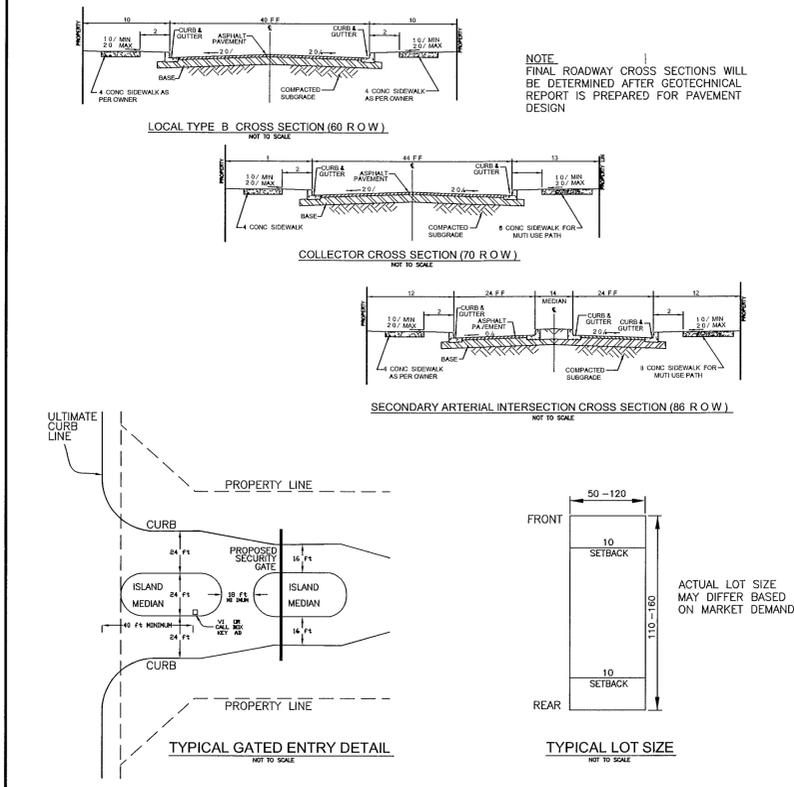


APPROXIMATE AREA SUMMARY

RESIDENTIAL	= 770 ACRES
COMMERCIAL	= 11.8 ACRES
SCHOOL	= 16.30 ACRES
AMENITY CENTER	= 9.0 ACRES
AMENITY	= 3.3 ACRES
FLOOD PLAIN	= 40.24 ACRES
GREEN SPACE/ DRAINAGE/DETENTION	= 268.81 ACRES
PARK/OPEN SPACE	= 39.53 ACRES
ARTERIAL ROAD R O W	= 16.32 ACRES
COLLECTOR ROAD R O W	= 25.20 ACRES
TOTAL AREA	= 1182.58 ACRES
PARK AREA REQUIRED (2.720 LOTS) X (1 ACRE OF PARK / 70 LOTS)	= 38.86 ACRES

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	RES. ACRES	LOTS	DENSITY (LOTS/ACRES)	PHASE
1	±20	0	0	0	1
2	±220	±140	±320	2.29	1
3	±90	±50	±220	4.40	1
4	±170	±122	±480	3.93	1
5	±250	±180	±800	4.44	1
6	±251	±160	±610	3.81	1
7	±118	±290		2.46	1
8A	±10	0	0	0	2
8B	±2	0	0	0	2
TOTAL	±1183	±770	±2720	3.53	



LEGEND

- BOUNDARY LINE/ LIMITS OF MDP
- 100-YR FEMA FLOODPLAIN LINE
- ROW LINE
- CENTERLINE
- UNIT LINE
- FOUND 1/2" IRON PIN WITH GROGAN CAPS
- FENCE POST
- SET 1/2" IRON PIN
- FOUND TxDOT CONC MONUMENT
- PARK AREAS
- LIMITS OUTSIDE CITY OF SAN ANTONIO ETJ
- LOCAL B STREETS

ENGINEER
 KIMLEY HORN & ASSOCIATES INC
 BRIAN PARKER P.E.
 45 N E LOOP 410 SUITE 890
 SAN ANTONIO TEXAS 78216

OWNER / DEVELOPER
 BP 1766 SAN ANTONIO LTD
 8235 DOUGLAS AVENUE
 SUITE 770
 DALLAS TEXAS 75225

UTILITIES
 WATER PUBLIC ON SITE WELLS
 SEWER ON SITE SEWER COLLECTION SYSTEM
 ELECTRIC CITY PUBLIC SERVICE
 TELEPHONE AT&T

- GENERAL NOTES**
- 1 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE 4204 NAD 83
 - 2 A ONE FOOT VEHICLE NON ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET
 - 3 PROPERTY IS LOCATED OUTSIDE SAN ANTONIO CITY LIMITS
 - 4 SIDEWALKS WILL BE INSTALLED IN PUBLIC R O W PER U D C (2005) ARTICLE 5 DIVISION 2 35.506 Q
 - 5 100 YR FLOOD PLAIN BASED ON FEMA FIRM MAP 480472 0025 B EFFECTIVE DATE AUGUST 15 1980
 - 6 ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS
 - 7 ALL PROPOSED SUBDIVISIONS ARE PLANNED TO BE DESIGNATED AS ENCLAVES

PLAN HAS BEEN ACCEPTED BY
 CCA
 March 21, 2007 043-007
 (Date) (Number)
 Note: plan is valid to comply with Section 15.112, (h) Scope of approval for validation or plan will expire on
 March 20, 2009
 Date

HILLS OF CASTLE ROCK MASTER DEVELOPMENT PLAN

MEDINA COUNTY - C C IRR CO SURVEY 125 (640 AC)
 G KELLEY SURVEY 245 (1 AC AND 248 968 AC)
 J GRAN SURVEY 127 (160 AC)
 J GOMEZ SURVEY 128 (6018 209 AC)
 BANDERA COUNTY - ABST 2502 JESUS GOMEZ SVY 128 TR 1 (1649 1A IN MEDINA)

CITY OF SAN ANTONIO E T J
COUNTIES OF MEDINA & BANDERA, TEXAS
 ±1,183 ACRES
 MARCH 20 2007
 MASTER DEVELOPMENT PLAN ID 043_06

THIS MASTER DEVELOPMENT PLAN OF HILLS OF CASTLE ROCK 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 2007

BY _____
 CHAIRMAN

BY _____
 SECRETARY

Kimley-Horn and Associates, Inc
 45 N.E. Loop 410, Suite 890
 San Antonio, Texas 78216
 Tel: (210) 541-8666
 Fax: (210) 541-8699

Hills of Castle Rock
 MEDINA & BANDERA COUNTIES, TEXAS

MASTER DEVELOPMENT PLAN

Scale 1" = 600'

Designed by SWS
 Drawn by NFH
 Checked by BJP
 Date MARCH 2007
 Project No. 068601020

SHEET 1 OF 1