

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

May 17, 2013

Mr. Jason Diamond, Project Manager, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

RE: Stonehill Master Development Plan or MDP # 012-08

Dear Mr. Diamond,

The Development Services Department reviewed and evaluated the validity for MDP # 012-08, which is in compliance with **Section 35-412. Terms of Validity** of the **Unified Development Code (UDC)**:

.....The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan that plats at least twenty (20) acres of eight (8) percent of the net area of the master development plan area or that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the master development plan is one thousand (1,000) acres or less... etc.

At this time the MDP has been deemed valid and will remain valid so long as **Sec. 35-412(i)(1)B** of the UDC is met.

If you have any questions regarding this matter, contact Luz M. Gonzales, Planner (210) 207-7898.

Sincerely,

John P. Jacks,
Assistant Director



City of San Antonio

Department of Development Services

July 31, 2008

Vance Weynand, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Stonehill**

MDP # 012-08

Dear Mr. Weynand,

The Development Review Committee has reviewed Stonehill Master Development Plan **M.D.P. # 012-08**. Please find enclosed an accepted and signed copy for your files. 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.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

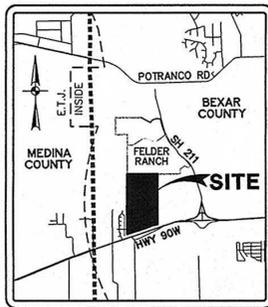
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. De León'.

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



LOCATION MAP
NOT TO SCALE

LEGEND:

	FEMA FLOOD PLAIN
	ULTIMATE DEVELOPMENT FLOOD PLAIN
	LIMITS OF MDP
	CONNECTION STREETS (SEE NOTE 21)
	UNIT ACCESS (SEE NOTE 21)
	RESIDENTIAL AREA
	COMMERCIAL AREA
	REC. CENTER
	SCHOOL
	OPEN SPACE

UNIT	LAND USE	LOT SIZE	ACREAGE	NUMBER OF DWELLING UNITS	DENSITY UNITS/ACRE
1	RESIDENTIAL	60'X120'	55.94	207	3.70
2	RESIDENTIAL	60'X120'	61.82	252	4.07
3	PARK	---	13.33	---	---
4	REC. CENTER	---	7.91	---	---
5	SCHOOL	---	17.00	---	---
6	RESIDENTIAL	50'X120'	24.49	105	3.47
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8	RESIDENTIAL	70'X120'	79.59	200	2.51
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10	RESIDENTIAL	50'X120'	56.36	258	4.58
11	MULTI FAMILY	---	29.57	516	17.45
12	RETAIL/COMMERCIAL	---	20.92	---	---
	FLOODPLAIN/OPEN SPACE	---	60.87	---	---
	TOTAL	---	568.36	1976	---
	GRAND TOTAL:		568.36		

LAND USE	NUMBER OF DWELLING UNITS	ACREAGE
SINGLE FAMILY RESIDENTIAL	1460	418.76
MULTI FAMILY	516	29.57
GRAND TOTAL	1976	448.33

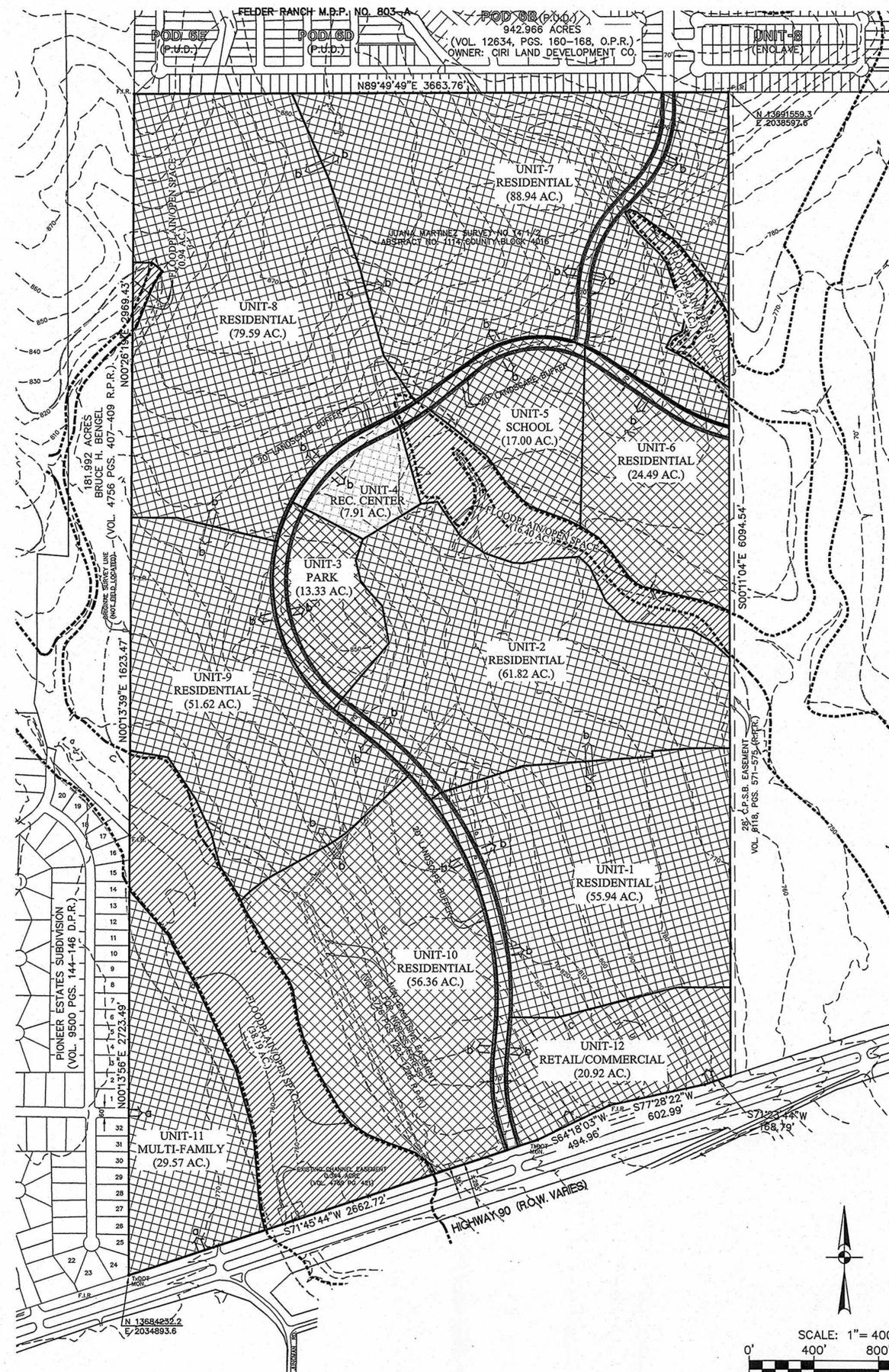
REQUIRED PARK/OPEN SPACE

REQUIRED AREA =

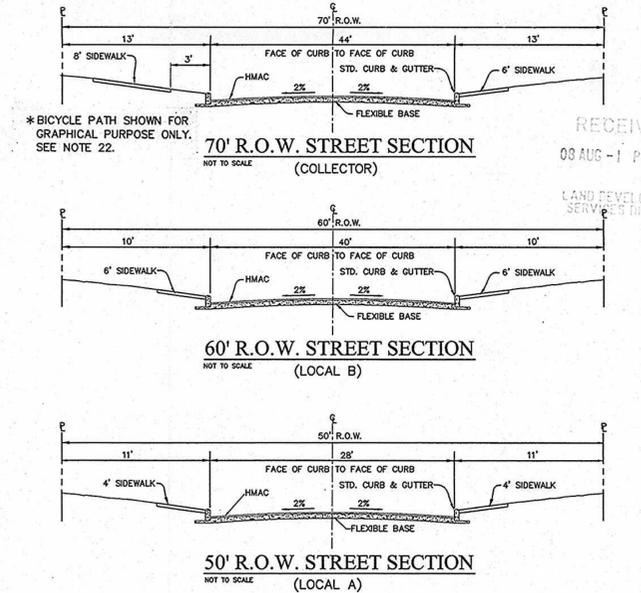
MULTI FAMILY = $0.014 \frac{\text{ACRE}}{\text{LOT}} \times 516 \text{ LOTS} = 7.22 \text{ ACRES}$

SINGLE FAMILY = $\frac{1 \text{ ACRE}}{70 \text{ LOTS}} \times 1460 \text{ LOTS} = 20.86 \text{ ACRES}$

TOTAL ACREAGE REQUIRED = 28.08 ACRES



- NOTE:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
 - SANITARY SEWER SERVICE WITH SAN ANTONIO WATER SYSTEM.
 - GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
 - TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
 - CABLE T.V. TO BE PROVIDED BY AT&T OR TIME WARNER.
 - ALL STREETS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
 - ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2'-11" PARKWAYS.
 - 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 COLLECTORS AND LOCAL TYPE "B" (MINIMUM 60 AND 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
 - THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
 - A TRAFFIC IMPACT ANALYSIS TITLED STONEHILL WAS SUBMITTED WITH THIS M.D.P.
 - PLATTED UNITS WILL NOT EXCEED 125 UNITS PRIOR TO PROVIDING SECONDARY ACCESS IN ACCORDANCE WITH SECTION 35-506(d)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506(d)(4), BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE PATHS MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
 - STREET PROJECTIONS TO ADJOINING PROPERTY OR INDIVIDUAL UNITS OF THIS MASTER DEVELOPMENT PLAN WILL COMPLY WITH SECTION 35-506(e)(2) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
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 - BICYCLE PATH ON ROAD CROSS SECTIONS SHOWN FOR GRAPHICAL PURPOSE ONLY. ACTUAL LOCATION/SIDE OF ROAD TO BE DECIDED AT THE TIME OF PLATTING.

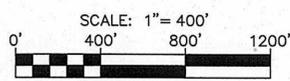


DEVELOPER/OWNER:
MEDINA STONEHILL, LLC
10200 WEST HIGHWAY 290
AUSTIN, TEXAS 78736
PHONE: (512) 301-8888
FAX: (512) 301-8695

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

ACKNOWLEDGED BY:
[Signature]
PAPE-DAWSON ENGINEERS, INC.
STONEHILL

PLANS HAS BEEN ACCEPTED BY
COSA *[Signature]*
7/31/2008 012-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 7/30/2010
Date



REVISIONS:

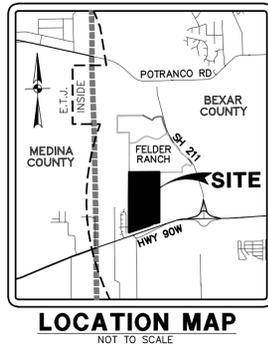
PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

STONEHILL
 SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN
 M.D.P. No. 012-08

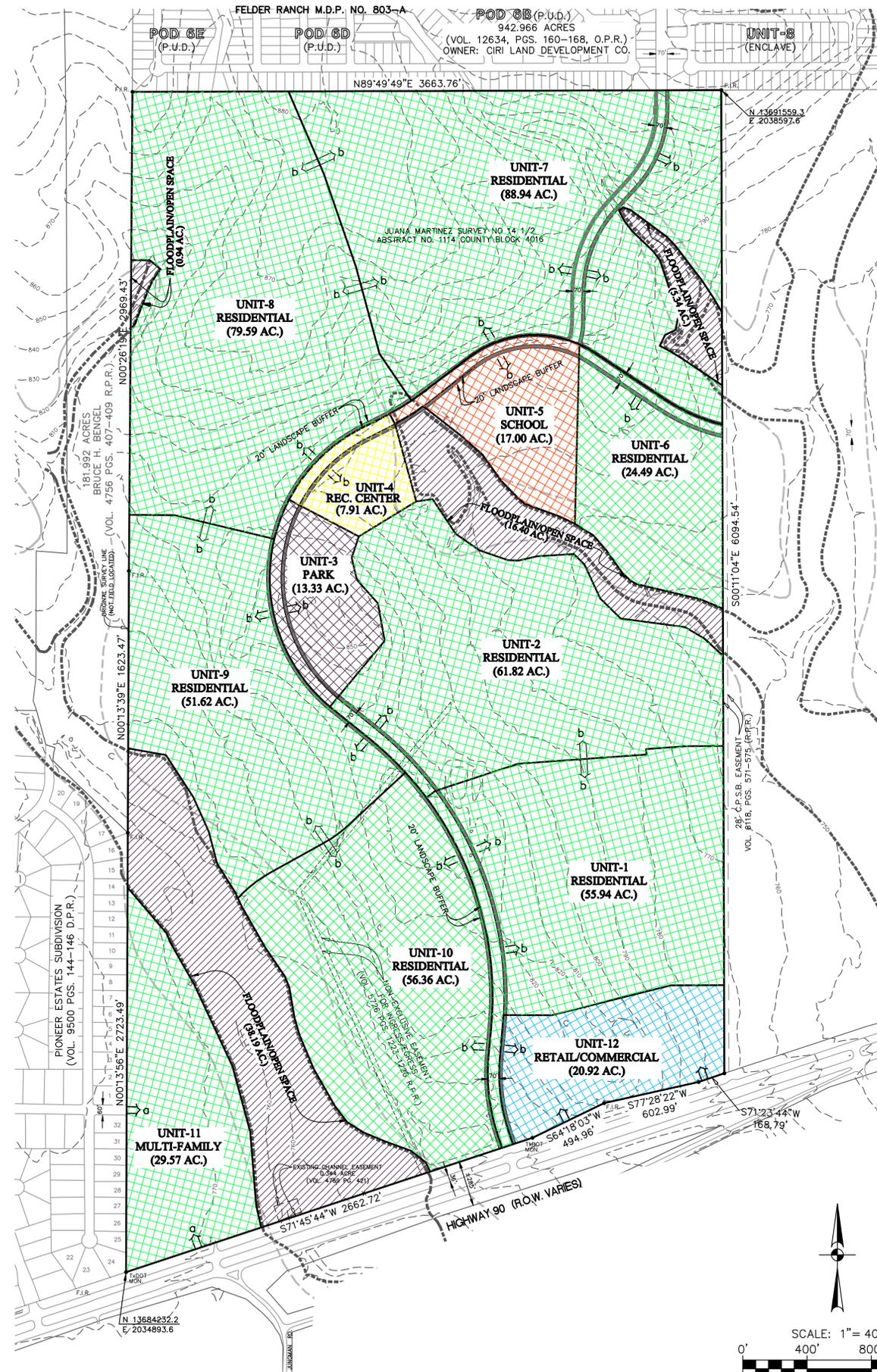
JOB NO. 6909-10
 DATE FEBRUARY 2007
 DESIGNER VLW
 CHECKED VLW JZD
 ARC DRAM CMA
 SHEET 1 OF 1

Date: Jul 23, 2008, 11:42am User: ID: Vinyard
 File: P:\69\06\10\Design\Civil\MDP\Map-STONEHILLS.dwg

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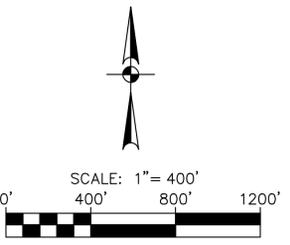
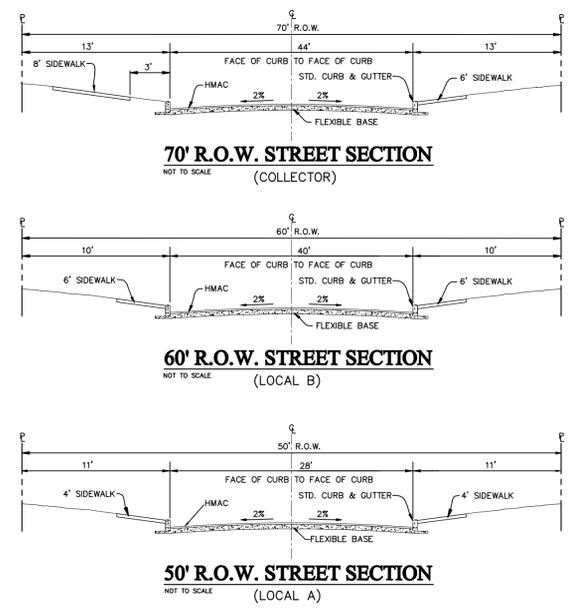
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ACKNOWLEDGED BY:

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STONEHILL

REVISIONS:



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 FAX: 210.375.9010

STONEHILL
 SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN
 M.D.P. No. 012-08

JOB NO.	6609-10
DATE	FEBRUARY 2007
DESIGNER	VLW
CHECKED	VLW ARC DRAWN JZD CMA
SHEET	1 OF 1

Date: Jul 24, 2008 11:01am User ID: mpalmer
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