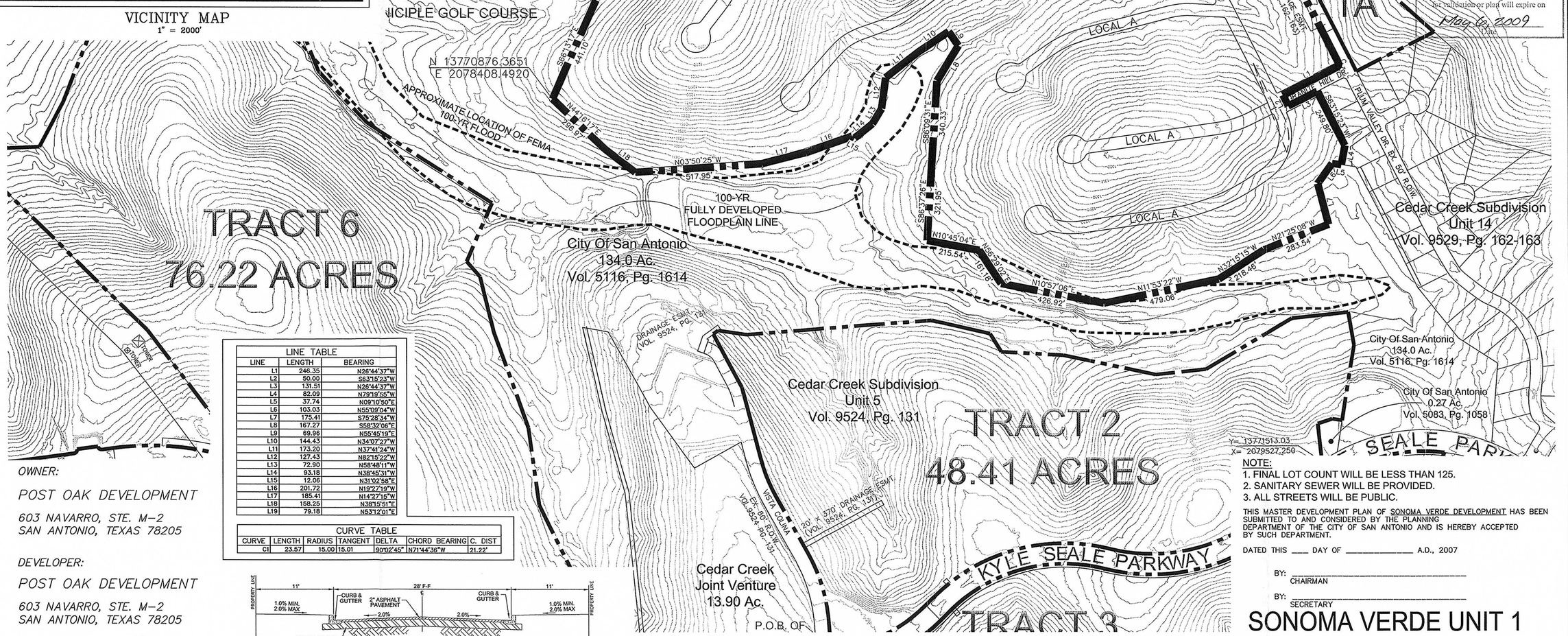
VICINITY MAP
1" = 2000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	246.35	N26°44'37"W
L2	50.00	S63°15'23"W
L3	131.51	N26°44'37"W
L4	82.09	N79°19'55"W
L5	37.74	N09°10'50"E
L6	103.03	N55°09'04"W
L7	175.41	S75°28'34"W
L8	167.27	S58°32'06"E
L9	69.96	N55°45'19"E
L10	144.43	N34°07'27"W
L11	173.20	N37°41'24"W
L12	127.43	N82°15'22"W
L13	72.90	N58°48'11"W
L14	93.18	N38°45'31"W
L15	12.06	N31°02'58"E
L16	201.72	N19°27'19"W
L17	185.41	N14°27'15"W
L18	158.25	N38°15'51"E
L19	79.18	N53°12'01"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C1	23.57	15.00	15.01	90°02'45"	N71°44'36"W	21.22'

OWNER:

POST OAK DEVELOPMENT

603 NAVARRO, STE. M-2
SAN ANTONIO, TEXAS 78205

DEVELOPER:

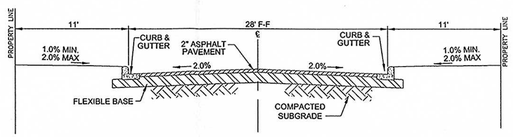
POST OAK DEVELOPMENT

603 NAVARRO, STE. M-2
SAN ANTONIO, TEXAS 78205

ENGINEER:

KIMLEY-HORN & ASSOCIATES

45 NE LOOP 410, STE 890
SAN ANTONIO, TEXAS 78216



LOCAL TYPE "A" CROSS-SECTION (50' R.O.W.)
(N.T.S)

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

SONOMA VERDE UNIT 1
DEVELOPMENT SUMMARY TABLE

			GREEN SPACE		COMMERCIAL		MULTI-FAMILY		RESIDENTIAL SINGLE-FAMILY		
TRACT	TRACT ACREAGE	R.O.W. DEDICATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	LAND USE ACREAGE	FAR	LAND USE ACREAGE	DENSITY UNITS/ACRE	LAND USE ACREAGE	LAND USE LOTS/ACRE	TRACT LOT TOTAL
1	129.45 Ac	12.23 Ac	0 Ac	27.94	--	--	--	--	89.27	0.72	124

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

NOTE:
1. FINAL LOT COUNT WILL BE LESS THAN 125.
2. SANITARY SEWER WILL BE PROVIDED.
3. ALL STREETS WILL BE PUBLIC.

THIS MASTER DEVELOPMENT PLAN OF SONOMA VERDE DEVELOPMENT 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

SONOMA VERDE UNIT 1 MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
±685.50 ACRES
JANUARY 31, 2005
(UPDATED MARCH, 2007)
VESTED RIGHTS PERMIT No. 5-02-051

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
Tel. No. (210) 541-9166
Fax No. (210) 541-8899
45 NE Loop 410, Suite 890
San Antonio, Texas 78216

STATE OF TEXAS
BRIAN J. PARKER
90248
REGISTERED PROFESSIONAL ENGINEER

SONOMA VERDE MDP
SONOMA VERDE UNIT 1
BEXAR COUNTY, TEXAS

MDP AMENDMENT

Scale: As Shown
Designed by: SNF
Drawn by: KKM
Checked by: BJP
Date: MARCH 2007
Project No. 068607014

SHEET
C-1.1

FILE: G:\CIVIL\068607014 Sonoma Verde Tract 1\CAD\MDP_Amendment_U1.dwg LAYOUT: MDP Amendment PLOT DATE: Thu, 26 Apr 2007-10:05am PLOTTED BY: <krista.merrero>
XREFS: XSITE_U1 xbody_U1only IMAGES:

City of San Antonio

Department of Development Services

May 7, 2007

Mr. Steven Flores

Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, TX 78216

Re: **Sonoma Verde (Amended)** **MDP # 835-A**

Dear Mr. Flores:

The City Staff Development Review Committee has reviewed **Sonoma Verde Subdivision (MDP) Master Development Plan # 835-A**. Please find enclosed a signed copy for your files. Your plan is accepted however please note the following:

In consideration of public safety and convenience, excessive grades due to 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.

Tree Preservation approves with the following conditions:

- This development shall comply with **Tree Preservation** ordinance #85262.

For information about these requirements you can contact Joan Miller at 207-8265.

Historic Preservation The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Unified Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

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. A historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an Archaeological / architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

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

DSD Traffic Impact Analysis and Streets approves with the following conditions:

- It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with at the time of platting.

- The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Sonoma Verde Development MDP, at no cost to the City of San Antonio:

1. **Article 5, 35-506**

(d) Cross-Section and Construction Standards
(1) Interior Streets
The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs
Secondary Arterial	43 - feet	24 – feet with curbs

2. ***Kyle Seale Parkway***-The developer shall be responsible for upgrading capacity, which includes left-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC)-35-502(a)(7),subsection C.

3. ***Tract 1 – 129.50 Acres*** – Tract shall consist of 124 lots as indicated in the Development Summary Table. Interior layout of streets and lots shall be reviewed at platting for compliance with UDC 35-506 requirements.

4. Clear sight distances shall be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not obscure the minimum intersection visibility.

5. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

6. All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

7. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

- It should be understood that, the submitted TIA concurrent with the proposed Sonoma Verde MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the 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. UDC 35-506 will be implemented at the time of platting.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:

  1. 100 year Flood Plain Shown and Buffering (if applicable)

  2. Sensitive Recharge Features and Buffering (if applicable)

  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

  4. A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

  5. According to the Water Quality Ordinance # 81491, Section 34-913, Buffering may be required.

Bexar County Public Works approves with the following conditions:

- The following improvements will be provided by the developer prior to completion of the Sonoma Verde Subdivision:

  1. All median modifications of Kyle Seale shall conform to the City of San Antonio standards.

  2. Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by TXDOT and / or Bexar County.

  3. It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address Driveways, Street Design, and Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

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