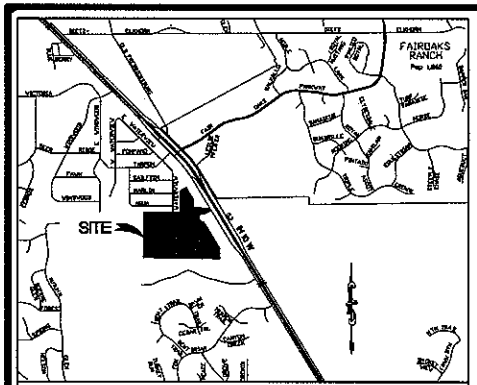
LIMESTONE RANCH

SUBDIVISION

MASTER DEVELOPMENT PLAN

ACRES: 96.70

DATE : MARCH 28, 2005



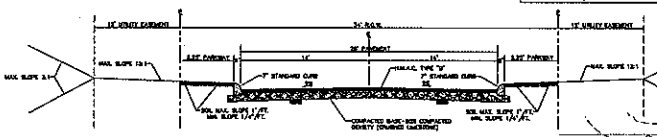
LOCATION MAP 1"=2000'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	46.60	66	1.41	1
UNIT 2	45.07	69	1.49	1
PARK/OPEN SPACE AREA	1.83	-	-	1
R.O.W. DEDICATION	-	-	-	-
TOTAL DEVELOPMENT	96.70	137	1.42	-

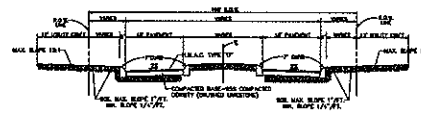
NOTES:

1. SIDEWALKS NOT REQUIRED. DENSITY IS LESS THAN 2.5 UNITS/ACRE.
2. ALL PROPOSED STREETS ARE LOCAL "A", 34' R.O.W. AND 28' PAVEMENT WIDTH.
3. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
4. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
6. THIS DEVELOPMENT IS IN THE BOERNE I.S.D.
7. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
8. LOT 43, BLOCK 2 IS COMPLETELY ENCUMBERED BY VARIABLE WIDTH DRAINAGE EASEMENT.
9. SUBDIVISION IS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.

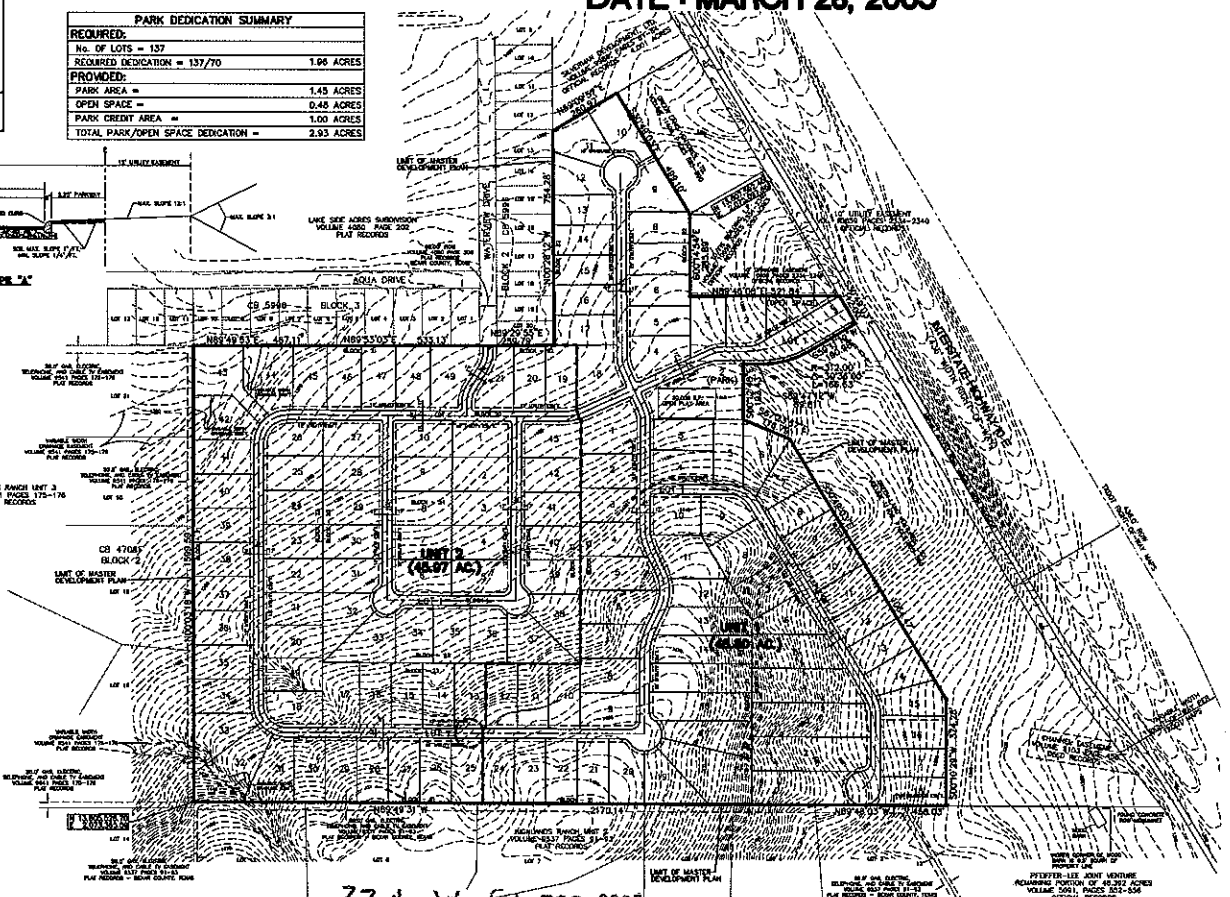
PARK DEDICATION SUMMARY	
REQUIRED:	
No. OF LOTS = 137	
REQUIRED DEDICATION = 137/70	1.96 ACRES
PROVIDED:	
PARK AREA =	1.45 ACRES
OPEN SPACE =	0.48 ACRES
PARK CREDIT AREA =	1.00 ACRES
TOTAL PARK/OPEN SPACE DEDICATION =	2.93 ACRES



TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.



TYPICAL STREET SECTION AT ENTRANCE
N.T.S.



PROPERTY OWNERSHIP

BLOCK 2 CB 5996

LOT 11	CARROLL, COLLEEN RUSSE
LOT 12	JOBST, JOSEPH S
LOT 13	JOBST, JOSEPH S
LOT 14	JOBST, JOSEPH S & DELIA M
LOT 15	JOBST, JOSEPH S & DELIA M
LOT 16	WALLACE, THURMAN J & BARBARA
LOT 17	WALLACE, THURMAN J & BARBARA
LOT 18	YBARRA, ROBERT & OLGA C/S % THURMAN & BARBARA
LOT 19	YBARRA, ROBERT & OLGA C/S THURMAN & BARBARA
LOT 20	WALLACE, THURMAN & BARBARA ROBERT & OLGA YBARRA C/S

BLOCK 3 CB 5996

LOT 1	DOOLING, M L
LOT 2	DOOLING, MARGARET L
LOT 3	SALAS, REUBEN O
LOT 4	SALAS, REUBEN G & ANITA M
LOT 5	ROBERTSON, TODD & RONDA
LOT 6	ROBERTSON, TODD & RONDA
LOT 7	ROBERTSON, TODD & RONDA
LOT 8	CARROLL, THOMAS R & ANNE R
LOT 9	CARROLL, THOMAS R
LOT 10	CREMONA, MONICA S
LOT 11	GONZALEZ, MIGUEL ANGEL & ROSA ORTIZ

BLOCK 2 CB 4709F

LOT 2	AQUARIUS & GEMINI LP
LOT 4	AQUARIUS & GEMINI LP
LOT 5	ESPINOZA, JUDE V & MONICA
LOT 7	SAMELSON, WILLIAM & JENNY
LOT 8	BURDIN, DANIEL B & TRACY L
LOT 12	DEWSPELARE, AARON R & MARY JANE
LOT 14	DEWSPELARE, AARON & MARY JANE
LOT 15	SLACK, KIRK & KAREN
LOT 19	RAMIREZ, PETER E
LOT 20	HERRERA, JOEL A & YOLANDA V
LOT 21	REVELES, TRINIDAD & YOLANDA

DEVELOPER
GREEN LAND VENTURES
CONTACT PERSON : DANA GREEN
505 MADISON OAK DRIVE
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

CHAIRPERSON DATE

SECRETARY DATE

NO.	DATE	DESCRIPTION	BY
1	3-10-05	CCSA COMMENTS	MP

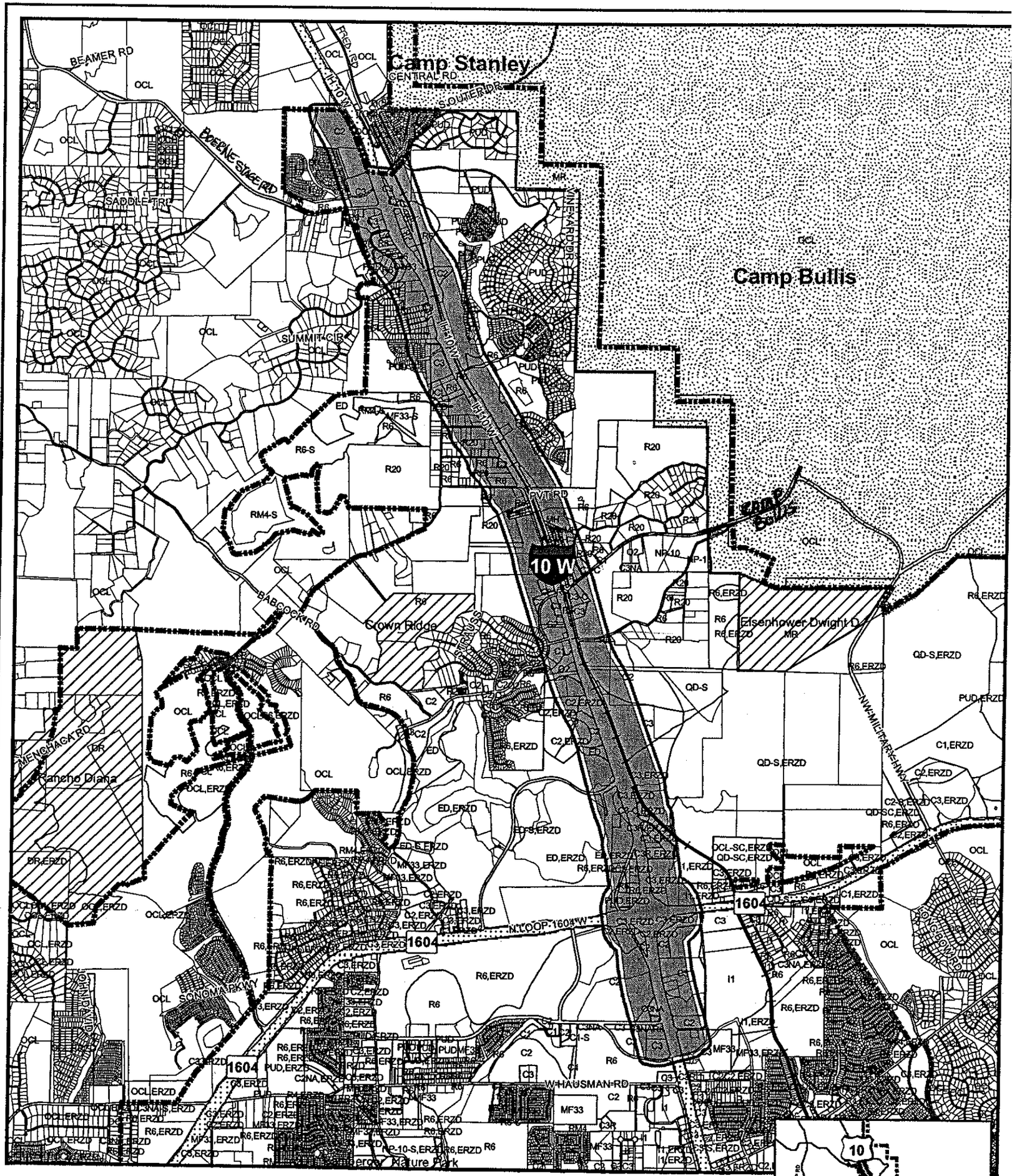
REVISIONS

DESIGN: JJ | DRAWN: JTD | PROJ. MGR: JTD | DATE: 3-10-05
PROJECT: LIMESTONE RANCH | CHK: KJK | F.B.#: | S.H.#:

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

LIMESTONE RANCH
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1



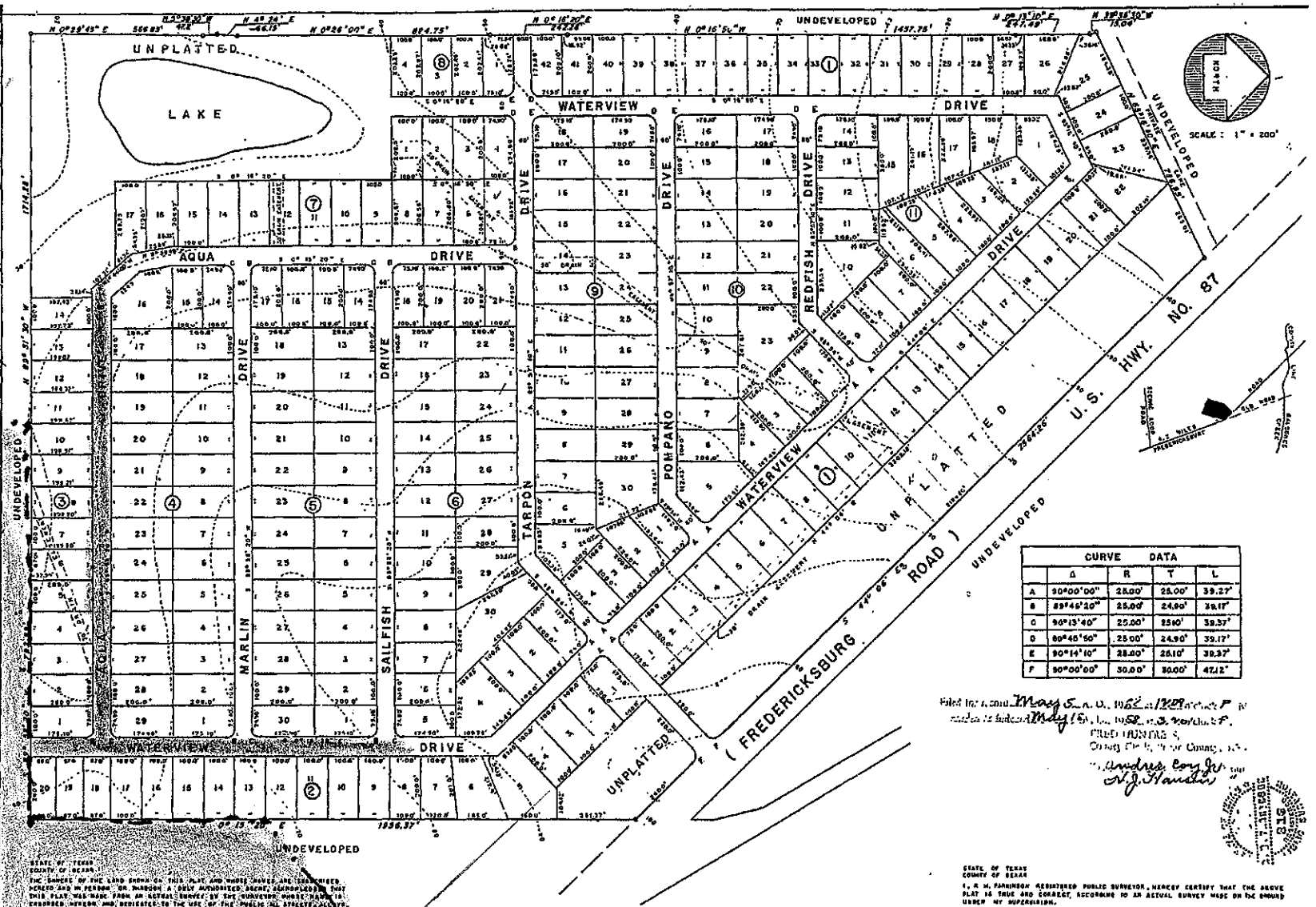
ZONING CASE: Z2003-077

City Council District No. 8
Requested Zoning Change
To: Designate Hill Country Gateway Corridor District (GC-1)
Date: May 22, 2003

Subject Property
200' Notification
S.A.CityLimits-2003
Parks-2002
Corridor Zoning

N
W E
S

C:\arcview\project\Hill Country Corridor.mxd



CURVE DATA				
	Δ	R	T	L
A	90°00'00"	25.00'	25.00'	39.27'
B	89°45'20"	25.00'	24.90'	39.17'
C	90°13'40"	25.00'	25.10'	39.37'
D	89°45'50"	25.00'	24.90'	39.17'
E	90°14'10"	25.00'	25.10'	39.37'
F	90°00'00"	30.00'	30.00'	47.12'

Filed for record May 5 A.D. 1958 at 12:29 o'clock P.
Recorded May 15 A.D. 1958 at 3:40 o'clock P.
FRED HUNTER
County Clerk, Bexar County, Texas
By Andrew Coy Jr.
N. J. Hausler

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY BY THE SURVEYOR WHOSE NAME IS ENDORSED HEREON AND DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER-COURSES, EASEMENTS AND ALL PUBLIC PLACES THEREON SHOWN AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

TEXAS LAND CO.

Jake C. Webb — JAKE C. WEBB
Kent F. Baltzell — KENT F. BALTZELL

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED JAKE C. WEBB AND KENT F. BALTZELL KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THEN WITHIN MY HAND AND SEAL OF OFFICE THIS 28TH DAY OF APR. A.D. 1958

Lucio Martinez
LUCIO MARTINEZ — NOTARY PUBLIC
BEXAR COUNTY — TEXAS

LAKE SIDE ACRES

BEING A SUBDIVISION OF A 176.942 ACRE TRACT OUT OF THE W. H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I, R. H. PARKINSON REGISTERED PUBLIC SURVEYOR, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

R. H. Parkinson
R. H. PARKINSON — REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME 28TH DAY OF APR. A.D. 1958.

Lucio Martinez
LUCIO MARTINEZ — NOTARY PUBLIC
BEXAR COUNTY — TEXAS.

APPROVED
COUNTY ROAD ENGINEER

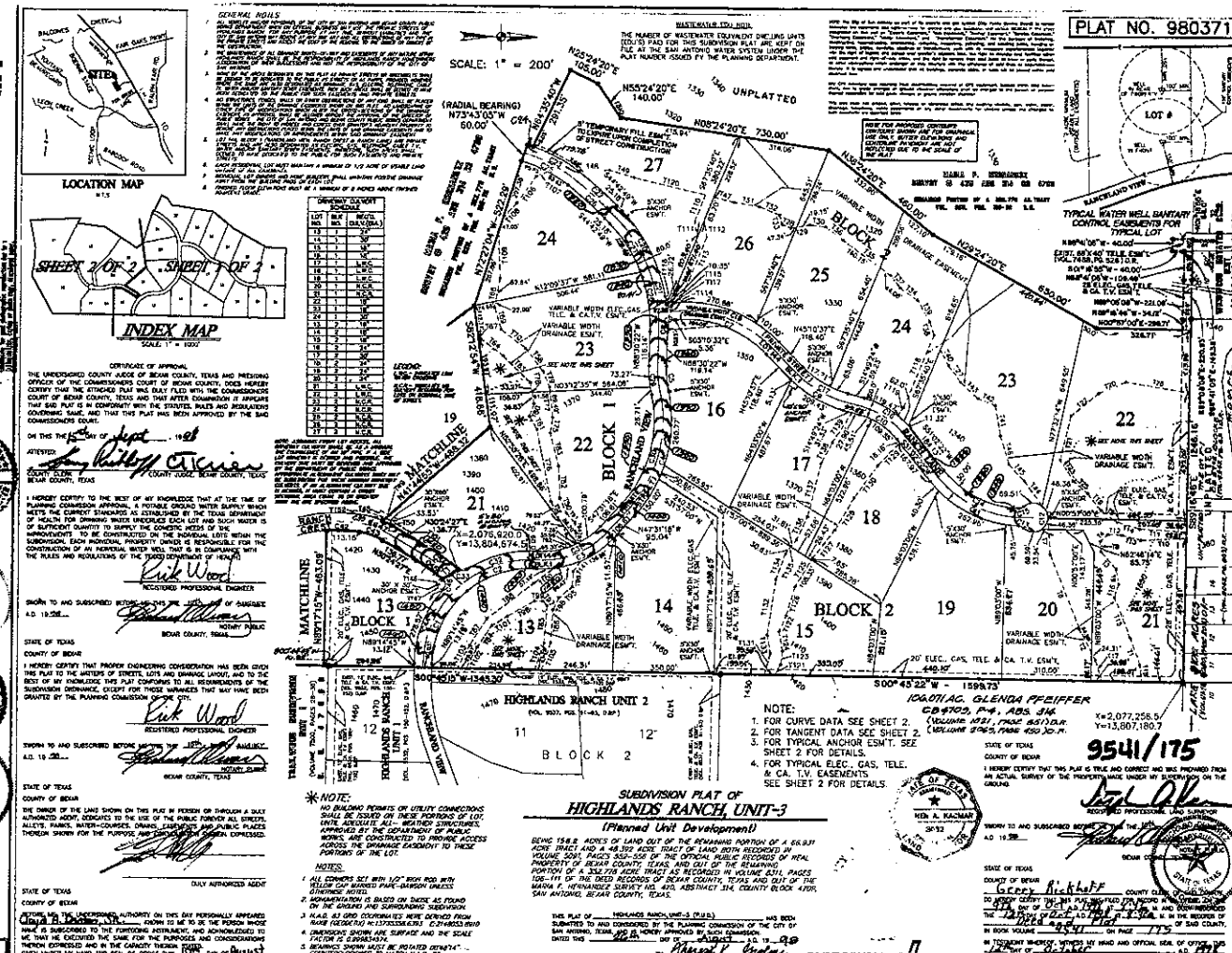
158992 COUNTY MAINTENANCE TO BE MAY 5 1958 VOL 4080 202

1958

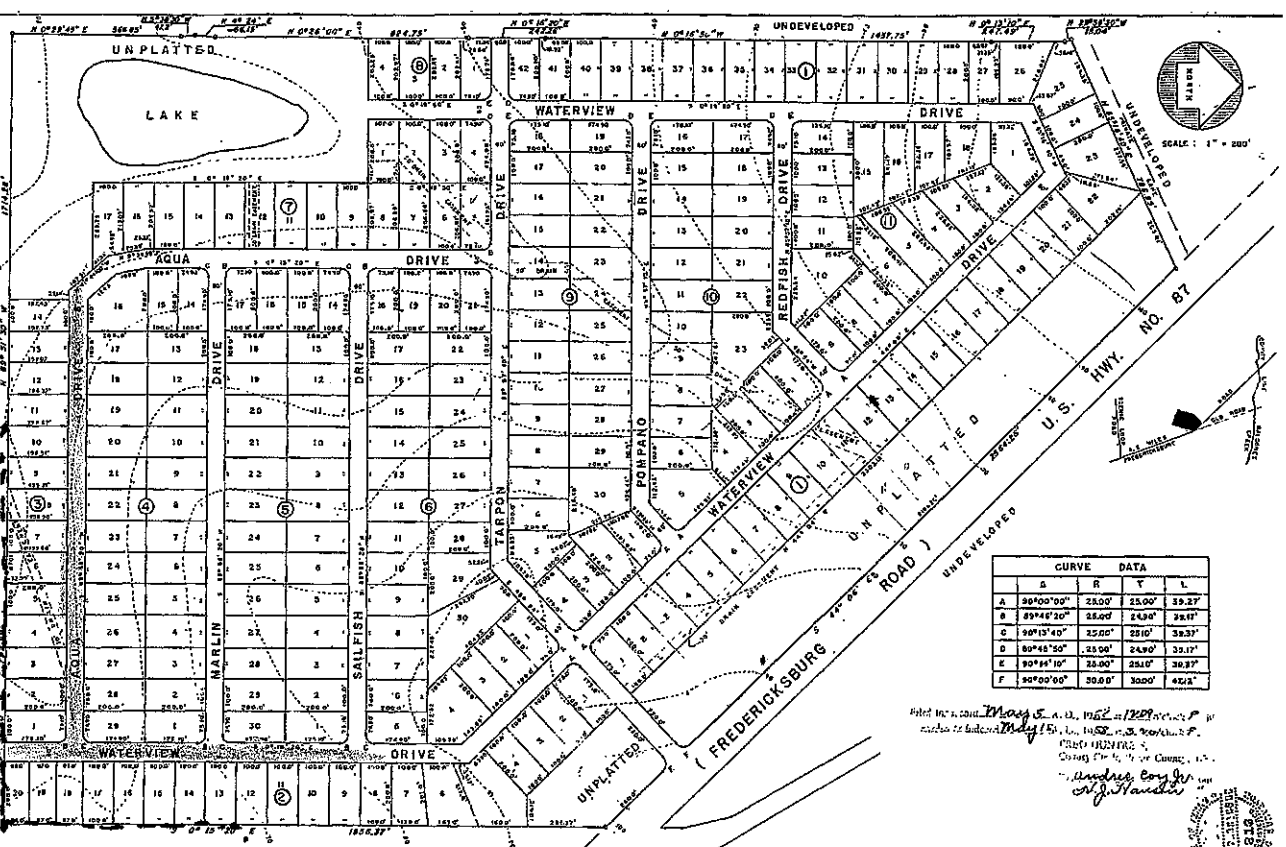
LINESTONE RANCH

For restrictions see Vol 4141 Page 585

PLAT NO. 980371



H:\1534\80\DESIGN\CIVIL\PL1534B0.DWG JOB NO. 1534.80 SHEET 1 OF 2



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CARO CONTRERAS
County Clerk, Bexar County, Texas
Andrew Coy Jr.
N.J. Hansen

STATE OF TEXAS
COUNTY OF BEXAR

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TEXAS LAND CO

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Lucie Martinez
LUCIE MARTINEZ — NOTARY PUBLIC
BEXAR COUNTY — TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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R.H. Parkinson
R. H. PARKINSON — REGISTERED PUBLIC SURVEYOR

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Lucie Martinez
LUCIE MARTINEZ — NOTARY PUBLIC
BEXAR COUNTY — TEXAS

APPROVED _____
COUNTY ROAD ENGINEER

COUNTY MAINTENANCE
MAY 5 1958

158992

VOL 4080 202

LINESTONE RANCH

For restrictions see VOL 4141 Page 585

MDP

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Date: **March 28, 2005**

(Check One)

Project Name: Limestone Ranch **FILE #**_____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD# _____ Plat # _____

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development (1) Major Thoroughfare

*Master Plans & P.U.D. Submittals **15** copies **(folded)** with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies.*

Request for Review

(Cont.)

To:

- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering
- ☐ Street and Drainage
- ☐ Traffic TIA
- ☐ Building Inspection - Trees
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Planning Department use

FROM: _____ **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☒ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** (210) 698-5051

Comments: 1. DOES NOT MEET THE CONNECTIVITY RATIO . 35-506(e)(1)

2. REQUIRE SECONDARY ACCESS 35-506(e)(7)

3. LABEL EXIST. STREET NAMES 35-B101(c)F(6)

4. TIE TO EXIST. STREET (WATERVIEW DR.) STUB OUT. 35-506(e)(5)

5. SHOW ANOTHER SET OF COORDINATES 35-B101(c)E(1)

6. LABEL "PROJECT" LIMITS" AROUND THE MDP.

7. TYPICAL STREET SECTION "LOCAL A" R.O.W. 50' WITH 4' SIDEWALKS 35-506(c)(1) TABLE 506-3

8. SHOW TYPICAL STREET SECTION FOR 112' ROADWAY SECT. @ ENTRANCE @ IH10

9. RED LINE WILL BE IN ENGINEERS PICK-UP BOX

Robert R. Lombrano — Planner II — 4/15/05

Signature **Title** **Date**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Disability Approve 4.B.

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number)
(210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ MDP/ P.U.D. Plan (combination)
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☐ Plat Certification Request
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other:_____

Date: **March 28, 2005**

(Check One)

Project Name: Limestone Ranch **FILE #**_____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

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(1) Master Development (1) Major Thoroughfare

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☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[illegible]	Planner II	4.13.05
Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

SAWS

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number)
(210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number)
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- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

050406

Date: March 28, 2005

(Check One)

Project Name: Limestone Ranch **FILE #** _____

Engineer/Surveyor: Moy Civil Engineers

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SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 APR 12 P 3:23

☐ I recommend approval ☐ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

At this time, the Limestone Ranch MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

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.

Additional Comments:

Signature	Title	Date
Keith M. Nixon	Manager	5-2-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

SAWS

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

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(210) 207-5014 rlombrano@sanantonio.gov

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050406

Date: March 28, 2005

(Check One)

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Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 APR 12 P 3: 2

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Additional Comments:

Signature	Title	Date
Keith M. Nixon	Manager	5-2-05

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City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: March 28, 2005

Case Manager:	**File Number:**
Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014, rlombrano@sanantonio.gov Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov	

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):*** ☐ ***YES*** ☒ ***NO*****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (indicate TIF project name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Rural Development (RD)
  - ☐ Fame and Ranch (FR)
  - ☐ Mix Light Industrial (MI-1)
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Master Plan Submittals: ***Completeness Review Form*** *and 15 Copies (Folded) with* ***Planning Department Request for Review Form*** *(Attached) for Respective Departments or Agencies*

Project Name: Limestone Ranch

Owner/Agent Green Land Ventures, Ltd. Phone: (210) 481-9000 Fax: (210) 481-9001

Address: 505 Madison Oak, San Antonio, Texas Zip Code: 78258

Engineer/Surveyor: Moy Civil Engineers Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100 San Antonio, Texas Zip Code 78249

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Existing Legal Description: Being a 96.704 acre tract of land out of the Maria F. Hernandez Survey No. 420, Abstract No. 314, County Block 4709, Bexar County, Texas, said 96.704 acre tract being a part of that certain 17.243 acre tract conveyed to Z.E. Taheri Trustee of the Z.E. Taheri Living Trust by deed recorded in Volume 7863, Pages 498-501, Official Records, Bexar County, Texas and part of that certain 105.310 acre tract conveyed to Z.E. Taheri Trustee of the Z.E. Taheri Living Trust by deed recorded in Volume 7478, Pages 1215-1219, Official Records, Bexar County, Texas.

Existing Zoning N/A Proposed Zoning: No Change

Projected # of Phases: 2

Number of Dwelling Units (Lots) by Phases: Unit 1 – 79 lots; Unit 2 – 58 lots

Total Number of Lots: 137 Divided by Acreage: 96.70 = Density: 1.42

(PUD Only) Linear Feet of Street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total Open Space: _____ Divided by Total Acreage _____ = Open Space _____ %

(PUD Only) Type of Gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction Start Date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: B.I.S.D. Ferguson Map Grid: 447 A3

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?
Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?
Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

2005 APR -8 P 3:26
DEV. SERVICES

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY SERVICES
2005 MAY -9 P 3:26

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name/names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

Bexar Pw

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
☐ Plat Certification Request
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Date: **March 28, 2005**

(Check One)

Project Name: Limestone Ranch **FILE #** _____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD# _____ Plat # _____

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development (1) Major Thoroughfare

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies.*

Request for Review

(Cont.)

To:
- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering
- ☐ Street and Drainage
- ☐ Traffic TIA
- ☐ Building Inspection - Trees
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Planning Department use

FROM: _____ **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☒ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** (210) 698-5051

Comments: 1) PLEASE SUBMIT TIA
2) STUB OUT STREET FROM LAKESIDE ACRES MUST BE EXTENDED.
3) MIN ROW WIDTH FOR LOCAL A IS 50 FT (ASSUMING THESE ARE PUBLIC STREETS) NOTE 2 CALLS FOR 50 FT BUT STANDARD DETAIL SHOWS 3 AT 4
4) EXCEEDS 125 LOTS, SECONDARY ACCESS REQUIRED

Todd Lay — Civil Engineer Assistant — 6-2-05

Signature **Title** **Date**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY SERVICES
2005 MAR -8 P 3:24

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks are, as required.

☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A storm water management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the _____ plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Dana Green Signature: Dana Green

Date: March 14, 2005 Phone: (210) 481-9000 Fax: (210) 481-9001

2005 MAR -8 P 3:26
CITY SERVICES

If you have any questions please call Michael O. Herrera, Special Project Coordinator at 207-7038

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number)
(210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
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☐ Plat Certification Request
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Date: **March 28, 2005**

(Check One)

Project Name: Limestone Ranch **FILE #** _____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD# _____ Plat # _____

(Plats Only): *2 copies **(folded)** with Request for Review forms (attached)*
(1) Master Development (1) Major Thoroughfare

*Master Plans & P.U.D. Submittals **15** copies **(folded)** with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies.*

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

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- ☐ Manufactured Home Park Plan (MHPP)
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Date: **March 28, 2005**

(Check One)

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City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

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- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Date: **March 28, 2005**

2005 APR -6 P 3:50 CITY SERVICES

(Check One)

Project Name: Limestone Ranch **FILE #**_____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD#_____ Plat #_____

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City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TDN)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a plan shall comply with the provisions of ARTICLES I & IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. # _____

Plat Name: Limestone Ranch

Project Engineers/Surveyors or Firm Name: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone# (210) 698-5051 **Fax#:** (210) 698-5085 **E-Mail:** kkoehler@moy-ce.com

Planning Department
Required Items for Completeness Review

- ☒ *Completed and Signed Application Form*
- ☒ *Appropriate Plan Review Fee*
- ☒ *Digital Information **(MDP'S and PUD)***
- ☒ *8 1/2" x 11" Reduced Copy **(MDP'S and PUD)***
- ☒ *Storm Water Management Plan **(MDP'S and PUD)***

- ***(Plats Only):***
  *4 copies (folded) with **Planning Department** Request for Review Form (Attached):*
  (1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods,)(1) Historic Preservation

- ***(Master Development Plans and PUD Plans):** 15 copies (folded) with **Planning Department** Request for Review Form (Attached) for Respective Departments or Agencies*

☒ Master Development Plan
☒ Major Thoroughfare
☒ Neighborhoods ☒ Historic
☒ Disability Access (Sidewalks)
☒ Zoning
☒ SAWS Aquifer
☒ Storm Water Engineering
☒ Street and Drainage
☒ Traffic T.I.A.
☒ Building Inspection - Trees
☒ Parks - Open Space
☒ Fire Protection
☒ Bexar County Public Works
☒ Other: _____

☒ **Accepted** ☐ **Rejected**

Completeness Review By: Dustin Date: _____

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TDN)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a plan shall comply with the provisions of ARTICLES I & IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. # _____

Plat Name: Limestone Ranch

Project Engineers/Surveyors or Firm Name: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone# (210) 698-5051 **Fax#:** (210) 698-5085 **E-Mail:** kkoehler@moy-ce.com

Planning Department
Required Items for Completeness Review

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- ☒ *Appropriate Plan Review Fee*
- ☒ *Digital Information **(MDP'S and PUD)***
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☒ Master Development Plan	☒ Street and Drainage
☒ Major Thoroughfare	☒ Traffic T.I.A.
☒ Neighborhoods ☒ Historic	☒ Building Inspection - Trees
☒ Disability Access (Sidewalks)	☒ Parks - Open Space
☒ Zoning	☒ Fire Protection
☒ SAWS Aquifer	☒ Bexar County Public Works
☒ Storm Water Engineering	☒ Other: _____

☒ **Accepted** ☐ **Rejected**

2005 APR -8 P 3:26
REV. SERVICES

Completeness Review By: Dustin Finley Date: _____

MTP

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

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- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Date: **March 28, 2005**

(Check One)

Project Name: Limestone Ranch **FILE #** _____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD# _____ Plat # _____

***(Plats Only): 2** copies **(folded)** with Request for Review forms (attached)*
(1) Master Development (1) Major Thoroughfare

*Master Plans & P.U.D. Submittals **15** copies **(folded)** with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies.*

Request for Review

(Cont.)

To:

- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
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- ☐ Building Inspection - Trees
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Planning Department use

FROM: _____ **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____**, I notified** _____**, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** (210) 698-5051

Comments:

PROVIDE LETTER FROM TXDOT, APPROVING THE ENTRANCE

Robert L. Lombrano Planner II 4/15/05

Signature **Title** **Date**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano STORM WATER

From: Lyndon Duano
Sent: Thursday, April 28, 2005 12:29 PM
To: Michael Herrera; 'kkoehler@moy-ce.com'
Cc: Robert Lombrano; Ernest Brown
Subject: Limestone Ranch MDP

I have no further comments for the above project and approved the submittal.

LimestoneSubd.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **Kerry J. Koehler,P.E., (Moy Civil Engineers, Inc.)**

FROM: **Lyndon Duano**

COPIES TO: **Michael Herrera, Planning**

SUBJECT: **Limestone Subdivision (MDP)**

Leon *Creek Watershed* *April 27, 2005*

Storm Water Engineering has reviewed the Limestone Subdivision (MDP) submittals received March 11, 2005 and have no further comments and released the above project.

Should you have any question please call me at 207-8052.

Lyndon Duano
Engineering Associate

STREET / DRAINAGE

Robert Lombrano

From: Sam Dent

Sent: Sunday, June 05, 2005 10:32 AM

To: kkoehler@moy-ce.com

Cc: Robert Lombrano

Subject: MDP Review Comments - Limestone Ranch

See attached. APPROVED

Sam Dent, P.E.
Chief Engineer
Development Services Department

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Kerry Koehler, P.E.
Moy Civil Engineers

FROM: Sam Dent, P.E.
Chief Engineer

DATE: June 5, 2005

SUBJECT: MDP Review Comments
Limestone Ranch

1. The above referenced MDP is approved with the following conditions:

    a. Provide resolution for cul-de-sac that is over 1,000 feet in length.
    b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
    c. Add a note stating that block lengths shall comply with UDC 35-515(b)(3).
    d. Clarify right-of-way dimension in note 2.

2. During platting process, address 200-foot long dead-end located in the vicinity of Unit 2, Lot 50.

3. 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.

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Thursday, May 12, 2005 11:02 AM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'kkoehler@moy-ce.com'
Subject: Limestone Ranch, MDP **APPROVAL**

TIA recommends the approval of Limestone Ranch, MDP.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Thursday, April 28, 2005 11:05 AM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'kkoehler@moy-ce.com'
Subject: Limestone Ranch, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Limestone Ranch, MDP. In order to expedite the approval of this MDP, please provide the following:

- Connect to existing Bexar County ROW
- Needs to meet the 175' off-set or street needs to be aligned.

Redlines are in the engineer pick-up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Wednesday, May 25, 2005 12:26 PM
To: 'kkoehler@moy-ce.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Limestone Ranch MDP

Limestone Ranch MDP

Zoning: Approved
Property is outside of the city limits.

Christopher Looney
Senior Planner
City of San Antonio, Development Services

TREES

Robert Lombrano

From: Mark C. Bird
Sent: Wednesday, April 20, 2005 8:21 AM
To: 'kkoehler@moy-ce.com'
Cc: Robert Lombrano; Michael Herrera; Debbie Reid
Subject: Limestone Ranch MDP tree aprvl

Limestone Ranch MDP tree aprvl...

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 4/20/05

Subject: Master Development Plan Limestone Ranch

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

☐ 1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

No Tree Preservation Plan approved for this MDP.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

PARKS

Robert Lombrano

From: Chris Yanez

Sent: Wednesday, May 25, 2005 2:53 PM

To: 'kkoehler@moy-ce.com'; 'jlaro@moy-ce.com'

Cc: Robert Lombrano; Michael Herrera

Subject: Limestone Ranch MDP

APPROVED

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department

COPIES TO: Robert Lombrano, Planner II, Development Services Department

SUBJECT: Limestone Ranch

DATE: May 25, 2005

I recommend approval of the Limestone Ranch Master Development Plan.

Limestone Ranch is a proposed subdivision of 137 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 2.0 acres. A total of 2.9 acres has been set aside for Parks or Open Space.

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

Robert Lombrano Bexar County

From: tsang@bexar.org
Sent: Tuesday, July 05, 2005 3:20 PM
To: Robert Lombrano; jlaro@moy-ce.com
Cc: Michael Herrera
Subject: Limestone Ranch **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: July 5, 2005

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Limestone Ranch Subdivision

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Limestone Ranch Subdivision located on the south of IH 10 east of Fair Oaks Parkway.

Consisting of 96.70 acres, this development is proposed to be a planned unit development with 137 residential lots. One access point will be provided to the IH 10 frontage road and secondary access will be provided into the adjacent subdivision with the extension of Waterview Drive. Secondary access shall be secured prior to approval of any plat exceeding 125 residential lots.

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 floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

Robert Lombrano Bexar County

From: tsang@bexar.org
Sent: Thursday, June 02, 2005 2:38 PM
To: jlaro@moy-ce.com; Robert Lombrano
Cc: Michael Herrera
Subject: Limestone Ranch ** Disapproval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

Robert Lombrano

From: John LaRo [jlaro@moy-ce.com]
Sent: Tuesday, May 24, 2005 8:12 AM
To: Robert Lombrano
Subject: Limestone Ranch MDP

Mr. Lombrano,

I am working with Jeff Hutzler on the above project and there are still a few departments we have not received responses or comments from. I understand that you are overseeing this MDP and I would like to request a status update from you. Please provide this at your earliest convenience. Thank you.

Moy Civil Engineers
John LaRo
Project Coordination
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249
(210) 698-5051
(210) 698-5085 fax
jlaro@moy-ce.com

Robert Lombrano

From: Lyndon Duano
Sent: Monday, May 02, 2005 2:14 PM
To: Kerry J. Koehler (E-mail)
Cc: Michael Herrera; Ernest Brown; Robert Lombrano; Sam Dent; Terrance Jackson
Subject: Limestone Subdivision MDP

I have no further comments for the project and approved the submittal.

LimestoneSubd.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

CITY OF SAN ANTONIO

July 7, 2005

Mr. Kerry Koehler, P.E.

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

Re: Limestone Ranch MDP # 825

Dear Mr. Koehler:

The City Staff Development Review Committee has reviewed Limestone Ranch Master Development Plan M.D.P. # 825. 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.

- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

  Additionally, 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.

- **Development Services Department Engineering – Street and Drainage** has indicated based upon the information provided, the above referenced MDP is approved with the following conditions:

1. During platting process, address 200-foot long dead-end located in the vicinity of Unit 2, Lot 50.

2. 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.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.

- The **Bexar County Infrastructure Services Department** has reviewed the Master Development Plan for the Limestone Ranch Subdivision located on the south of IH 10 east of Fair Oaks Parkway.

  Consisting of 96.70 acres, this development is proposed to be a planned unit development with 137 residential lots. One access point will be provided to the IH 10 frontage road and secondary access will be provided into the adjacent subdivision with the extension of Waterview Drive. Secondary access shall be secured prior to approval of any plat exceeding 125 residential lots.

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 floodplain issues at 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. (formerly POADP) 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.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Ismeal B. Segovia, M.A. planner II, Parks Project Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage

Texas Department of Transportation
P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

May 6, 2005

Master Development Plan Review
Limestone Ranch
Located on IH 10, south of Fair Oaks Parkway

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None.
Access Limits/Restrictions	Access permits to TxDOT facilities will as directed by "Regulations For Access Driveways to State Highways". TxDOT will permit a maximum number of one access point to IH 10.
WPAP Requirements	None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

J Friesenhahn PE

Judy Friesenhahn, P.E.
Transportation Planning Director

cc: Moy Civil Engineers

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, June 01, 2005 4:21 PM
To: 'John LaRo'
Cc: Robert Lombrano
Subject: RE: Comments on Limestone Ranch MDP

John,
Thank you for the clarification on the issues.

Master Development Plan: Approved 6/1/2005

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: John LaRo [mailto:jlaro@moy-ce.com]
Sent: Wednesday, June 01, 2005 3:24 PM
To: Robert Lombrano
Cc: Jeff Hutzler
Subject: Comments on Limestone Ranch MDP

Robert,
Please review my response to your comments (in red) below. Upon receiving an e-mail confirmation that you agree with our response below, I will submit revised plans for your review. If you feel that any of my responses are incorrect, please supply further comment. Thank you.

Master Development Plan: Disapproved
1. Does not require Lot and Block numbers on MDP's, only for PUD's.
These details will be removed from the MDP prior to being resubmitted to your attention.
2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2) access points for 125 units or over.
Please note that there is a second point of access to this development provided in the connection to the existing Waterview Drive.
3. Local "A" street, is required 50' of ROW with 28' of pavement. 35-506(c)(1) Conventional Classification System
Please note that, as per note number 9, this is proposed as a Planned Unit Development with Private Streets. This classification as private should allow the Right-of-Way widths as shown on the plan.
4. Provide projection of street from unit 1, Block 1, between lot 8-14. 35-506(e)(2) projecting streets
This seems inappropriate when considering the following circumstances.
This is a future commercial development with only 400 feet of depth (required for sound abatement by TXDoT) and 1500 feet of frontage onto IH-10.

Robert Lombrano Historic

From: Kay Hindes
Sent: Thursday, May 26, 2005 3:54 PM
To: Michael Herrera
Cc: Robert Lombrano; 'kkoehler@moy-ce.com'; 'jlaro@moy-ce.com'
Subject: Limestone Ranch MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hindes

In addition to this, the street projection would be private and therefore not available for use by commercial development.
There wouldn't appear to be any need for a projected street in this instance.

Moy Civil Engineers
John LaRo
Project Coordination
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249
(210) 698-5051
(210) 698-5085 fax
jlaro@moy-ce.com

-----Original Message-----
From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Wednesday, June 01, 2005 11:37 AM
To: Jeff Hutzler
Cc: Robert Lombrano
Subject: Limestone Ranch MDP

Jeffrey,

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved
1. Does not require Lot and Block numbers on MDP's, only for PUD's.
2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2) access points for 125 units or over.
3. Local "A" street, is required 50' of ROW with 28' of pavement. 35-506(c)(1) Conventional Classification System
4. Provide projection of street from unit 1, Block 1, between lot 8-14. 35-506(e)(2) projecting streets

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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Robert Lombrano

From: John LaRo [jlaro@moy-ce.com]
Sent: Wednesday, June 01, 2005 4:21 PM
To: Robert Lombrano
Subject: RE: Comments on Limestone Ranch MDP

Thank you for working with us on these items. It is greatly appreciated.

Moy Civil Engineers
John LaRo
Project Coordination
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249
(210) 698-5051
(210) 698-5085 fax
jlaro@moy-ce.com

-----Original Message-----
From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Wednesday, June 01, 2005 4:21 PM
To: John LaRo
Cc: Robert Lombrano
Subject: RE: Comments on Limestone Ranch MDP

John,
Thank you for the clarification on the issues.

Master Development Plan: Approved 6/1/2005

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: John LaRo [mailto:jlaro@moy-ce.com]
Sent: Wednesday, June 01, 2005 3:24 PM
To: Robert Lombrano
Cc: Jeff Hutzler
Subject: Comments on Limestone Ranch MDP

Robert,
Please review my response to your comments (in red) below. Upon receiving an e-mail confirmation that you agree with our response below, I will submit revised plans for your review. If you feel that any of my responses are incorrect, please supply further comment. Thank you.

Master Development Plan: Disapproved

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2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2) access points for 125 units or over.
Please note that there is a second point of access to this development provided in the connection to the existing Waterview Drive.
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Please note that, as per note number 9, this is proposed as a Planned Unit Development with Private Streets. This classification as private should allow the Right-of-Way widths as shown on the plan.
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This seems inappropriate when considering the following circumstances.
This is a future commercial development with only 400 feet of depth (required for sound abatement by TXDoT) and 1500 feet of frontage onto IH-10.
In addition to this, the street projection would be private and therefore not available for use by commercial development.
There wouldn't appear to be any need for a projected street in this instance.

Moy Civil Engineers

John LaRo

Project Coordination

12770 Cimarron Path, Suite 100

San Antonio, Texas 78249

(210) 698-5051

(210) 698-5085 fax

jlaro@moy-ce.com

-----Original Message-----
From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Wednesday, June 01, 2005 11:37 AM
To: Jeff Hutzler
Cc: Robert Lombrano
Subject: Limestone Ranch MDP

Jeffrey,

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved
1. Does not require Lot and Block numbers on MDP's, only for PUD's.
2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2)

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4. Provide projection of street from unit 1, Block 1, between lot 8-14. 35-506(e)(2) projecting streets

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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Robert Lombrano

From: Robert Lombrano
Sent: Thursday, July 07, 2005 1:41 PM
To: 'jhutzler@moy-ce.com'
Cc: Robert Lombrano
Subject: Linestone Ranch MDP 825 Approval Letter

Jeffery,
Have the MDP # 825 Limestone Ranch letter of approval ready to be signed by the director, but need 10 updated copies and a updated
8 1/2 x 11" of the plan.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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MDP / MTP

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, June 01, 2005 11:37 AM
To: 'jhutzler@moy-ce.com'
Cc: Robert Lombrano
Subject: Limestone Ranch MDP

Jeffrey,

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved
1. Does not require Lot and Block numbers on MDP's, only for PUD's.
2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2) access points for 125 units or over.
3. Local "A" street, is required 50' of ROW with 28' of pavement. 35-506(c)(1) Conventional Classification System
4. Provide projection of street from unit 1, Block 1, between lot 8-14. 35-506(e)(2) projecting streets

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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SAWS

Robert Lombrano

From: Karen.Stahn@saws.org

Sent: Wednesday, May 04, 2005 2:57 PM

To: Robert Lombrano

Cc: kkoehler@moy-ce.com

Subject: SAWS Aquifer Protection & Evaluation Review for "Limestone Ranch MDP"

Attached is our review for the above referenced project.

APPROVED

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, June 01, 2005 11:37 AM
To: 'jhutzler@moy-ce.com'
Cc: Robert Lombrano
Subject: Limestone Ranch MDP

Jeffrey,

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved
1. Does not require Lot and ~~Block numbers on~~ MDP's, only for PUD's.
2. Has 137 units utilizing one (1) access. 35-506(e) (7) Secondary Access, requires (2) access points for 125 units or over.
3. Local "A" street, is required 50' of ROW with 28' of pavement. 35-506(c)(1) Conventional Classification System
4. Provide projection of street from unit 1, Block 1, between lot 8-14. 35-506(e)(2) projecting streets

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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MTP /MDP

Robert Lombrano

From: Robert Lombrano
Sent: Friday, April 15, 2005 2:52 PM
To: 'kkoehler@moy-ce.com'
Cc: Robert Lombrano
Subject: Limestone Ranch

Kerry,

Major Thoroughfare: Disapproved 4/15/2005

Provide letter from Tx Dot.

Master Development: Disapproved 4/15/2005

Project does not meet Connectivity Ratio. UDC 35-506 (e) (1)
Require secondary access. 35-506 (e) (7)
Label existing Street Names. 35-B101 (c) F (6)
Tie to existing street stub out. (Waterview Dr.) 35-506 (e) (5)
Show another set of coordinate. 35-B101 (c) E (1)
Label "Project Limits" around the perimeter of the MDP.
Typical Street Section R.O.W. should be 50'. 35-506 (c) (1) Table 506-3
Provide Typical Street Section for the 112' entrance at I.H 10.
Lot and Block numbers are required only on private streets.
Streets should be 50 R.O.W. with 28 ' of pavement.

Redlines will be in the engineers pick-up box.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Robert Lombrano

From: Robert Lombrano
Sent: Friday, April 15, 2005 2:52 PM
To: 'kkoehler@moy-ce.com'
Cc: Robert Lombrano
Subject: Limestone Ranch

Kerry,

Major Thoroughfare: Disapproved 4/15/2005

Provide letter from Tx Dot.

Master Development: Disapproved 4/15/2005

Project does not meet Connectivity Ratio. UDC 35-506 (e) (1)
Require secondary access. 35-506 (e) (7)
Label existing Street Names. 35-B101 (c) F (6)
Tie to existing street stub out. (Waterview Dr.) 35-506 (e) (5)
Show another set of coordinate. 35-B101 (c) E (1)
Label "Project Limits" around the perimeter of the MDP.
Typical Street Section R.O.W. should be 50'. 35-506 (c) (1) Table 506-3
Provide Typical Street Section for the 112' entrance at I.H 10.
Lot and Block numbers are required only on private streets.
Streets should be 50 R.O.W. with 28 ' of pavement.

Redlines will be in the engineers pick-up box.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3281220

AMT ENCLOSED _____

AMOUNT DUE	500.00
INVOICE DATE	4/11/2005
DUE DATE	4/11/2005

50-05-5574
OAK MADISON PROPERTIES LLC
505 MADISON OAK DRIVE
SAN ANTONIO, TEXAS 78258

MDP 825

PHONE:(210)481-9000

LIMESTONE RANCH

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/11/2005	3281220	50-05-5574	4/11/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

PAID
APR 11 2005
MP#6

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/11/2005		CK#2665	
END	04/11/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO

DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

2665

OAK MADISON PROPERTIES LLC
505 MADISON OAK DRIVE 210-481-9000
SAN ANTONIO, TEXAS 78258-3974

37-65/1119 853

DATE 3-14-05

PAY TO THE ORDER OF City of SA $ 500.00

Five hundred 00/100 DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank Texas, N.A.
40 N.E. Loop 410
San Antonio, TX 78216
www.wellsfargo.com

FOR

Dara Green MP

⑈002665⑈ ⑆111900659⑆ 7977002240⑈

2666

OAK MADISON PROPERTIES LLC
505 MADISON OAK DRIVE 210-481-9000
SAN ANTONIO, TEXAS 78258-3974

37-65/1119 853

DATE 3-14-05

PAY TO THE ORDER OF City of SA $ 75.00

Seventy five 00/100 DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank Texas, N.A.
40 N.E. Loop 410
San Antonio, TX 78216
www.wellsfargo.com

FOR

Dara Green MP

⑈002666⑈ ⑆111900659⑆ 7977002240⑈

2667

OAK MADISON PROPERTIES LLC
505 MADISON OAK DRIVE 210-481-9000
SAN ANTONIO, TEXAS 78258-3974

37-65/1119 853

DATE 3-14-05

PAY TO THE ORDER OF City of SA $ 190.00

One hundred ninety 00/100 DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank Texas, N.A.
40 N.E. Loop 410
San Antonio, TX 78216
www.wellsfargo.com

Dara Green