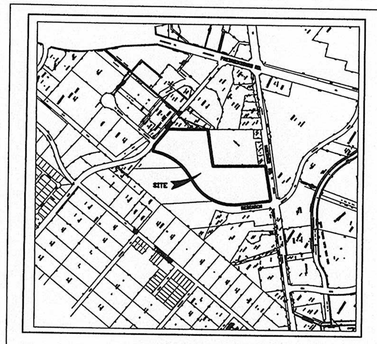
NEW PRUE ROAD MDP

A MASTER PLANNED MULTI-FAMILY OFFICE AND COMMERCIAL COMMUNITY MASTER DEVELOPMENT PLAN

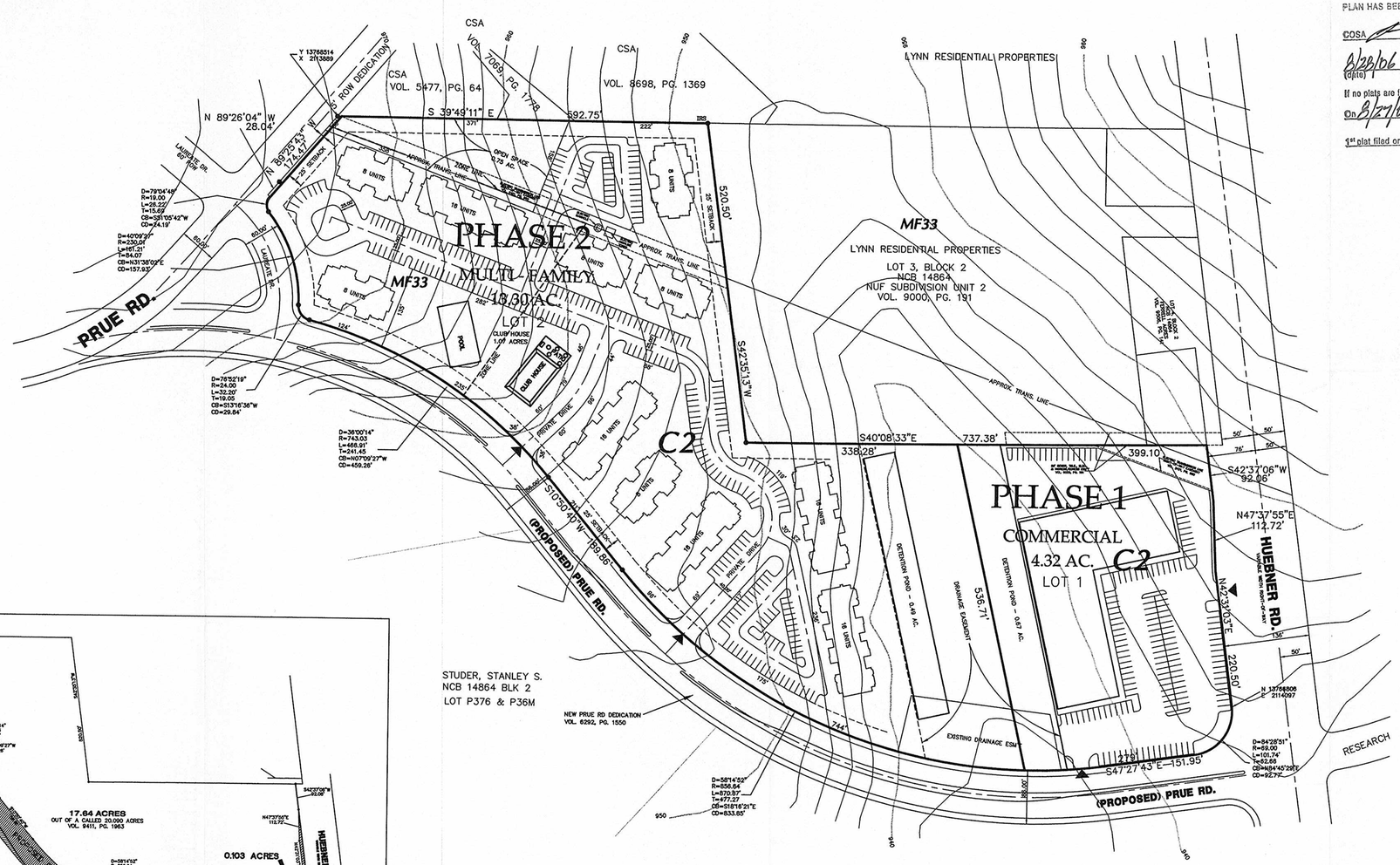


LOCATION MAP

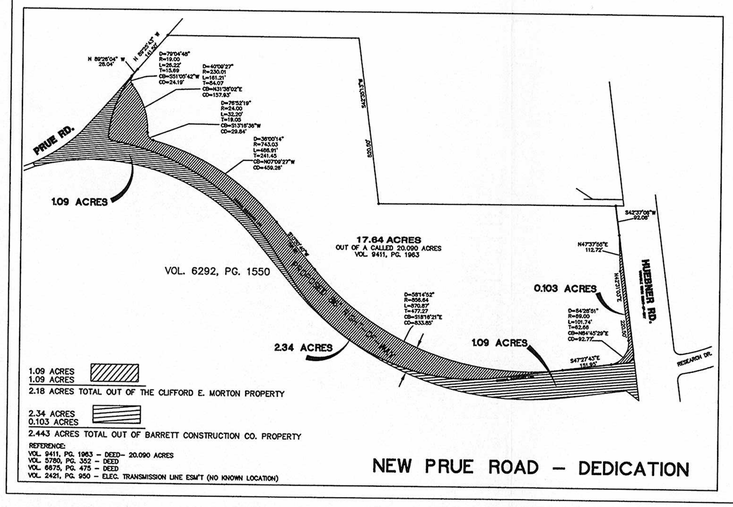
SCALE : 1" = 1000'

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	12/06	6. 49
2	6/07	11. 16

MULTI FAMILY ACREAGE/DENSITY SUMMARY TABLE						
PHASE	LAND USE	ZONED	ACREAGE	LOTS LOTS/AC.	DENSITY SPACE	OPEN
1	COMMERCIAL		4.32	1	–	–
2	MULTI FAMILY	C2	10.45	1	–	2.36
	MULTI FAMILY	MF33	2.85			
TOTAL			17.62	2	–	–



DENOTES APPROX. LOCATION OF ACCESS POINTS



NEW PRUE ROAD – DEDICATION

PLAN HAS BEEN ACCEPTED BY

COSA

8/28/06 (date) 022-06 (number)

If no plats are filed, plan will expire

On 8/27/08

1st plat filed on

100 0 50 100 200

1 inch = 100 ft.

GENERAL NOTES:

17.62 ACRES TOTAL
BASIS OF BEARING IS BASE ON DEED.

STREETS & DRAINAGE:
STREET GRADES SHALL COMPLY WITH UDC SECTION 35-506(d)(3).
ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
BLOCK LENGTHS SHALL COMPLY WITH UDC 35-515(b)(3).

MAJOR THOROUGHFARE:
THE PROPOSED PRUE RD. IS A CAPITAL PROJECT AND IS BEING BUILD BY OTHERS.

DISABILITY:
SIDEWALKS WILL BE INSTATED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2:35-506(Q).

HISTORIC:
IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

SAWS:

THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0130F, DATED JANUARY 4, 2002.

OPEN SPACE PROVISION AND MAINTENANCE PLAN:
THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE "OPEN SPACE" SHALL BE PRESERVED IN ITS NATURAL STATE AS MUCH AS PRACTICAL. THESE OPEN SPACES SHALL BE INSPECTED ON A YEARLY BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. THE "PARKLANDS" SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE AT THE DIRECTION OF THE HOA, BUT AT A MINIMUM SHALL BE MAINTAINED THE SAME AS THE "OPEN SPACE" NOTED ABOVE. ADDITIONAL IMPROVEMENTS, SUCH AS, TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA. IN NO CASE SHALL THESE FACILITIES EXCEED 20% IMPERVIOUS COVER OF THE SITE.

PARK/OPEN SPACE REQUIREMENTS: 128 UNITS/114=1.12 ACRES. 1.82 ACRES OF PASSIVE OPEN SPACE TO BE PROVIDED.

PRIVATE PARKS TO BE MAINTAINED BY OWNER IN ACCORDANCE WITH UDC PAC 35-503.

ZONING:
IN TRACTS ZONED C-2 WHICH WERE PREVIOUSLY ZONED B-2 BEFORE THE CONVERSION, MULTI-FAMILY USES ARE ALLOWED UP TO A DENSITY OF 33 UNITS PER ACRE.

03-24-06P03:56 RCVD

PREPARED: 4/13/06

OWNER/DEVELOPER :
PRUE ROAD LTD.
11 LYNN BATTS LANE SUITE 100 SAN ANTONIO, TEXAS 78218

ENGINEER :
ALAMO CONSULTING ENGINEEING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PLAT No.

REVISIONS

	DATE	DESCRIPTION	APPRVD
1	5/23/06	CSA COMMENTS – MAJOR THOROUGHFARE	
2	6/15/06	CSA COMMENTS – MAJOR THOROUGHFARE	
3	7/12/06	CSA COMMENTS–MTH DRIVEWAY ENT.–ZONING REQ.	
4			
5			
6			

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED
PROFESSIONAL ENGINEER
8/23/06

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

NEW PRUE ROAD MDP

MASTER DEVELOPMENT PLAN

JOB NO: 200003
SCALE: 1" = 100'
DRAWN: RW
DESIGNED:
FILE:MDP.dwg
PAGE:

FILE: F:\PROJECT\200000\200003\dwg\MDP.dwg

CITY OF SAN ANTONIO

August 28, 2006

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineers & Surveying, Inc.
140Heimer Rd., Ste. 617
San Antonio, TX 78232

Re: New Prue Road **MDP # 022-06**

Dear Mr. Schroeder,

The City Staff Development Review Committee has reviewed the New Prue Road Master Development Plan **M.D.P. # 022-06**. 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.

- **Parks** recommends approval with the following conditions:

  The parkland provided is dedicated to the owners of the proposed multi-family units.

  - The note stating the Home Owner's Association responsibilities be removed if there will be no HOA for this proposed development.

- **Trees** approves with the following conditions:

  - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been approved for this development – A/P 1052162.

  - Streetscape standards apply as per UDC Section 35-512 (we recommend preservation of existing trees where available and possible)

- 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.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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. 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.

Sincerely,

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

CC: Sam Dent, P.E. Chief Engineer Development Service