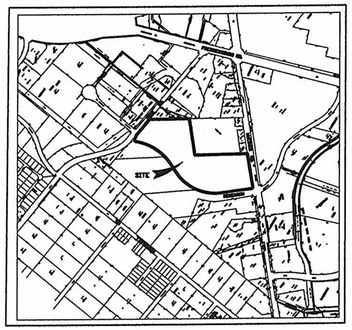
NEW PRUE ROAD MDP

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



LOCATION MAP

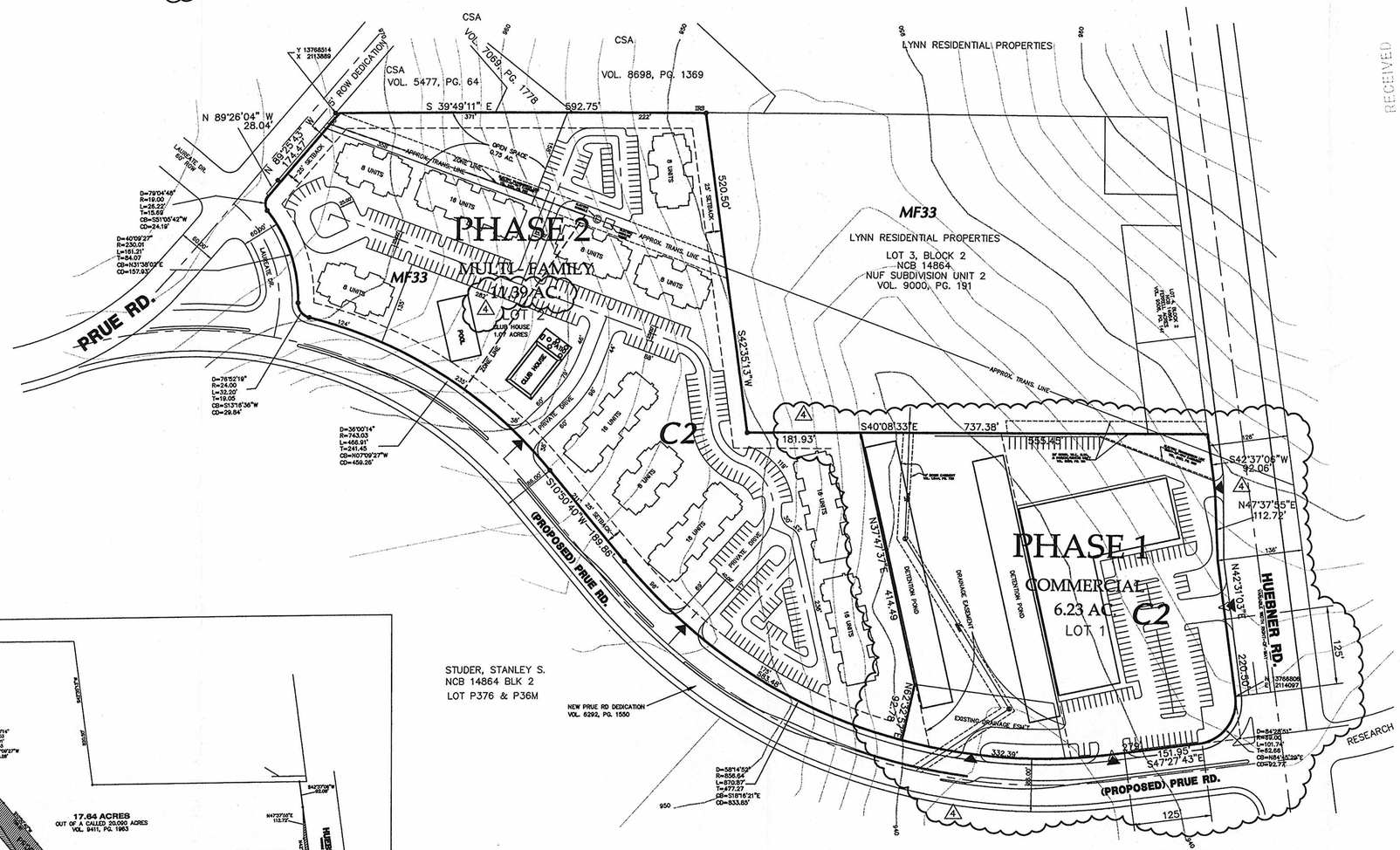
SCALE : 1" = 1000'

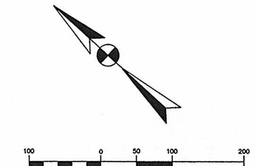
DEVELOPMENT PHASE SCHEDULE

PHASE	EST. CONST. START DATE	AC.
1	06/09	6. 23
2	01/10	11. 39

MULTI FAMILY ACREAGE/DENSITY SUMMARY TABLE

PHASE	LAND USE	ZONED	ACREAGE	LOTS LOTS/AC.	DENSITY SPACE	OPEN
1	COMMERCIAL		6.23	1	–	–
2	MULTI FAMILY	C2	8.54	1	–	2.36
	MULTI FAMILY	MF33	2.85			
TOTAL			17.62	2	–	–





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09 MAR 17 PM 12:53
LAND DEVELOPMENT SERVICES DIVISION

GENERAL NOTES:

17. 62 ACRES TOTAL
BASIS OF BEARING IS BASE ON DEED.

STREETS & DRAINAGE:
STREET GRADES SHALL COMPLY WITH UDC SECTION 35-506(a)(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.

PLAN HAS BEEN ACCEPTED BY
COSA
3/18/09 (Date) 022A-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

PREPARED: 02/25/09

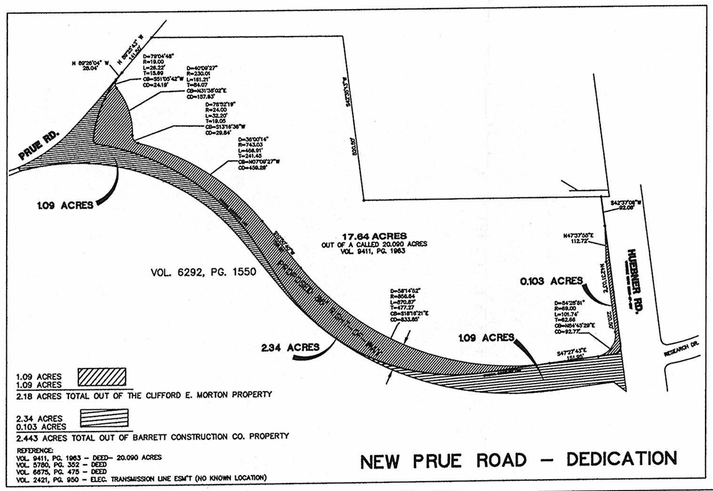
OWNER/DEVELOPER : 3/17/2011 Date
PRUE ROAD LTD.
11 LYNN BATTS LANE SUITE 100 SAN ANTONIO, TEXAS 78218

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

ITEMS THAT WERE AMENDED ARE AS FOLLOWS:

1. *ACREAGE ON PHASE 1 HAS BEEN CHANGED FROM 4.32 ACRES TO 6.23 ACRES.*
2. *ACREAGE ON PHASE 2 HAS BEEN CHANGED FROM 13.30 ACRES TO 11.39 ACRES.*
3. *PHASE 1 SITE PLAN HAS BEEN REVISED.*
4. *ACCESS POINTS TO PHASE 1 HAVE BEEN REVISED.*
5. *ADDED LEFT TURN LANE ON PROPOSED PRUE ROAD.*

PLANNING DIRECTOR OR ASSIGNEE



NEW PRUE ROAD – DEDICATION

▲ *DENOTES APPROX. LOCATION OF ACCESS POINTS*

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	2/25/09	AMENDED MDP AS PER CLIENT COMMENTS.	
5			
6			

PAUL A. SCHROEDER 57564 REGISTERED PROFESSIONAL ENGINEER
3/10/09

ACES
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

MDP #022A-06
MASTER DEVELOPMENT PLAN

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

City of San Antonio

Department of Planning and Development Services

March 18, 2009

Mr. Paul A. Schroeder, P.E.
Alamo Consulting Engineering
And Surveying, Inc.
140 Heimer Road, Suite 617
San Antonio, TX 78232

Re: **New Prue Road (Amending)** **MDP # 022A-06**

Dear Mr. Schroeder,

The Planning and Development Review Committee has reviewed **New Prue Road** Master Development Plan Amendment or **M.D.P. # 022A-06**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Richard Carrizales at (210) 207-8050.

Sincerely,

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