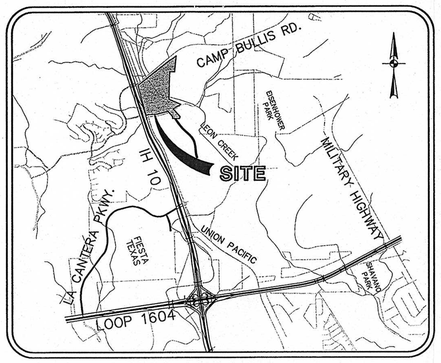
NORTH RIM

MASTER DEVELOPMENT PLAN (MDP)

OWNER: THOMAS ENTERPRISES, INC.
45 ANSLEY DRIVE
NEWNAN, GA 30263
SEPTEMBER 2006



LOCATION MAP
N.T.S.

NOTES:

1. PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE CONTRIBUTING ZONE.
3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. ALL SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS IN ACCORDANCE TO THE UNIFIED DEVELOPMENT CODE.
6. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH.

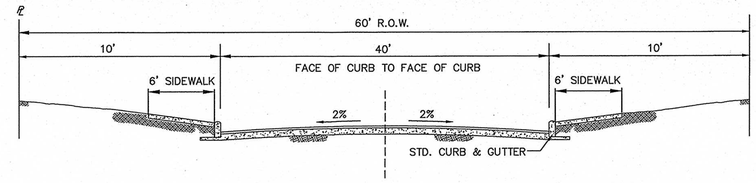
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER

ENGINEER

M.D.P. AREA ANALYSIS	
PHASE	ACREAGE
I	108.8 + 6.84 (15 LOTS)
II (15-20 LOTS)	9.7
TOTALS	125.34

SCALE : 1"=200'
0' 200' 400' 600'



60' R.O.W. STREET SECTION
NOT TO SCALE

MDP PLAN NO.: _____

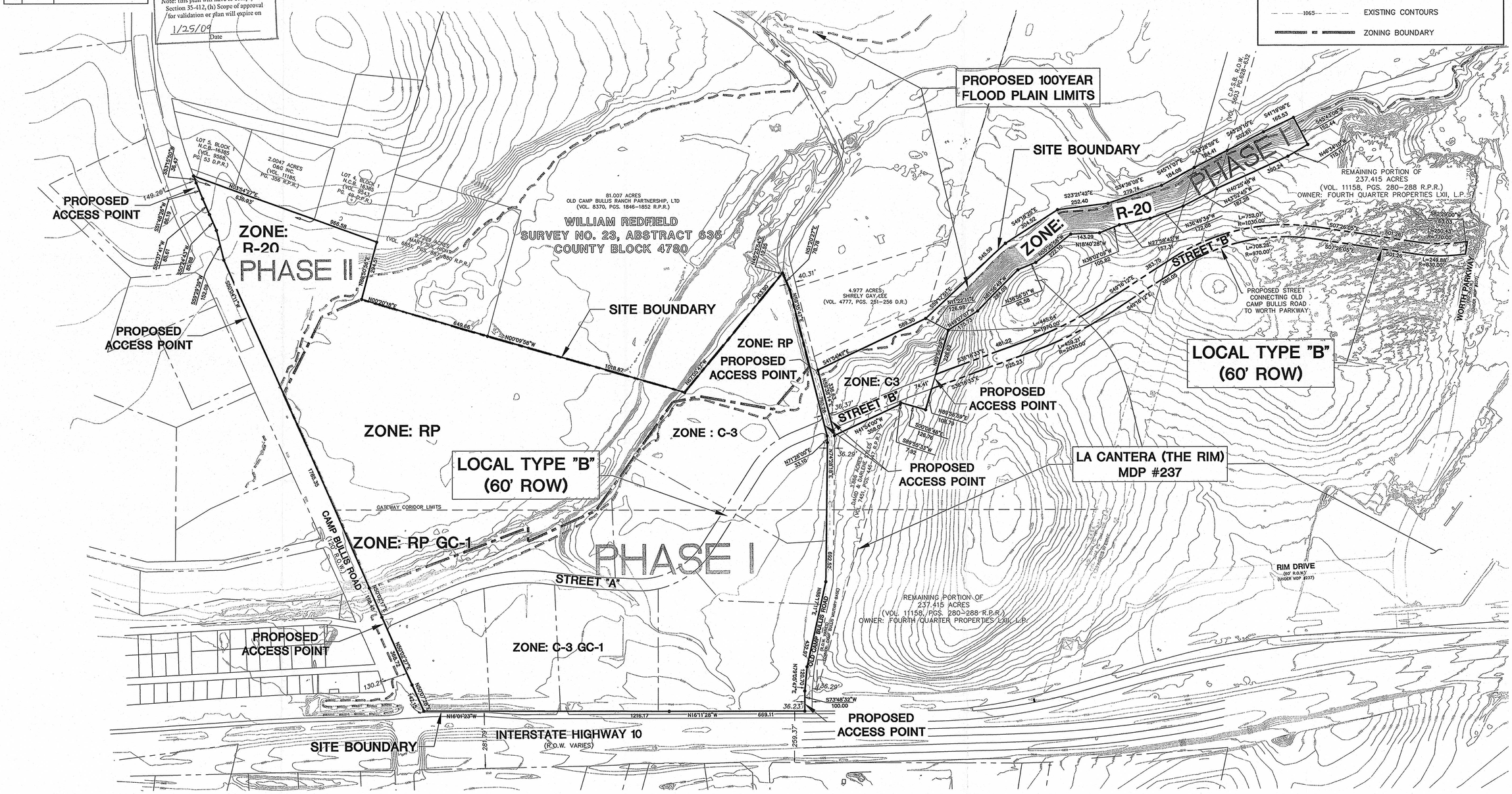
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

REVISIONS:		
1	12/22/06	REVISIONS PER ZONING COMMENTS
2	01/08/07	REVISIONS PER ZONING COMMENTS
3	01/26/07	REVISED MDP BOUNDARY

PLAN HAS BEEN ACCEPTED BY
COSA
1/26/07 (Date) 051-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/25/09
Date

LEGEND

- MDP BOUNDARY
- 100-YEAR FLOOD PLAIN
- 1065 EXISTING CONTOURS
- ZONING BOUNDARY



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City of San Antonio

Department of Development Services

January 26, 2007

Song Tan
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: North Rim **MDP # 051-06**

Dear Mr. Tan,

The City Staff Development Review Committee has reviewed the North Rim Master Development Plan **M.D.P. # 051-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; 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.

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the North Rim MDP, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TXDOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) – 35-502 (a)(7), subsection C. Including the following driveways:

1. IH 10 WBSR at Driveway A
2. Camp Bullis Road at Driveway B
3. Camp Bullis Road at Driveway C

Note: Texas Department of Transportation (TXDOT) will determine access point along frontage road.

- Any improvements along Old Camp Bullis will be determined at time of Platting / Permitting.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*
- The parkland provided is dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503 (f) *Development Phasing.*

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.
- According to the Aquifer Protection Ordinance No. 81491, section 34-913 floodplain buffering may be required. Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Kirk Nixon at 233-3523.

Tree Preservation approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – a Master Tree Permit approval (using the Tree Stand Delineation) is pending for this project (AP-1339507). Individual plats will require $75.00 tree review fee at submittal.

- Landscape ordinance per UDC Section 35-511. It appears some landscape points can be met by preserving existing vegetation. Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

- Hill Country Gateway Corridor District applies per UDC Section 35-339.01

If you have any further questions, please call Joan Miller at (210) 207-8265.

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 Larry Odis at 210-207-0210.

Sincerely,

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