NOTE:
1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSYTEM.
3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
4. GAS & ELECTRIC BY CITY PUBLIC SERVICE.
5. SIDEWALKS WILL BE CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AS REQUIRED BY THE U.D.C. SECTION 5-506(q).

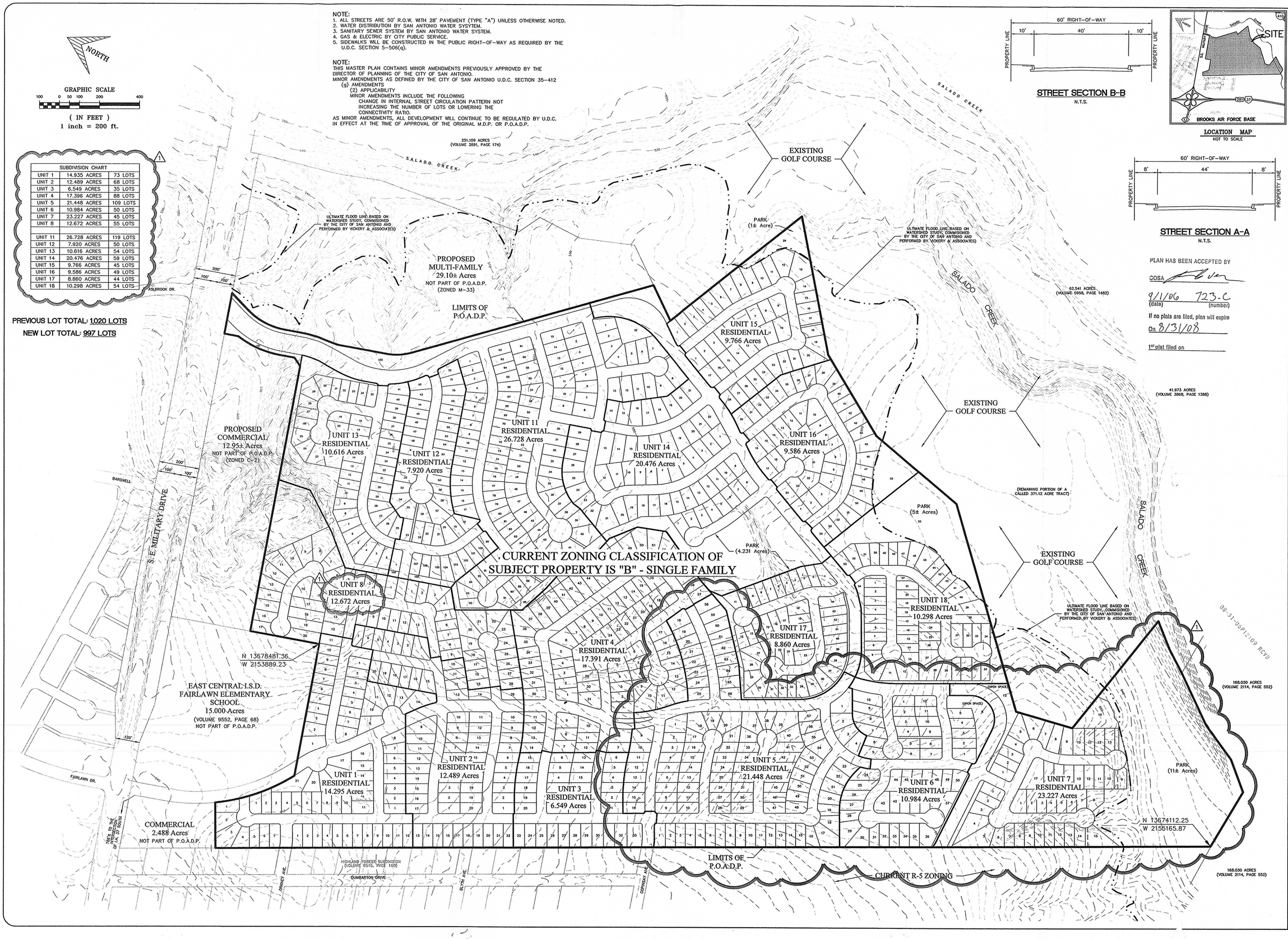
NOTE:
THIS MASTER PLAN CONTAINS MINOR AMENDMENTS PREVIOUSLY APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF SAN ANTONIO.
MINOR AMENDMENTS AS DEFINED BY THE CITY OF SAN ANTONIO U.D.C. SECTION 35-412
(g) AMENDMENTS
(2) APPLICABILITY
MINOR AMENDMENTS INCLUDE THE FOLLOWING
CHANGE IN INTERNAL STREET CIRCULATION PATTERN NOT INCREASING THE NUMBER OF LOTS OR LOWERING THE CONNECTIVITY RATIO.
AS MINOR AMENDMENTS, ALL DEVELOPMENT WILL CONTINUE TO BE REGULATED BY U.D.C. IN EFFECT AT THE TIME OF APPROVAL OF THE ORIGINAL M.D.P. OR P.O.A.D.P.

NORTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 200 ft.

SUBDIVISION CHART		
UNIT 1	14.935 ACRES	73 LOTS
UNIT 2	12.489 ACRES	68 LOTS
UNIT 3	6.549 ACRES	35 LOTS
UNIT 4	17.396 ACRES	88 LOTS
UNIT 5	21.448 ACRES	109 LOTS
UNIT 6	10.984 ACRES	50 LOTS
UNIT 7	23.227 ACRES	45 LOTS
UNIT 8	12.672 ACRES	55 LOTS
UNIT 11	26.728 ACRES	119 LOTS
UNIT 12	7.920 ACRES	50 LOTS
UNIT 13	10.616 ACRES	54 LOTS
UNIT 14	20.476 ACRES	59 LOTS
UNIT 15	9.766 ACRES	45 LOTS
UNIT 16	9.586 ACRES	49 LOTS
UNIT 17	8.860 ACRES	44 LOTS
UNIT 18	10.298 ACRES	54 LOTS

PREVIOUS LOT TOTAL: 1,020 LOTS
NEW LOT TOTAL: 997 LOTS



STREET SECTION B-B
N.T.S.

LOCATION MAP
NOT TO SCALE

STREET SECTION A-A
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA
9/1/06 (date) 723-C (number)
If no plats are filed, plan will expire
On 8/31/08
1st plat filed on

CAMACHO-HERNANDEZ & ASSOCIATES
Engineering - Planning - Transportation - Related Services
Highpoint Executive Plaza
1603 Babcock Road, Suite 232
San Antonio, Texas 78229
Phone: (210) 341-6200, Fax: (210) 341-6300

MONTE VIEJO SUBDIVISION
S.E. MILITARY DR. & I.H. 37
MASTER PLAN

REVISIONS:			
DATE	NO.	DESCRIPTION	BY
7/26/06	1	REVISED UNIT LIMITS AND LOT LAYOUT AS SHOWN.	

DESIGN	SN
DRAWN	PN
CHECKED	AC
DATE	7/26/06
JOB NO.	206008.01
SHT.	1 of 1

CITY OF SAN ANTONIO

September 1, 2006

Mr. Arturo Camacho

Arturo Camacho, P.E.
Camacho-Hernandez & Assoc.
1603 Babcock Rd Ste 232
San Antonio, TX 78229

Re: Monte Viejo Subdivision (Amendment) **MDP# 723-C**

Dear Mr. Camacho,

The City Staff Development Review Committee has reviewed Monte Viejo Master Development Plan (MDP) # 723 C (Amendment). 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.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-8265.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP), 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.

The Parks and Recreation Department as part of their conditional approval cite the following:

The Parks and Recreation Department does not oppose the requested amendment to the Monte Viejo Master Development Plan.

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

The applicant has previously agreed to the following conditions in order to meet the requirements of Section 35-503:

1. Dedication of an approximately 2670 foot long Greenway, with a minimum average width of 50 feet. Along the length of the Greenway a trail will be constructed of crushed granite, with a minimum thickness of four inches, a minimum width of 8 feet, and sloped to drain.
2. Dedication of 2.99 acre park with approximately 50% boundary by streets. Park is to be connected to Greenway.
3. Dedication of 4.05 acres on the southern boundary of the development, across the street from the 2.99 acre park. Access from Type "B" street with a minimum width of 40 feet is required.
4. Trees shall be planted parallel to all perimeter streets at a distance of 25-40 feet on center. Trees must be a combination of Monterey Oak and Cedar Elm. Minimum caliper for all trees is two inches.
5. Installation of signage at each end of Greenway trail, and both park locations identifying such area as parks and recreation areas.
6. Developer will include in the 2.99 acre park at least three of the facilities listed in the "Basic Facilities Menu" for Neighborhood Parks in the Parks and Recreation System Plan. These facilities are to be approved by Parks and Recreation Department at time of platting.
7. Dedication of all parks and open spaces is to be to the Monte Viejo Homeowner's Association.
8. Provisions within the covenants of the Homeowner's Association for the perpetual care and maintenance of all parks and open space areas.

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 MDP 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 León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

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