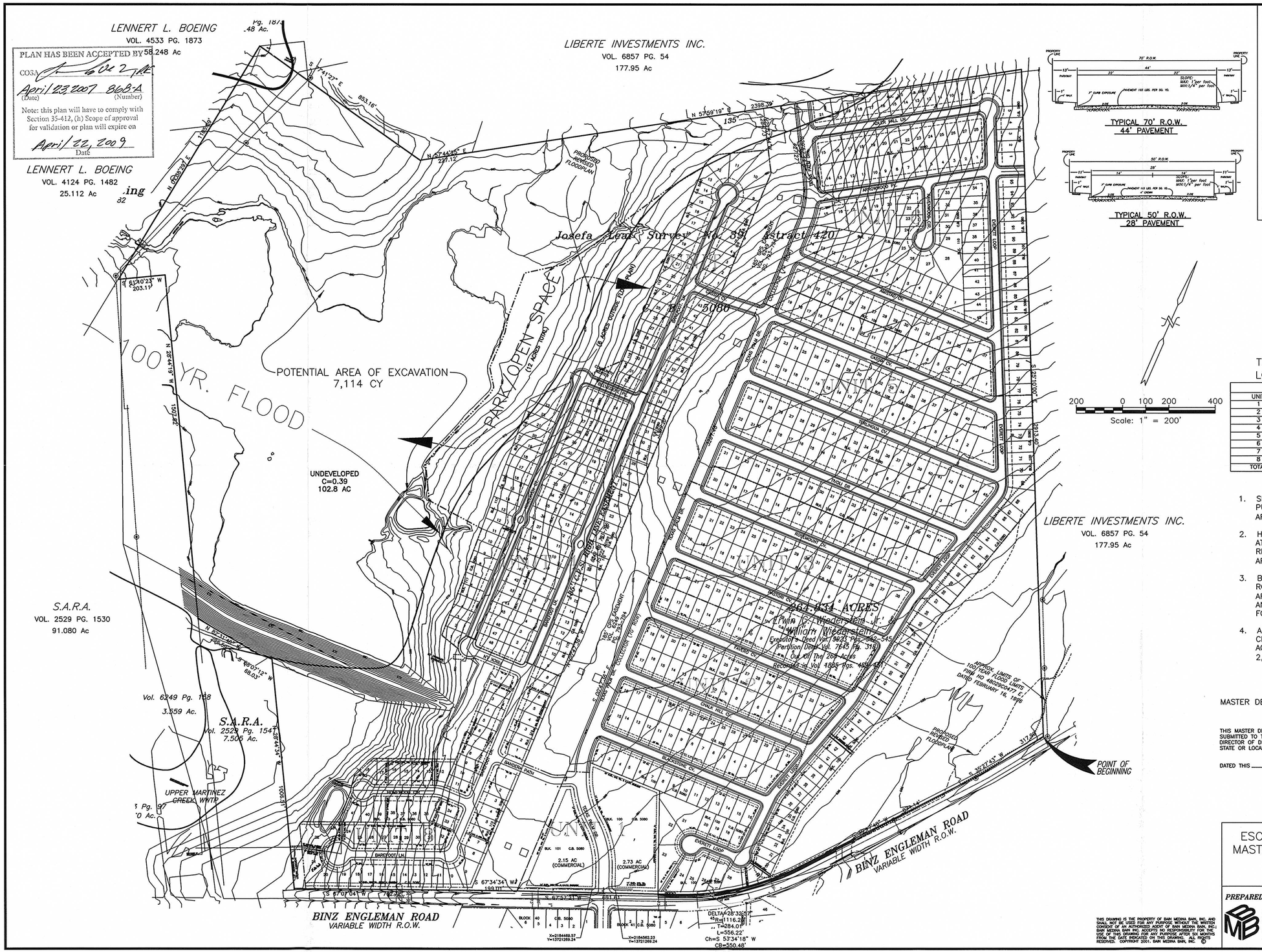

PLAN HAS BEEN ACCEPTED BY
COSA
April 23, 2007 868-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
April 22, 2009
Date

TYPICAL 70' R.O.W.
44' PAVEMENT

TYPICAL 50' R.O.W.
28' PAVEMENT

Scale: N.T.S.

BEARING SOURCE:
COORDINATE AND BEARINGS ARE BASED ON NAD 83, TEXAS SOUTH CENTRAL ZONE USING THE TxDOT GPS BASE STATION TXAN AND A GRID TO SURFACE SCALE FACTOR OF 1.00017.

200 0 100 200 400
Scale: 1" = 200'

TOTAL MDP AREA = 268.30 AC.
LOT SIZE = 50' X 115' TYPICAL

PHASING SCHEDULE

UNIT	ACRES	S.F. LOTS	COMM. LOTS
1	12.890		2
2	40.262	129	
3	15.678	86	
4	28.463	96	1 PARK/OPEN SPACE
5	26.095	145	
6	25.736	131	
7	7.553	42	
8	16.192	67	
TOTAL	162.869	696	2

NOTES:

1. SIDEWALK WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506 (q).
2. HANDICAPPED RAMPS WILL BE PROVIDED AT STREET INTERSECTIONS AND ANY OTHER REQUIRED LOCATIONS AS PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506(o).
3. BICYCLE FACILITIES FOR THE COLLECTOR ROADWAYS SHALL BE INSTALLED PER U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506(d)(4) AND IN COMPLIANCE WITH AASHTO GUIDELINES FOR BICYCLE FACILITIES.
4. ALL INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION EASEMENT, IF REQUIRED, IN ACCORDANCE WITH U.D.C. ARTICLE 5, DIVISION 2, SECTION 35-506 (d)(5).

MASTER DEVELOPMENT PLAN (MDP) NO: 868A

THIS MASTER DEVELOPMENT PLAN OF ESCONDIDO NORTH SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

BY: _____
SECRETARY

ESCONDIDO NORTH SUBD.
MASTER DEVELOPMENT PLAN
MDP #868A

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro
San Antonio, Texas 78216
210/494-7223

DESIGNED BY:	HJ
DRAWN BY:	HJ
APPROVED BY:	CB
DATE:	06-2005
JOB NO.:	C-0967
SHEET	1 OF 1

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LAST REVISION: 04-19-07

City of San Antonio

Department of Development Services

April 23, 2007

Hernan Jaramillo, P.E.

Bain Medina Bain, Inc.
Engineers & Surveyors
7073 San Pedro
San Antonio, TX. 78216

Re: **Escondido North Subdivision (Amended)** **MDP # 868-A**

Dear Mr. Jaramillo,

The City Staff Development Review Committee has reviewed Escondido North Subdivision Master Development Plan **MDP # 868-A** previously known as Sonoma Subdivision MDP. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however please note the following:

In consideration of public safety and convenience, excessive grades due to 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.

Traffic Impact Analysis and Streets Division has reviewed the Level-2 Traffic Impact Analysis (TIA) and the MDP plan for Escondido North Subdivision. The analysis complies with TIA Ordinance 91700 and the Unified Development Code.

This proposed development is located on the northwest side of Binz-Engleman, west of FM 1516. Proposed to consist of 53,000 sq ft gross area of shopping center and 696 single-family residential, this development is estimated to generate 8,621 average daily trips, and 868 weekday PM peak-hour trips.

The following requirements and on-site improvements are necessary and will be provided by the developer, on and before the completion of the Escondido North Subdivision, at no cost to the City of San Antonio:

- The developer shall be responsible for providing a right-turn deceleration lane (295' with

taper) as well as left turn lanes (200' storage and 100' taper) for Binz-Engleman at Texas Palm Drive (entrance), as it relates to the submitted TIA traffic counts (Unified Development Code (UDC) - 35-502 (a)(7), subsection C.

- The construction of Unit-4 will overburden Bandera Path with over 1,000 vpd. Unit-7 shall be submitted prior to, or in conjunction with Unit-4, with the secondary entrance across the CPS easement.

- 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, or 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.

Bexar County Infrastructure Services Department approves with the following condition:

- The 268 acres is proposed to consist of 696 single family residential lots and 4.88 acres of retail use. This mixed use development is estimated to generate 8,621 average daily trips. These trips will be distributed through a collector roadway, aligned with Texas Palm Drive at Binz Engleman Road, which will extend to the north-most part of the subdivision.

- The following improvements will be provided by the developer prior to completion of the Escondido North Subdivision:

    1. An eastbound left turn and a westbound right turn deceleration lane on Binz Engleman at Texas Palm.

    2. Secondary access to the proposed collector roadway will be required prior to approval of any phase exceeding 125 lots.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Tree Preservation approves with the following condition:

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.

If you have any further questions about tree preservation requirements, please call Joan Miller at (210) 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.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan 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. 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 Richard Carrizales at 210-207-8050.

Sincerely,

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