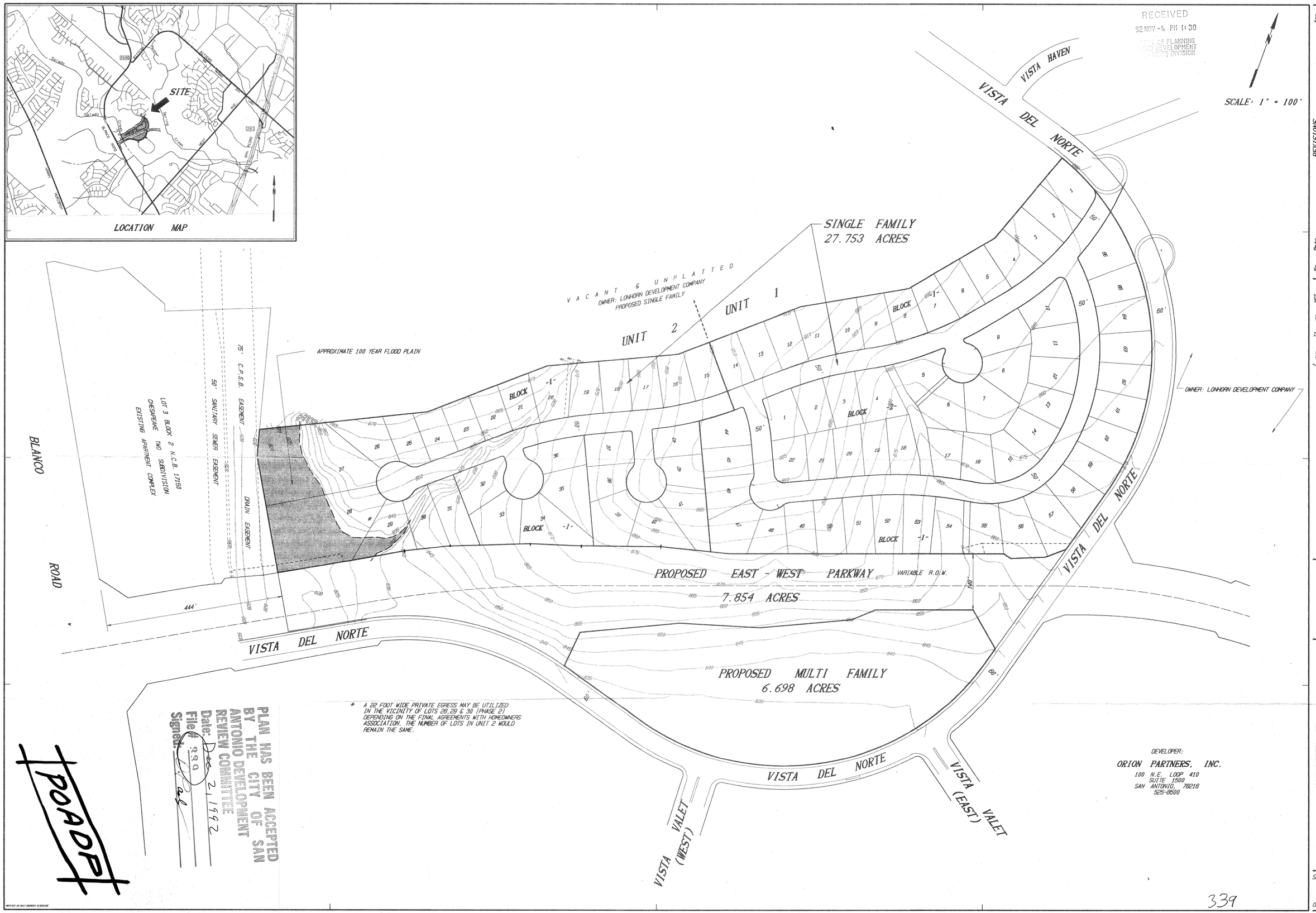

* A 22 FOOT WIDE PRIVATE EGRESS MAY BE UTILIZED IN THE VICINITY OF LOTS 28, 29 & 30 (PHASE 2) DEPENDING ON THE FINAL AGREEMENTS WITH HOMEOWNERS ASSOCIATION. THE NUMBER OF LOTS IN UNIT 2 WOULD REMAIN THE SAME.

DEVELOPER:
ORION PARTNERS, INC.
100 N.E. LOOP 410
SUITE 1500
SAN ANTONIO, 78216
525-8500

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: Dec 2, 1992
File # 339
Signed: [signature]

POADP

RECEIVED
92 NOV -4 PM 1:30
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

No.	Date	REVISIONS	App.

/users/mtp/data/project/Orion/Vista/master layer 29 pd 11/03/92

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-235
SAN ANTONIO, TEXAS 78232
PHONE (512) 494-5511

DWN: TA APP: MSB
JOB NO.: 204-013-00 DATE: 11/03/92

ORION PARTNERS, INC.
VISTA DEL NORTE DOS

POADP

SHEET NO. 1 OF 1

339

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

December 2, 1992

Mr. Mark S. Brown, P.E.
Brown Engineering Company
1000 Central Parkway North
Suite 235
San Antonio, Texas 78232

RE: Vista Del Norte Dos Subdivision POADP #339

Mr. Brown:

The Development Review Committee has reviewed and accepted your Vista Del Norte Dos Subdivision Preliminary Overall Area Development Plan #339. A signed copy is enclosed for your files.

Although your plan is in general conformance with the Unified Development Code, the following will be required at the time of plat submittal:

1. In accordance with sections 35-4008 and 35-4113, street right-of-way dedication for the full width of the East-West Parkway will be required in conjunction with the platting of your property.

2. The Fire Department has indicated a need for two standard streets to access the proposed development. Although they require a standard street section, Planning staff will support a safety lane subject to approval by the Director of Public Works.

3. In accordance with section 35-4108, it is deemed necessary that a vehicular non-access easement be required on all lots abutting the proposed "East-West Parkway".

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

4. In accordance with section 35-4107, in general, cul-de-sacs may not exceed 500 feet in length. At the time of plat submittal, you will be required to submit justification for the excessive length along the east-west cul-de-sac shown on your plan.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

D. Pasley

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

Eddie

CITY OF SAN ANTONIO

Departmental Correspondence Sheet

TO: David W. Pasley, Director of Planning

FROM: Ron Rodriguez, Assistant Chief of Operations

COPIES TO: Chief Losoya, Chief Worley, file

SUBJECT: POADP, Vista Del Norte Dos, Orion Partners

November 20, 1992

In the interest of providing emergency services to the future residents of the proposed development, the San Antonio Fire Department requires two (2) remote access roads to Orion's Vista Del Norte Dos.

Ron Rodriguez

RON RODRIGUEZ
Assistant Fire Chief

RR:vm

deter or hinder the fire department from gaining immediate access to said equipment or hydrant. A minimum 3-foot clear space shall be maintained around the circumference of the fire hydrants except as otherwise required or approved by the chief.

Fire Apparatus Access Roads

Sec. 10.207. (a) **General.** Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

(b) **Where Required.** Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access.

EXCEPTIONS: 1. When conditions prevent the installation of an approved fire apparatus access road, the chief may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by this or any other code.

2. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

(c) **Permissible Modifications.** Clearances or widths required by this section may be increased when, in the opinion of the chief, minimum clearances or widths are not adequate to provide fire apparatus access. For high-piled combustible storage, see Section 81.109.

(d) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

(e) **Width.** The minimum unobstructed width of a fire apparatus access road shall be not less than 20 feet.

(f) **Vertical Clearance.** All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief.

(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief.

(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required

widths and clearances established under this section shall be maintained at all times.

(l) **Signs.** When required, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

Premises Identification

Sec. 10.208. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

Key Box

Sec. 10.209. When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the chief may require a key box to be installed in an accessible location. The key box shall be a type approved by the chief and shall contain keys to gain necessary access as required by the chief.

Division III

INSTALLATION AND MAINTENANCE OF FIRE-PROTECTION, LIFE-SAFETY SYSTEMS AND APPLIANCES

Installation

Sec 10.301. (a) **Type Required.** The chief shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings and premises in the jurisdiction other than private dwellings. This shall be done according to the relative severity of probable fire, including the rapidity with which it may spread. Such appliances shall be of a type suitable for the probable class of fire associated with such building or premises and shall have approval of the chief.

Portable fire extinguishers shall be in accordance with U.F.C. Standard No. 10-1.

(b) **Special Hazards.** In occupancies of an especially hazardous nature or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, additional safeguards may be required consisting of additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved. Such devices or appliances may consist of automatic fire alarm systems, automatic sprinkler or water spray systems, standpipe and hose, fixed or portable fire extinguishers, suitable asbestos blankets, breathing apparatus, manual or automatic covers, carbon dioxide, foam, halogenated and dry chemical or other special fire-extinguishing systems. Where such systems are installed, they shall be in accordance with the applicable Uniform Fire Code Standards or standards of the National Fire Protection Association when Uniform Fire Code Standards do not apply.

Section 10.207(b). page 40. Add to the end of the paragraph as follows:

(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

Exception: 1. When conditions prevent the installation of an approved fire apparatus access road, the chief may permit the installation of a protection system or systems in lieu of a road, provided the system or systems are not otherwise required by this or any other code.

2. When there are not more than two Group R, Division 3 or Group M occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

3. Where the building is fully sprinklered by an approved automatic fire sprinkler system.

Section 10.207(b). page 41. Add a second paragraph to read as follows:

More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access.

Exception: Where the building is fully sprinklered by an approved automatic fire sprinkler system.

Section 10.207(d). page 41. Add a second paragraph to read as follows:

All weather driving access roads shall mean a surface constructed of asphalt or concrete pavement. Temporary fire apparatus access roadways may be constructed of a minimum of 6" of compacted crushed base during the construction period.

Section 10.207(g). p. 41. Add a second paragraph to read as follows:

The turning radius of a fire apparatus access roadway shall require a minimum of 50 feet outside and 25 feet inside radius on all turns.

The two types of turn-arounds acceptable are:

1. A minimum size of 30 foot X 80 foot "T-Section" or "hammerhead" with an additional 10 feet of right-of-way around the 30 foot X 80 foot dimension with no obstruction over one foot in height.
2. A minimum 50 foot radius, unobstructed, cul-de-sac type turn-around. With parking, the cul-de-sac must be a minimum of 60 foot radius to the curb line.

Section 10.207(j). page 41. Revise to read as follows:

The gradient for a fire apparatus access road shall not exceed 12%.

Section 10.207(m). THE FIRE CHIEF TO DESIGNATE FIRE LANES.

The Fire Chief is hereby authorized to designate fire lanes on designated premises, as defined herein, where such areas must be free of parked vehicles and other obstructions to provide ready access to buildings therein, in case of fire or other emergencies. The designation by the Fire Chief of such fire lanes shall never be held to make the City responsible for the maintenence of such fire lanes, but the owner of such property

RON RODRIGUEZ 2998400

ROAD SPECS H20 5 LOADING

FRANK VEGA CITY ENGINEER 2998070

#339

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-235
SAN ANTONIO, TEXAS 78232
PHONE [512] 494-5511

November 4, 1992

Mr. Edward Guzman
Senior Planner
City Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RECEIVED
92 NOV -4 PM 1:31
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Reference: Vista Del Norte Dos
POADP

Dear Eddie:

Enclosed for your review and approval are five(5) copies of the POADP for Vista Del Norte Dos. The subdivision plat for Unit 1 and associated construction drawings are underway and will be submitted when completed.

Please call if you have any questions or need additional information.

Sincerely,

BROWN ENGINEERING CO.

Mark S. Brown

Mark S. Brown, P.E.

MSB/ds

Job #204-013-00

Enclosures