March 1, 2006

Rick Gray, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Rolling Meadows (Amending)** **MDP # 760-B**

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed **Rolling Meadows (Amending)** Master Development Plan **M.D.P. # 760-B**. 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.

- **Historic Preservation:** The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area.

The DSD – The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for Rolling Meadows MDP. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Rolling Meadows, at no cost to the City of San Antonio:

- shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

- The developer shall be responsible for providing a right-turn deceleration lane as well as a left turn lane on Nacogdoches into the subdivision, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (202 right turn movements and 67 left turn movements)(Uniform Development Code (UDC)-35-502(a)(7), subdivision C.

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

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. <u>All technical requirements of the Unified Development Code will be complied with at the time of platting</u>."

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance. For information about these requirements you can contact **Tree Preservation** at 207-0278.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

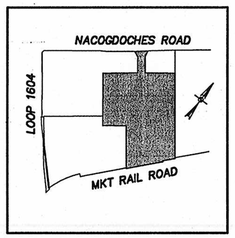
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

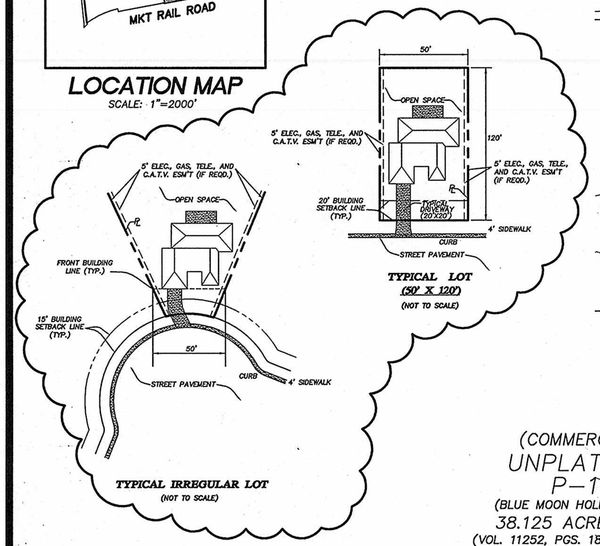
Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering



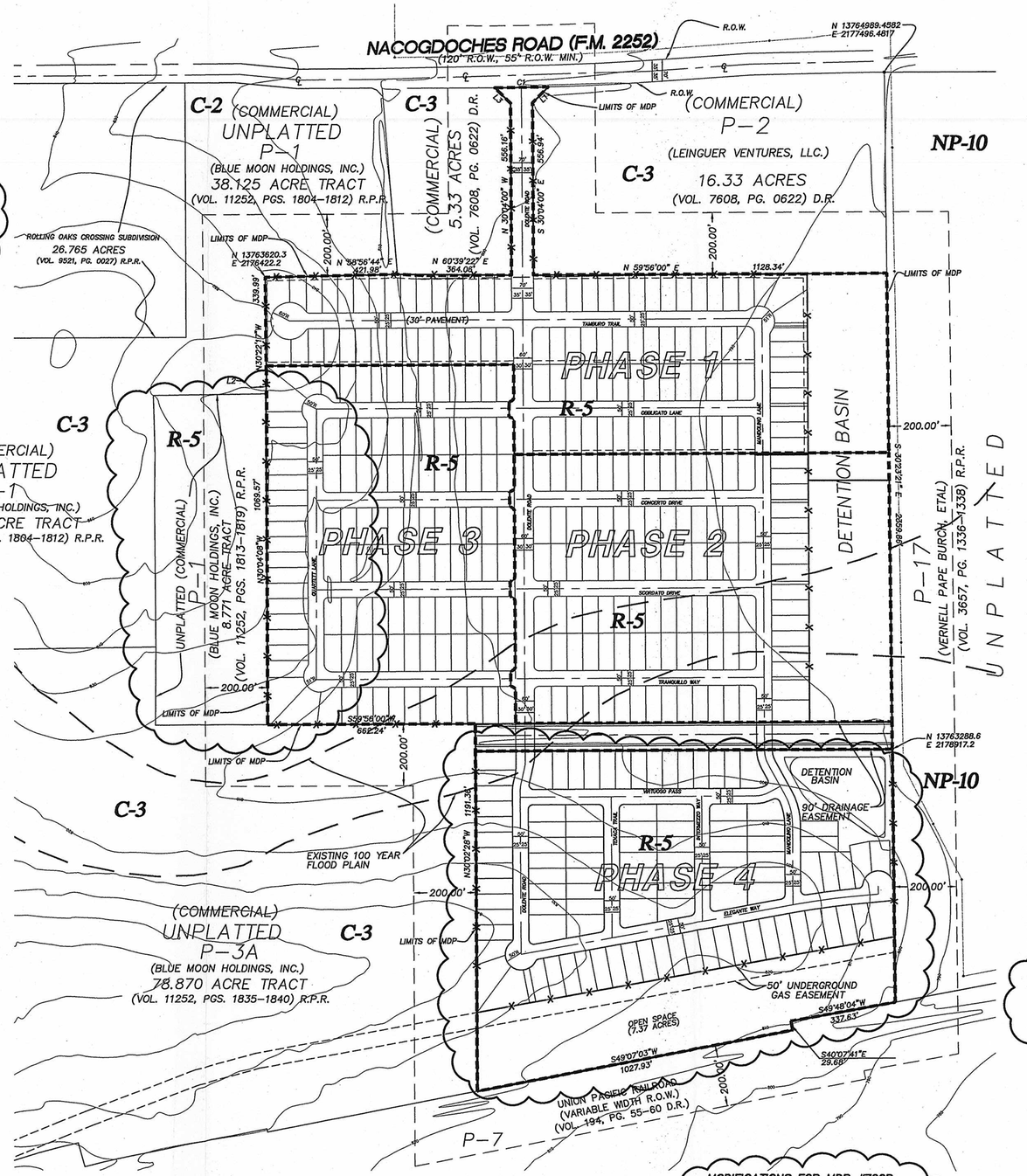
LOCATION MAP

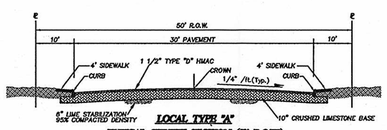
SCALE: 1"=2000'



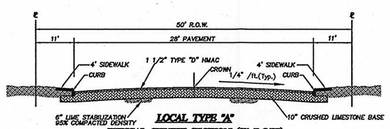
TYPICAL LOT (50' X 120')
(NOT TO SCALE)

TYPICAL IRREGULAR LOT
(NOT TO SCALE)

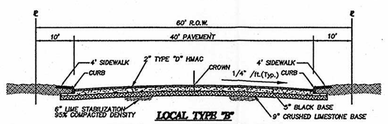




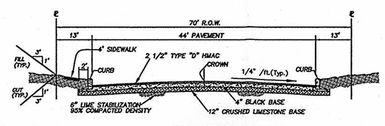
LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



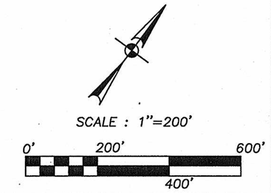
LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)
* TYPICAL SECTION UNLESS OTHERWISE NOTED.



LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)



LEGEND

- PHASE LINES
- 8' PRIVACY FENCE
- R-5 ZONING

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.39'	S14°23'24"W
L2	42.75'	N26°59'44"W
L3	70.59'	N75°09'55"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	170.01'	7709.44'	85.01'	1°15'49"	170.01'	N59°17'22"E

DENSITY TABLE				
PHASE	LAND USE	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	RESIDENTIAL	22.25	97	4.36
2	RESIDENTIAL	24.02	100	4.16
3	RESIDENTIAL	23.71	117	4.93
4	RESIDENTIAL	29.62	98	3.31
	TOTAL	99.06	412	4.16

PASSIVE OPEN SPACE = 7.37 ACRES
ACTIVE DEVELOPED RECREATIONAL OPEN SPACE = 0 ACRES
OFF STREET PARKING AND LOADING SPACES = 0 SPACES

REVISION HISTORY

MDP	ACCEPTED DATE
760	09/08/03
760A	02/23/05
760B	

03-01-06P01:43 RCVD

NOTES:

1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
9. SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
11. DEVELOPER WISHES TO PAY FEE IN LIEU OF 3.60 AC. OF PARK LAND DEDICATION IN ACCORDANCE WITH SECTION 35-503 (C).
12. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
13. A CLOMR APPROVED BY THE CITY OF SAN ANTONIO AND FEMA IS REQUIRED FOR THE RELEASE AND RECORDATION OF THE PLATS FOR PHASE 3 AND PHASE 4 OF THIS DEVELOPMENT.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. — LEGACY HOMES, L.P.

PLAN HAS BEEN ACCEPTED BY COSA

3/1/06 (date) 760-B (number)

If no plats are filed, plan will expire On 2/28/08

1st plat filed on

MDP PLAN NO.: 760B

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

DEVELOPER: LEGACY HOMES, L.P.
AGENT: JIM BAUER
1000 CENTRAL PARKWAY N., SUITE 150
SAN ANTONIO, TEXAS 78232
PHONE: 210-402-6045
FAX: 210-402-7397

OWNER: TARO PROPERTIES TEXAS I, LP
AGENT: WILLIAM SOUTHWORTH
8700 E. VISTA BONITA, SUITE 108
SCOTTSDALE, AZ 85255
PHONE: 480-348-2444

MODIFICATIONS FOR MDP #760B:

1. CURRENT ZONING ADDED
2. FULL WIDTH OF NACOGDOCHES ROAD SHOWN
3. TYPICAL LOT DETAIL ADDED TO EXHIBIT
4. PHASE 3 MODIFIED, 8.7 ACRES WERE ELIMINATED AND ROAD ALIGNMENT MODIFIED ACCORDINGLY
5. PHASE 4 BEING 29.6 ACRES HAS BEEN ADDED TO THE PLAN.
6. ADDED CLOMR NOTE

REVISIONS:
ENTRY DRIVE MODIFICATION-7/14/03
BOUNDARY MODIFICATION-2/07/05
BOUNDARY MODIFICATION-10/12/05
BOUNDARY MODIFICATION-11/04/05
BOUNDARY MODIFICATION-12/16/05
ADDED CLOMR NOTE-02/16/06

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.2010

ROLLING MEADOWS
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

JOB NO. 5652-01
DATE FEBRUARY 2006
DESIGNER CV
CHECKED RG DRAWN MK
SHEET 1

Date: Feb 28, 2006, 4:43pm User ID: SGilbert
File: P:\56\52\01\DESIGN\CIVIL\MD\565201-rev.050516.dwg

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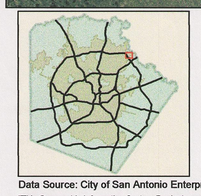

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez
Map Creation Date: 06-06-03
Map file location:C:\arcview\PROJECTS\Rolling Meadows M.D.P.mxd
PDF Filename: C:\arcview\PDF\0306GC02.pdf

Legend

- Rolling Meadows M.D.P.
- Major Thoroughfare
- Floodplains100-2002
- S.A.City Limits
- Major Roads
- Lakes

City of San Antonio

0 150 300 600 900
Feet

N W E S

City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development & Business Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204