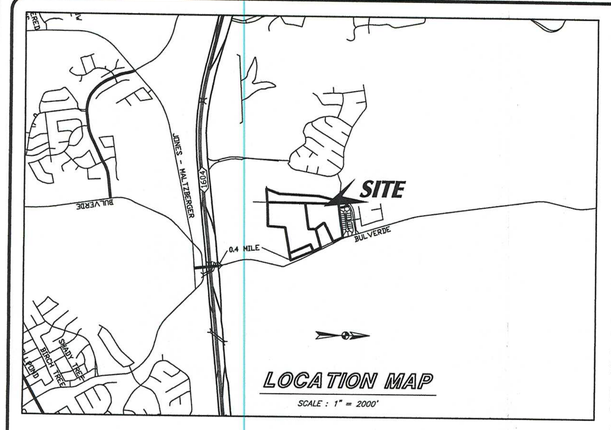
TUSCAN RIDGE

A MASTER PLANNED RESIDENTIAL, MULTI-FAMILY, OFFICE AND COMMERCIAL COMMUNITY MASTER DEVELOPMENT PLAN (63.16 ACRES)

PLAN No.



63.16 ACRES TOTAL

A MINIMUM OF TWO OFF-STREET PARKING SPACES BE PROVIDED FOR EACH LOT. COMMERICAL/MULTI-FAMILY SHALL BE IN COMPLIANCE WITH THE U.D.C.

PHASE I SHALL PAY A FEE IN-LIEU-OF PROVIDING PARK AREA. PHASE II WILL COMPLY WITH THE PARK REQUIREMENTS AS PER U.D.C. SECTION 35-503, TABLE 503-1:

CLUB HOUSE, POOL & OTHER RECREATIONAL FACILITIES WILL BE PROVIDED WITHIN & LIMITS OF PHASE II MULTI-FAMILY AS PER UDC AS SHOWN IN PLAN.

THIS DEVELOPMENT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE LONGHORN, TEXAS U.S.G.S. QUAD. MAPS.

BASIS OF BEARING IS BULVERDE ROAD R.O.W. MAP DATED DEC., 1985.

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0281F, DATED JANUARY 4, 2002.

SIDEWALKS WILL BE INSTATED IN THE PUBLIC R.O.W. PER UDC ARTICLE 5, DIVISION 2: 35-506(Q)

ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(D)(5).

IF IN THE COURSE OF CONSTRUCTION, A PREVIOUSLY UNKNOWN ARCHAEOLOGICAL SITE IS DISCOVERED, THEN CONSTRUCTION MUST CEASE AND THE HPO NOTIFIED.

PHASE II, III AND IV WILL HAVE COMMON ACCESS AND WILL HAVE APPROPRIATE LEFT TURN INGRESS STORAGE ALONG BULVERDE ROAD.

GREEN BELT/ OPEN SPACE SHALL BE PLATTED WITH PHASE I - UNIT 1 OR PHASE II AT THE TIME OF PLATTING.

SCALE : 1" = 100'
0 100 200

DENOTES PROPOSED TRAFFIC ROUTES

DENOTES APPROX. LOCATION OF ACCESS POINTS

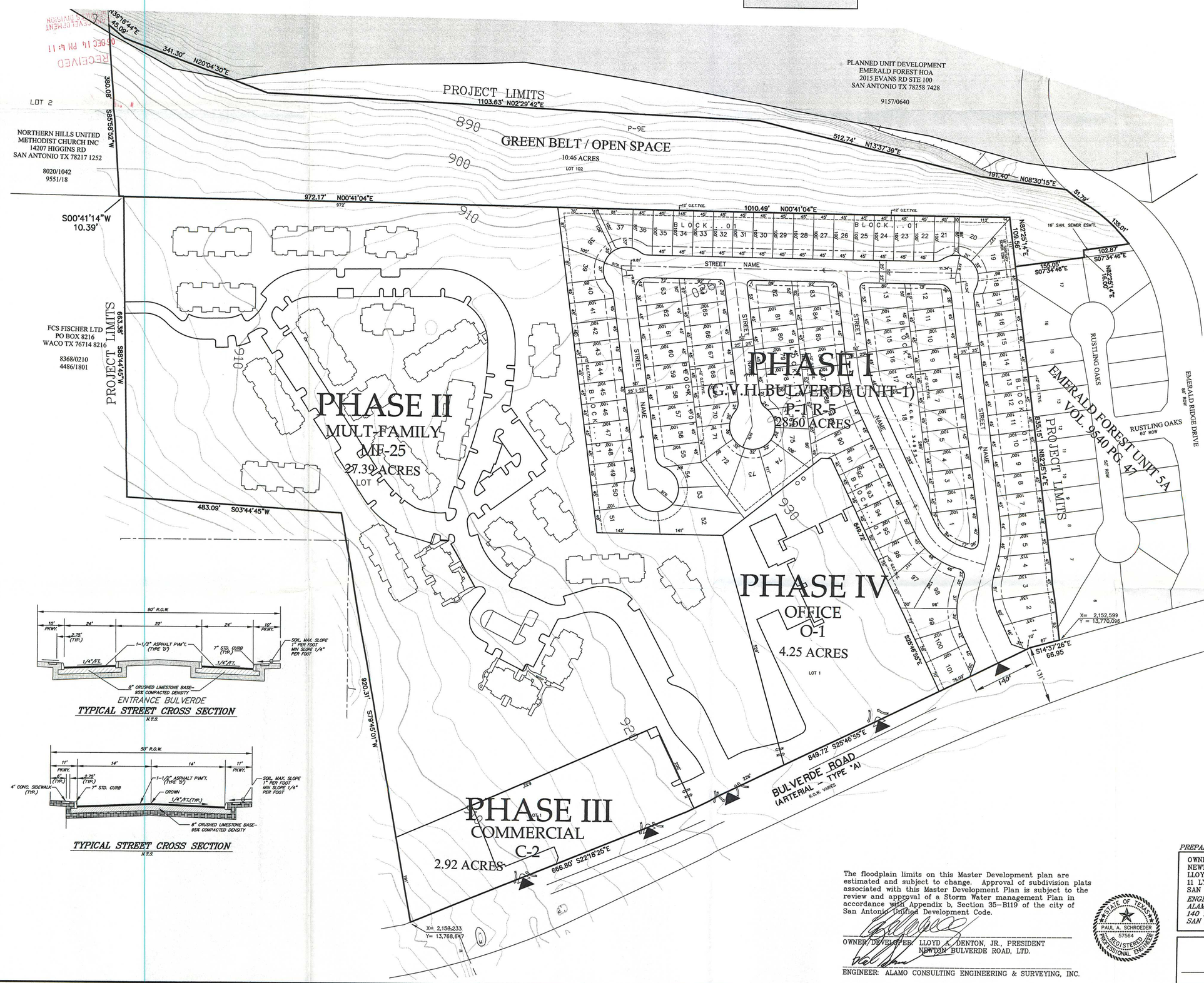
DENOTES APPROX. LOCATION OF FEMA FLOOD PLAIN

SUMMARY TABLE

PHASE	AC.	LOTS	DWELLING UNITS	OPEN SPACE	LOTS/AC	DWELLING UNITS/AC
1	28.60	120	119	10.46	4.19	4.16
2	27.39	1	680	-	0.04	24.83
3	2.92	1	-	-	0.34	-
4	4.25	1	-	-	0.24	-
TOTAL	63.16	123	799	10.46	1.95	-

DEVELOPMENT PHASE SCHEDULE

PHASE	EST. CONST. START DATE	AC.
1	08/05	28.60
2	12/05	27.39
3	06/06	2.92
4	12/06	4.25



TYPICAL STREET CROSS SECTION
N.T.S.

TYPICAL STREET CROSS SECTION
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA
12/19/05 (date) 853 (number)
If no plats are filed, plan will expire
On 6/20/07
1st plat filed on

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/DEVELOPER: LLOYD A. DENTON, JR., PRESIDENT
NEWTON BULVERDE ROAD, LTD.

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER

PREPARED : JANUARY 24, 2005

OWNER/DEVELOPER :
NEWTON BULVERDE ROAD, LTD.
LLOYD A. DENTON, JR., PRESIDENT
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78216

ENGINEER :
ALAMO CONSULTING ENGINEEING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

REVISIONS

0	05/24/05	CSA COMMENTS
1	08/16/05	CSA COMMENTS-ADD NOTE ON COMMON ACCESS
2	12/05/05	CSA COMMENTS- MASTER PLAN CONFORMANCE
3		
4		
5		

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
ACES
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)824-3055 FAX: (210)824-3055

MASTER DEVELOPEMENT PLAN

TUSCAN RIDGE

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 1060
HORIZ.: 1" = 100'
VERT.: N/A
DRAWN: R.W.
DESIGNED:
FILE: MDP0916.dwg
SHEET: OF
PAGE: 1 OF 1

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DEVELOPMENT SERVICES DIVISION
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