City of San Antonio

Department of Development Services

June 11, 2007

Dawn Robinson, P.E.
M.B.C. Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: **Rialto Village** **MDP # 026-06**

Dear Ms. Robinson:

The City Staff Development Review Committee has reviewed Rialto Village Master Development Plan **MDP # 026-06**. 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 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 states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain shown and buffering (If applicable)
- Significant recharge features and buffering (If applicable)
- Category letter for all site specific plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Tree Preservation has indicated as part of their approval, the following conditions shall be met:

This project will be subject to:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages. This project appears to be suited to a Tree Stand Delineation (30% preservation of tree canopy at MDP or 35% preservation at platting) based on the large lot sizes and tree canopy area. Note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees).
- Landscape ordinance per UDC Section 35-511. It appears all landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

For information about these requirements you can contact Joan Miller at 207-8265.

Parks and Recreation Department approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland.*
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland.*

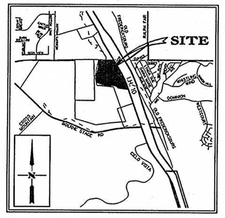
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.

Please note that acceptance of this MDP 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) shall become invalid. 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.

If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.

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



PARKLAND REQUIREMENTS

PUD-MF-25 GC-1 ZONING

REQUIRED-

$\frac{1 \text{ ACRE}}{114 \text{ UNITS}} \times 132 \text{ UNITS} =$ 1.16 OF AN ACRE REQUIRED

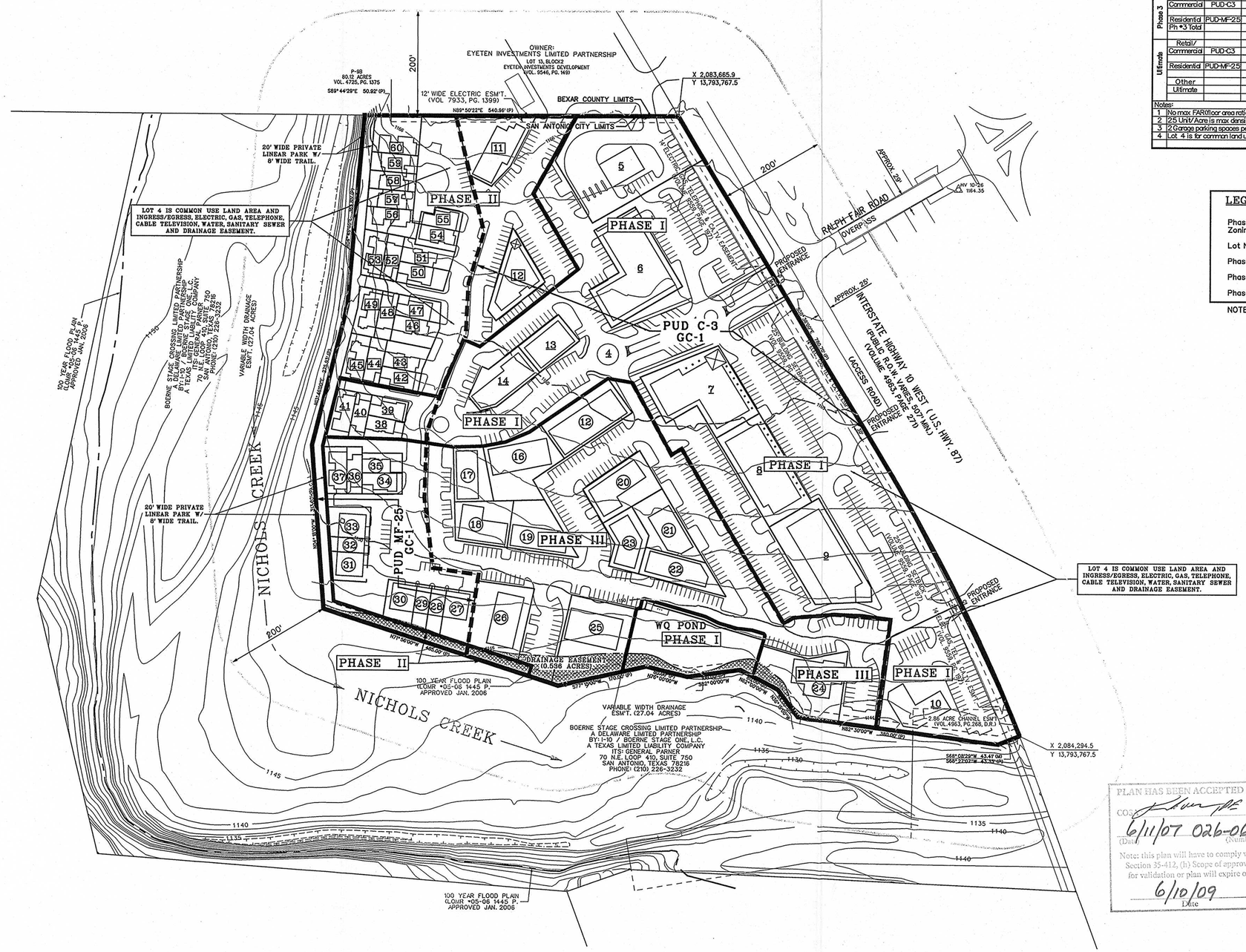
PROVIDED-

0.25 MILES OF LINEAR PARK

FIRST 0.25 MILES = 1.5 ACRES PROVIDED

		Zoning	No. of Lots	Bldg Size (sq ft)	acreage per use (acres)	Density or FAR	No. of Pkg Spcs Required	Phase Open Space (acres)	% Open Space	Estimated Const. Start Date	Remarks
Phase 1	Retail/ Commercial	PUD-C3	8	69,845	10.43		233	3.25	30%	Fall 2007	Includes: a. clearing of all access easements. b. clearing and installation of utilites for Phases 1, 2 & 3. c. const of water quality pond d. const of bldg and pvmt in phase 1
	Residential	PUD-MF-25	4	NA	0.40	25	8				
	Ph #1 Total		12	69,845	10.83		241				
Phase 2	Retail/ Commercial	PUD-C3	2	10,309	1.22		34	1.41	30%	Summer 2008	Includes: a. const of bldg and pvmt in phase 2
	Residential	PUD-MF-25	19	NA	3.49	25	38				
	Ph #2 Total		21	10,309	4.71		72				
Phase 3	Retail/ Commercial	PUD-C3	12	61,307	6.09		204	2.36	30%	Fall 2008	Includes: a. const of bldg and pvmt in phase 3
	Residential	PUD-MF-25	11	NA	1.78	25	22				
	Ph #3 Total		23	61,307	7.87		226				
Ultimate	Retail/ Commercial	PUD-C3	22	141,461	17.74		471	7.02	30%		
	Residential	PUD-MF-25	34	NA	5.67		68				
	Other		1		0.50						See note # 4
	Ultimate		56	141,461	23.91		539				

Notes:
1. No max FAR(floor area ratio) for PUD-C3
2. 25 Unit/Acre is max density for PUD-MF-25
3. 2 Garage parking spaces per townhome
4. Lot 4 is for common land use including ingress/egress and utility easements. Also, Water Quality Pond.



LEGEND:

Phase Boundary:
Zoning Boundary:

Lot Numbering:

Phase I — 15
Phase II — 15
Phase III — 15

NOTE: ALL LOTS SHOWN ARE BLOCK 3, N.C.B. 16390

NORTH

SCALE: 1" = 100'

0' 50' 100' 200' 300'

UTILITY PROVIDERS:

WATER	-	SAN ANTONIO WATER SYSTEM
SEWER	-	SAN ANTONIO WATER SYSTEM
GAS	-	GREY FOREST
ELECTRIC	-	CPS ENERGY
TELEPHONE	-	AT&T

ERZD NOTE:

THIS TRACT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

EXISTING LEGAL DESCRIPTION

LOT 2, BLOCK 3, N.C.B. 16390
VOLUME 9559, PAGE 197
23.91 ACRES

OWNER:
DALE SCHUPARRA, MANAGER
FAIR PROSPECTS MANAGEMENT, L.L.C.
GENERAL PARTNER OF
FAIR PROSPECTS LIMITED PARTNERSHIP
229 BERKELEY ST., SUITE 301
BOSTON, MASSACHUSETTS 02116-3734
TEL. NO. (617) 236 - 1910
FAX NO. (617) 236 - 1933

ENGINEER:

DAWN M. ROBINSON, P.E.
MBC & ASSOCIATES, INC.

PLAN HAS BEEN ACCEPTED BY
CO3 [signature] PE
6/11/07 026-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
6/10/09
Date

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: _____ Date: _____

Secretary: _____ Date: _____

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbcengineers.com

RIALTO VILLAGE

MASTER DEVELOPMENT PLAN/PLANNED UNIT DEVELOPEMENT

MDP # 026-06 PUD # 06-019

REVISIONS: DATE	NO.	DESCRIPTION	BY

PLAT ID#
A/P#
DESIGN DMR
DRAWN BMD/DAG
CHECKED
DATE 05-12-06
JOB NO. 29081-0879
SHT. 1 of 1

12-17-05 Pbl. 6/12/2007 DGonzales
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