City of San Antonio

Department of Planning and Development Services

May 27, 2009

Song Tan, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Tradesman Quarry** **MDP # 031-06**

Dear Mr. Tan,

The Development Review Committee has reviewed **Tradesman Quarry** Master Development Plan for **MDP # 031-06**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations 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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

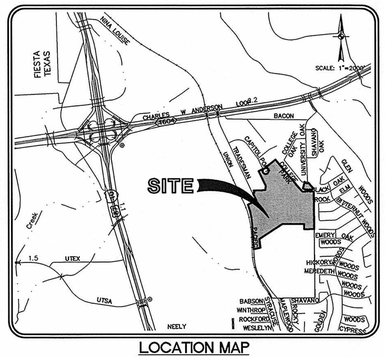
Sincerely,

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

TRADESMAN QUARRY

MASTER DEVELOPMENT PLAN (MDP)

OWNER: TRADESMAN LLC
1650 DES PERES ROAD, SUITE 303
ST. LOUIS, MISSOURI
JUNE 2006



LOCATION MAP
N.T.S.

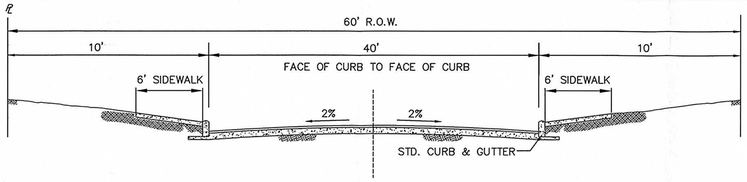
NOTES:

1. PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE..
3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. ALL SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS IN ACCORDANCE TO THE UNIFIED DEVELOPMENT CODE.
6. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SCALE : 1"=100'
0' 100' 200' 300'

M.D.P. AREA ANALYSIS	
PHASE	ACREAGE
I	25.00
II	9.72
III	17.34
IV	20.62
TOTALS	72.68



60' R.O.W. STREET SECTION
NOT TO SCALE

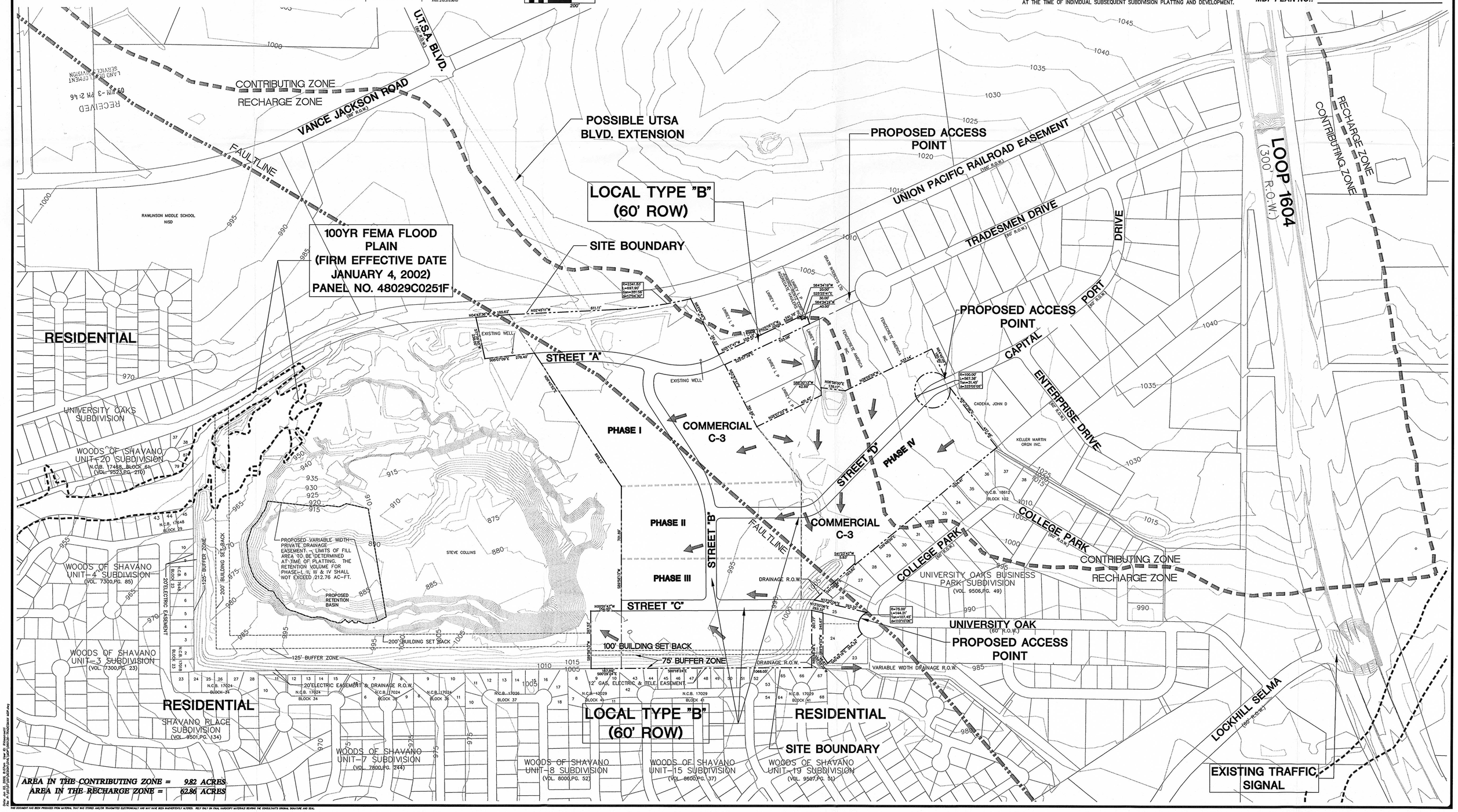
LEGEND
FLOW ARROW
PHASE LIMITS
MDP LIMITS

THE SUBJECT PROPERTY IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE, AND APPROVAL OF A WATER POLLUTION ABATEMENT PLAN (WPAP) AND CONTRIBUTING ZONE PLAN (CZP) BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) IS REQUIRED PRIOR TO ANY DEVELOPMENT ACTIVITY. THE WATER QUALITY BASINS LOCATION AND SIZE WILL BE DETERMINED AT THE TIME OF INDIVIDUAL SUBSEQUENT SUBDIVISION PLATTING AND DEVELOPMENT.

REVISIONS:		
1	9/07/06	REVISIONS PER CITY COMMENTS
2	10/02/06	REVISIONS PER CITY COMMENTS
3	9/19/07	REVISIONS PER CITY COMMENTS
4	10/05/07	BOUNDARY CORRECTION
5	12/07/07	RIVISION OF ROADS IN PHASE-2

PLAN HAS BEEN ACCEPTED BY
COSA
5/27/09 (Date) 031-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5/26/2011 Date

MDP PLAN NO.: 031 - 06



AREA IN THE CONTRIBUTING ZONE = 9.82 ACRES
AREA IN THE RECHARGE ZONE = 62.86 ACRES

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