City of San Antonio

Department of Development Services

December 10, 2010

Burt Wellmann, P.E.
MTR Engineers, LLC
12770 Cimarron Path, Suite 100
San Antonio, TX 78249

Re: **River Rock Ranch (Minor Amendment)** **MDP # 036A-06**

Dear Mr. Wellmann,

The Development Review Committee has reviewed **River Rock Ranch** Master Development Plan, **MDP 036A-06 (Minor Amendment)**. 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 drainage, 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.

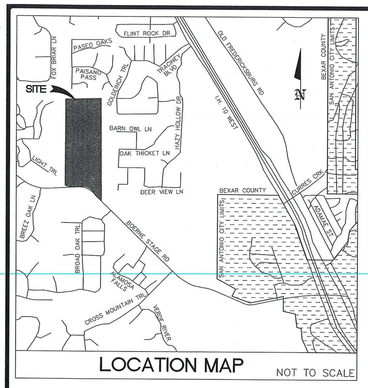
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Richard Carrizales at 207-8050.

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director

RIVER ROCK RANCH

MASTER DEVELOPMENT PLAN
(MINOR AMENDMENT)
DATE: OCTOBER 26, 2010



LOCATION MAP NOT TO SCALE

PARK DEDICATION SUMMARY	
REQUIRED:	
No. OF LOTS = 446	
REQUIRED DEDICATION = 446/70	6.37ACRES
PROVIDED:	
PARK AREA =	1.24 ACRES
OPEN SPACE	
ACTIVE =	1.32 ACRES
PASSIVE =	
OUTSIDE 100-YR FLOOD PLAIN =	5.32 ACRES
INSIDE 100-YR FLOOD PLAIN =	40.11 ACRES
MAX CREDIT = 50% OF 6.37 =	3.185 ACRES
PARK CREDIT AREA *	
PLAYGROUND =	1.25 ACRES
TOTAL PARK/OPEN SPACE DEDICATION =	12.32 ACRES

* PARK AREA CREDIT REPRESENTS MINIMUM REQUIREMENTS; ADDITIONAL AMENITIES MAY BE ADDED AT DEVELOPER'S DISCRETION.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	39.46	98	2.48	1
UNIT 2	13.29	35	2.63	2
UNIT 2B	12.16	44	3.62	3
UNIT 2C	14.07	46	3.27	4
UNIT 3A	16.08	39	2.43	5
UNIT 3B	51.44	50	0.972	6
UNIT 4A	13.95	52	3.73	7
UNIT 4B	10.33	36	3.48	8
UNIT 4C	12.86	45	3.50	9
UNIT 4D	9.24	–	–	10
TOTAL DEVELOPMENT	183.88	445	2.42	–
PARK/PLAYGROUND	1.24	–	–	1
OPEN SPACE (ACTIVE)	1.32	–	–	1, 3
OPEN SPACE (PASSIVE)	45.43	–	–	1, 3
R.O.W. DEDICATION	22.32	–	–	–

PROPERTY OWNERSHIP

BLOCK 2 CB 4711A
LOT 59 SANTOS, RICHARD P & MAGDALENA G
LOT 60 CLAYTON, MARK C & JANE BOLEN
LOT 61 CREWS, ROBERT N & JOSLYN A
LOT 67 NURKOWSKI, NATHANIEL & ARLA
LOT 68 DREISS, MELVIN L & JO ANN
LOT 69 WETZEL, CHARLES L & RUBY M RAYBORN
LOT 70 ATKINS, THOMAS H & ANNETTA I
LOT 71 MAXWELL, JANES B & MARGIE C
LOT 72 ADAMS, VAL D & DONNA L
LOT 73 MATTSON, BRIAN W & TRUDY A
LOT 83 MARTINEZ, RICHARD E & MARY JANE
LOT 84 HAESE, LARRY W & ESTELLA T
LOT 85 HAESE, LARRY W & ESTELLA T
LOT 124 LINDELL, THOMAS O & VICKI A
LOT 125 LINDELL, THOMAS O & VICKI A

BLOCK 7 CB 4711A
LOT 1 INGLET, THOMAS E & PATSY J
LOT 2 MONATH, BARRY L
LOT 3 SCHORR, JEFFERY JOHN
LOT 4 PUCHINSKY, BRUCE ANTHONY & SHARON L
LOT 5 PFEIFER, ROBERT AARON & NICOLE MARIE

BLOCK 9 CB 4711A
LOT 2 HOELKE, FREDERICK F & CATHERINE J
LOT 3 KNIZEL, LAMBERT J
LOT 34 WHITE, JAMES A
LOT 23 KANE, CARMEN A
LOT 26 SAIDI, DAVID
LOT 27 MARROQUIN, DAVID & NINA
LOT 28 ANDERSON, JAY R & MICHELLE L

BLOCK CB 4709B
LOT 182 ZETTNER, LESTER D. & LYNN D.
LOT 183 ANDERSON, DAVID S
LOT 184 ANDERSON, DAVID S
CB 4712 P-3 & P-3A ABS 598
NFP PARTNERSHIP ETAL; FRED NIEMANN JR.
CB 4709 P-118, CB 4704 P-1 ABS 254, CB 4705 P-7 ABS 339
CONCEPT THERAPY INSTITUTE; WARREN MCKENNEY

SCALE: 1" = 120'

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
2. THIS PROJECT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
3. ZONING = N/A
   USES = SINGLE FAMILY RESIDENTIAL
   MAX. ALLOW DENSITY = N/A
4. AVERAGE DWELLING UNIT = 2,800 SQ. FT. (LIVING SPACE)
5. TOTAL OFF STREET PARKING/STORAGE – NONE.
6. THIS PROJECT IS LOCATED IN THE NORTH SIDE I.S.D
7. DEVELOPMENT IS ASSOCIATED WITH PLANNED UNIT DEVELOPMENT NO. 06-033A AND STREETS WILL BE PRIVATE.
8. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
9. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL
11. EFFECTIVE 100 YEAR FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0395E, DATED FEBRUARY 16, 1996.
12. OPEN SPACES, GREENBELTS, PARK AREAS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
13. UTILITY SERVICE PROVIDERS:
    WATER – SAN ANTONIO WATER SYSTEM
    WASTEWATER – SAN ANTONIO WATER SYSTEM
    GAS – CPS ENERGY
    ELECTRIC – CPS ENERGY

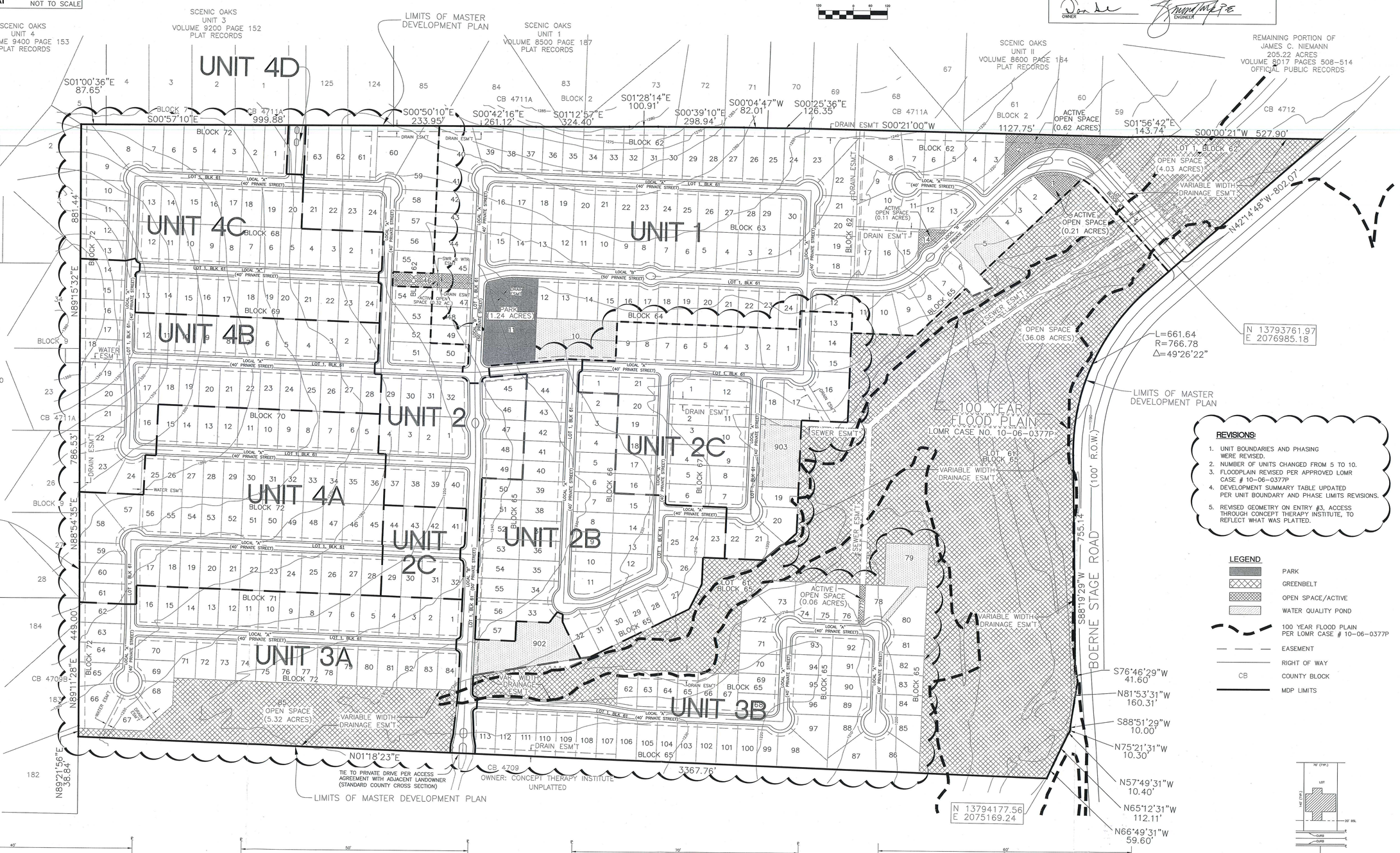
FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER ENGINEER

CIVIL ENGINEER
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

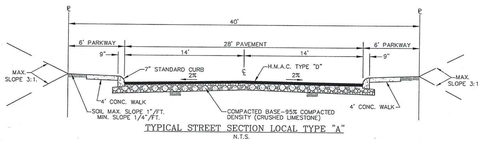
OWNER & APPLICANT
GREEN LAND VENTURES, LTD.
505 MADISON OAK
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

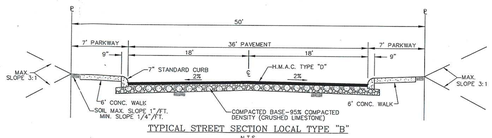
PLAN HAS BEEN ACCEPTED BY COSA
12-10-2010 036A-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 12-9-2012
Date

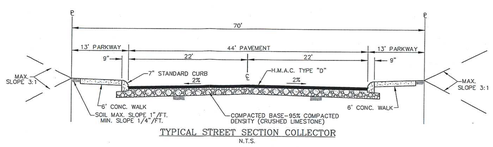


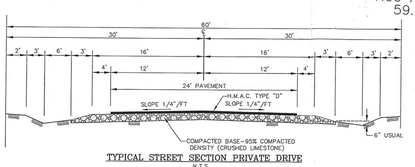
REVISIONS:
1. UNIT BOUNDARIES AND PHASING WERE REVISED.
2. NUMBER OF UNITS CHANGED FROM 5 TO 10.
3. FLOODPLAIN REVISED PER APPROVED LOMR CASE # 10-06-0377P
4. DEVELOPMENT SUMMARY TABLE UPDATED PER UNIT BOUNDARY AND PHASE LIMITS REVISIONS.
5. REVISED GEOMETRY ON ENTRY #3, ACCESS THROUGH CONCEPT THERAPY INSTITUTE, TO REFLECT WHAT WAS PLATTED.

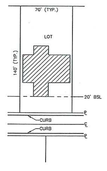
LEGEND
- PARK
- GREENBELT
- OPEN SPACE/ACTIVE
- WATER QUALITY POND
- 100 YEAR FLOOD PLAIN PER LOMR CASE # 10-06-0377P
- EASEMENT
- RIGHT OF WAY
- CB COUNTY BLOCK
- MDP LIMITS


TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.


TYPICAL STREET SECTION LOCAL TYPE "B"
N.T.S.


TYPICAL STREET SECTION COLLECTOR
N.T.S.


TYPICAL STREET SECTION PRIVATE DRIVE
N.T.S.


TYPICAL LOT LAYOUT
N.T.S.

NO.	DATE	REVISIONS DESCRIPTION	BY
1	8/18/06	ADDRESSED CITY OF SAN ANTONIO COMMENTS	JFF
2	01/31/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF
3	03/10/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF
4	10/26/10	REVISED PHASE BOUNDARIES FOR UNITS 2, 3 AND 4 (MDP MINOR AMENDMENT)	BW

PROJ. # 02079-02 DRN. BY: JFF/BW CHKD. BY: JFF DATE: 6-26-06

MTR · Engineers · Surveyors · Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

RIVER ROCK RANCH
MASTER DEVELOPMENT PLAN
MDP # 036A-06

SHEET 1 OF 1