



City of San Antonio

Department of Planning and Development Services

March 17, 2009

Jaime Arechiga
Hillstar Investments
1616 Calle Del Norte # 48
Laredo, TX 78041

Re: **Notting Hill**

MDP # 008-07

Dear Mr. Arechiga,

The Development Review Committee has reviewed **Notting Hill** Master Development Plan **M.D.P. # 008-07**. Please find enclosed a signed copy for your files. However, please note the following conditions:

Historic Preservation approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the OHP believes 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. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may 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 and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions please call Kay Hindes at (210)-207-7306.

Traffic Impact Analysis & Streets Division approves with the following conditions:

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the development project, at no cost to the City of San Antonio:

- Coordinate mitigation improvements for the following intersections with TXDOT:
 1. FM 1516 and old FM 1516
 2. FM 1516 and Weichold – traffic signal warrants analysis.
- Construct right turn deceleration lanes at the following intersections:
 1. Northbound FM 1516 and Roadway A.
 2. Westbound Weichold Road and Roadway B.
 3. Westbound Weichold Road and Mission Trail (developer option).
- Construct left turn lanes at the following intersections:
 1. Westbound Weichold Road and F.M. 1516.
 2. Eastbound Weichold Road and Roadway B.
 3. Eastbound Weichold Road and Mission Trail (developer option).
- Coordinate the need for acceleration lanes with TXDOT at the following locations:
 1. IH 10 eastbound frontage road and Nieto Drive.
 2. IH 10 eastbound frontage road and Weichold Road.
- All turn lanes shall be designed using TXDOT's standards and specifications.

This is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or 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. All technical requirements of the Unified Development Code will be complied with at the time of platting or permitting.

If you have any further questions call Jesse T. Muniz, P.E., at (210) 207-5732.

Parks and Recreation Department approves with the following conditions:

The park dedication requirement for this development is 7.40 acres. This development provides 4.5 acres of acceptable park/open space. Torres Engineering, P.C. submitted a Conditional Letter of Map Revision (CLOMR) to FEMA April 20, 2007. 4.5 acres of park open space dedication is currently located within the 100 year floodplain, however according to this letter if the proposed project is constructed as shown on topographic work map entitled "Floodplain Exhibit for Nothing Hill Subdivision," dated October 2006, a revision to the FIRM would be warranted. The engineer is providing a drainage easement which will alter the floodplains location ultimately creating a non-floodplain area for these dedicated 4.5 areas of open space. An additional 3.50 acres located in the basin will be credited at 50% (1.75 acres credit) along with a walking/jogging trail providing 2.25 in Park facilities credit, totaling 8.5 acres. Parks staff will ensure park dedication requirements are met as the plats are submitted for review per phase. Any changes to these dedicated areas must be submitted to Parks for review and approval.

If you have any further questions call Samuel Sanchez, at (210) 207-2886.

Bexar County Infrastructure Services Department approves with the following conditions:

It is understood that this is a conceptual plan. Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address all design issues including, but not limited to, secondary access, driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at the time of platting.

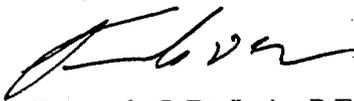
If you have any further questions please call Adam Chavarria at (210) 335-3840.

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.

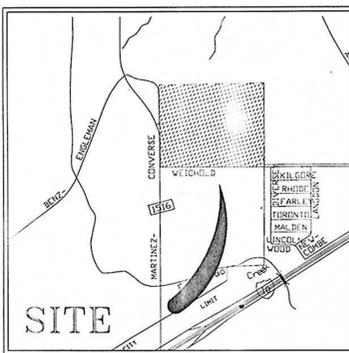
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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.

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 (210) 207-8050.

Sincerely,



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

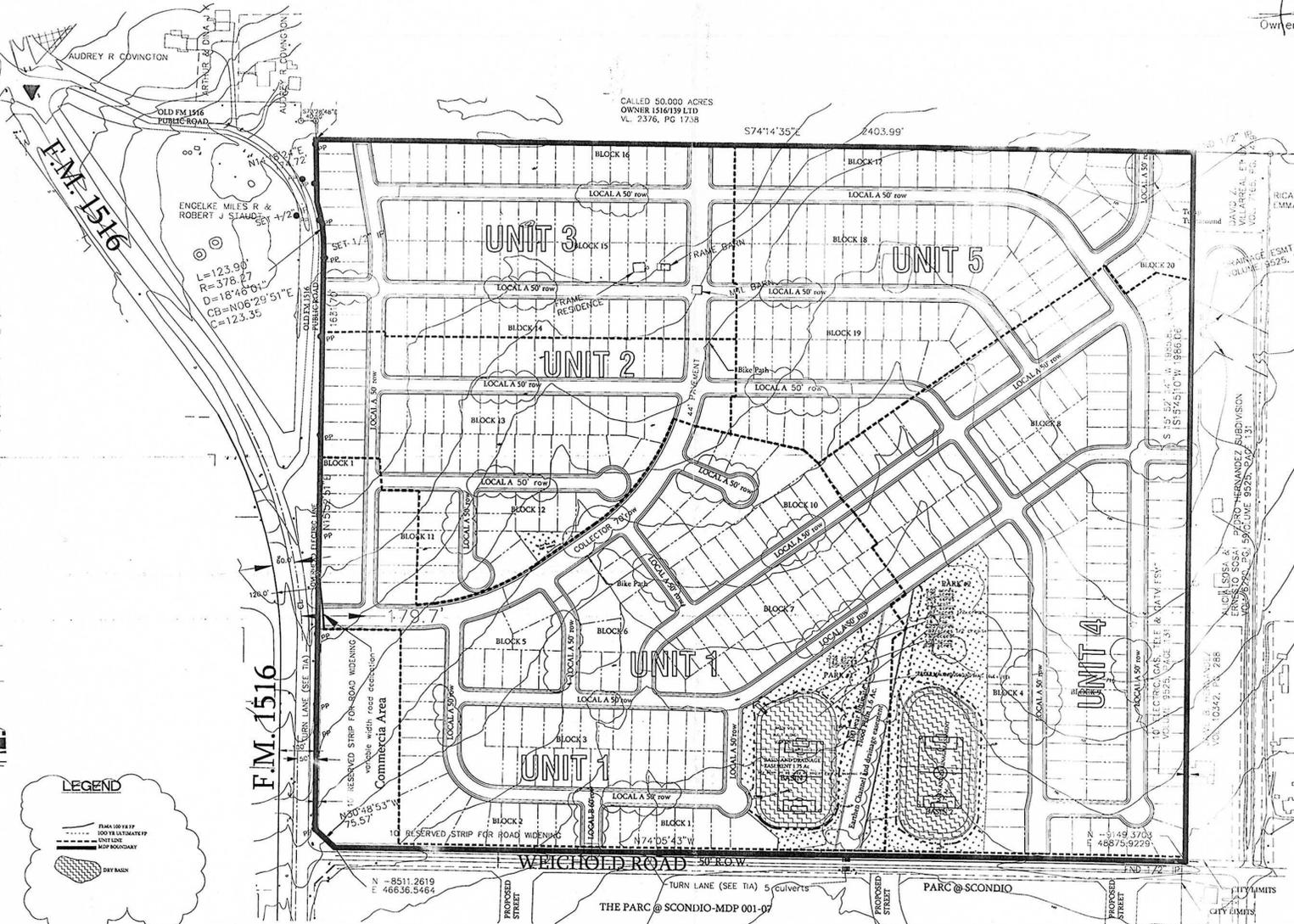
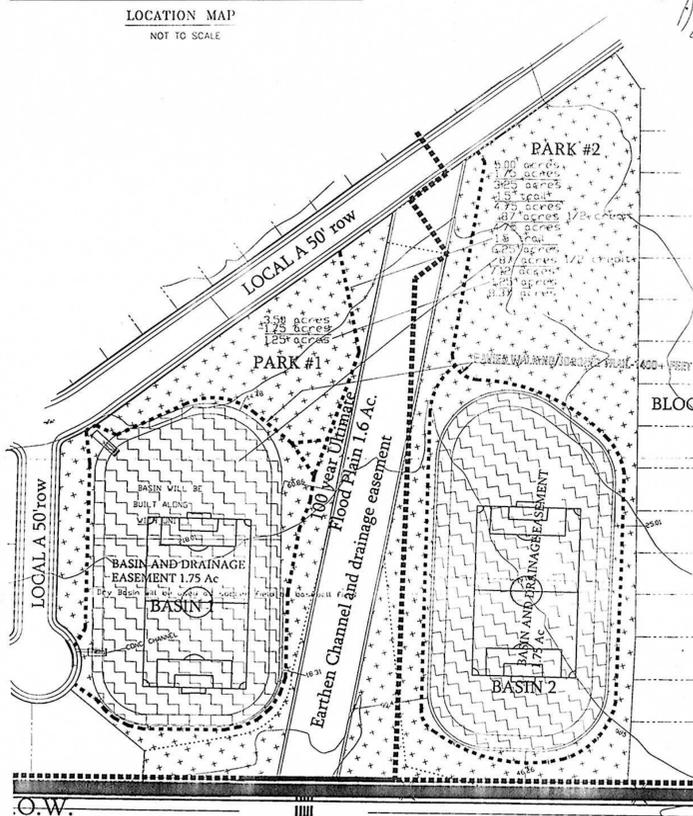


NOTTING HILL

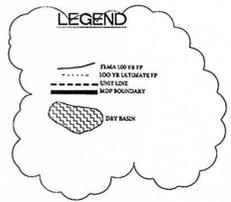
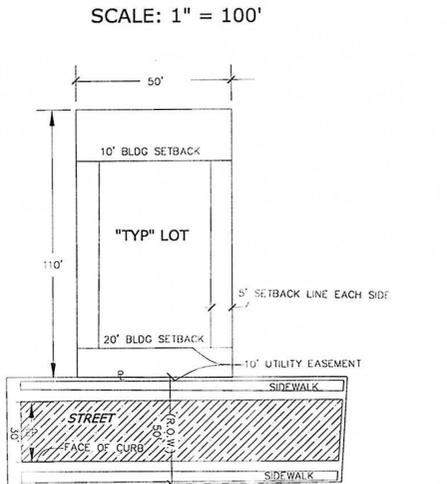
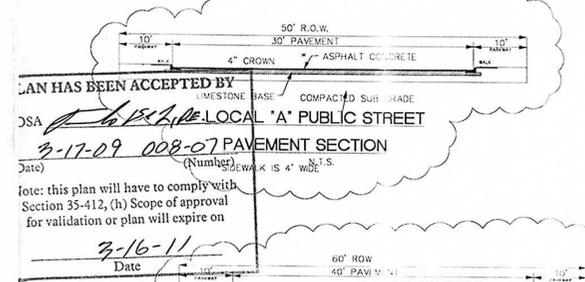
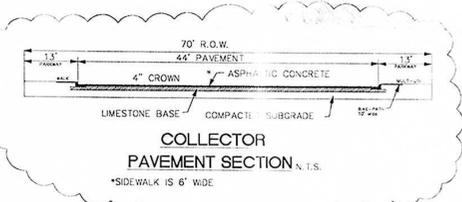
SUBDIVISION MASTER DEVELOPMENT PLAN

The flood plain limits on this master 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: *[Signature]*
 Engineer: *[Signature]*

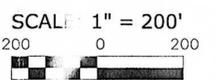


- SITE NOTES**
- OWNER **NOTTING HILL**
 JAMRO LTD.
 1816 CALLE DEL NORTE, #48
 LAREDO, TEXAS 78041
 - LAND PLANNING
 LAND DEVELOPMENT SERVICE
 16845 BLANCO ROAD, #206
 SAN ANTONIO, TEXAS 78232
 - PROPOSED LAND USE
 SINGLE FAMILY AND COMMERCIAL
 - FLOOD PLAN
 THIS SUBDIVISION CONTAINS AREAS WITHIN THE 100 YEAR FLOOD PLAN. DETENTION WILL BE REQUIRED AND THE LOCATION IS SHOWN ON THE ADJACENT MAP.
 - PARK
 1/3 ACRE FOR 70 LOTS, 515/70 = 7.36 Ac.
 1/75 acres for drainage easement (2 basins) half credit
 Working and digging trail = credit of 1.5 Ac.
 see notes on adjacent plan = total park of 8.37.
 PARK REQUIREMENT IS MET.
 - BASES OF BEARING: NAD 83 TEXAS SOUTH CENTRAL ZONE
 - SIDEWALKS ARE TO BE CONSTRUCTED ALONG WEICHOLO AND 1516 PER BEXAR CO. REQUIREMENTS.
 - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(c)(3) AND AASHTO LATEST REVISION.
 - CURRENT ZONING IS COSA.
 - NOTTINGHILL IS OUTSIDE SAN ANTONIO CITY LIMITS
 - SIDEWALKS SHALL BE BUILT IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2:35-506(c)



DEVELOPMENT INFORMATION						
TYPE	ZONING	APPROXIMATE ACREAGE	DWELLING UNITS	DENSITIES	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE
RESIDENTIAL	NA	95.65 ACRES	515	5.42/AC.		
COMMERCIAL	NA	6.12 ACRES	NA	NA		
UNIT ONE	NA	31.8 ACRES	106	4.33/AC.		
UNIT TWO	NA	30 ACRES	85	3.33/AC.		
UNIT THREE	NA	13.3 ACRES	78	5.27/AC.		
UNIT FOUR	NA	31.8 ACRES	146	3.5/AC.		
UNIT FIVE	NA	31.8 ACRES	102	3.98/AC.		
PARK*		7.85 AC		NA	8.9 AC.	
TRAIL*		1.5 AC				1.5 AC

- SITE NOTES**
- DRAINAGE EASEMENTS SHOWN ARE TO ESTIMATE THE LOCATIONS OF THE EASEMENTS WILL BE SHOWN ON THE FINAL PLAT.



"All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements".

REVISION	DESCRIPTION	DATE
1	street layout entrances relocated per city request	5/5/06
2	comments from Major Thoroughfare	11/20/06
3	ADD NOTES	5/29/07
4	MDP COMMENTS	4/23/07
5	STORM WATER COMMENTS	9/23/08
6	TIA STREETS	10/24/08
7	Bexar County / COSA	12/30/08

CIVIL ENGINEER
TORRES ENGINEERING.
 16845 BLANCO ROAD #106
 SAN ANTONIO, TEXAS 78232

GEOTECHNICAL ENGINEER
BURGE CONSULTING ENGINEERS
 5428 Schertz Road
 SAN ANTONIO, TEXAS 78233

SURVEYOR
WILKIE SURVEYING.
 10615 PERRIN BEITEL #206
 SAN ANTONIO, TEXAS 78217

OWNER
HILLSTAR INVESTMENTS
 1616 CALLE DEL NORTE #48
 LAREDO, TEXAS 78041

PROJECT MANAGER
LAND DEVELOPMENT SERVICE
 11843 Braesview #1201
 CITY OF SAN ANTONIO, TEXAS 78213
 210-716-2187

JOB NO. 0401500
 DATE 12-14-04
 DESIGNER DG
 CHECKED DG
 DRAWN DG

SHEET
MP-6

MDP 008-07 NOTTINGHILL