City of San Antonio

Department of Development Services

April 30, 2008

Mr. Ray Mendez, P.E.

Bury & Partners, Inc.
922 Isom, Suite 100
San Antonio, TX 78216

Re: **North Park Toyota** **MDP # 036-07**

Dear Mr. Mendez,

The City Staff Development Review Committee has reviewed North Park Toyota Master Development Plan **M.D.P. # 036-07**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

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.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the local school district, so they can plan accordingly.

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. The validity for this project shall expire within twenty-four months from the date of Acceptance, in accordance with UDC §35-412(h)(1).

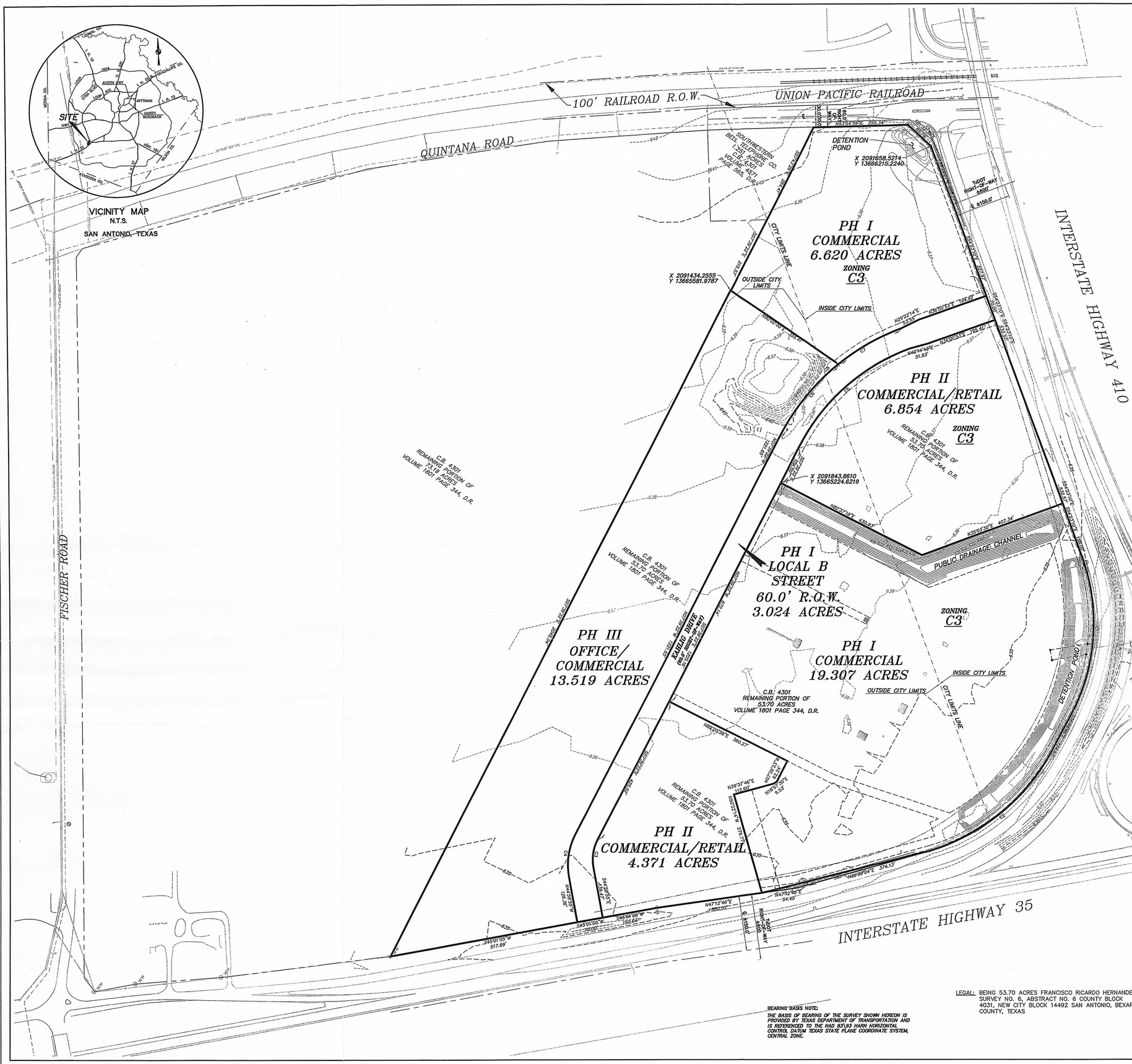
Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

Sincerely,

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

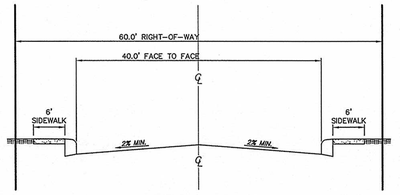
SUBMITTAL DATE: SEPTEMBER 18, 2007
RESUBMITTAL DATE: OCTOBER 09, 2007
RESUBMITTAL DATE: NOVEMBER 11, 2007
RESUBMITTAL DATE: NOVEMBER 28, 2007
RESUBMITTAL DATE: DECEMBER 31, 2007

VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS



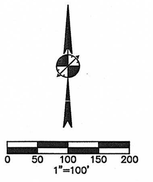
CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C1	444.14	47°44'43"	431.40	532.98	235.88	S30°30'01"E
C2	428.63	46°04'41"	417.17	532.98	226.67	S16°17'48"W
C3	78.18	3°19'33"	76.80	120.00	40.53	S26°19'08"E
C4	117.26	3°19'33"	115.20	180.00	60.80	N26°19'08"W
C5	414.70	42°14'16"	405.38	562.54	217.28	S13°27'47"W
C6	260.97	24°01'06"	259.06	622.54	132.43	S04°21'11"W
C7	197.97	18°13'12"	197.14	622.54	99.83	S25°28'20"W
C8	458.94	42°14'16"	448.61	622.54	240.46	S13°27'47"W

PHASE	LAND USE	ACRES	PROJECTED PROJECT DATE
I (ONE)	COMMERCIAL	25.927	JANUARY 2007 TO DECEMBER 2008
I (ONE)	PUBLIC RIGHT-OF-WAY (KAHLIG DRIVE)	3.024	JANUARY 2009 TO DECEMBER 2010
II (TWO)	COMMERCIAL/RETAIL	11.225	JANUARY 2010 TO DECEMBER 2012
III (THREE)	OFFICE/ COMMERCIAL	13.519	DECEMBER 2010 TO DECEMBER 2012
	TOTAL	53.695	



LOCAL B
TYPICAL ROAD SECTION
NOT TO SCALE

SIDEWALK NOTE:
SIDEWALK ARE REQUIRED FOR LOT, PER COUNTY ORDINANCE, ALONG THE RIGHT-OF-WAY OF KAHLIG DRIVE. PLAT APPROVAL FOR EACH LOT SHALL BE CONTINGENT UPON THE INSTALLATION OF SIDEWALK. THE SIDEWALK SHALL BE INSTALLED FOR EACH LOT DURING THE CONSTRUCTION AND PLATTING STAGES.



BEARING BASIS NOTE:
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS PROVIDED BY TEXAS DEPARTMENT OF TRANSPORTATION AND IS REFERENCED TO THE NAD 83\93 HARN HORIZONTAL CONTROL DATUM TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

LEGAL: BEING 53.70 ACRES FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6 COUNTY BLOCK 4031, NEW CITY BLOCK 14492 SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER: KAHLIG MOTOR COMPANY
9207 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

OWNER: WILLIAM VAUGHN JR.
KAHLIG MOTOR COMPANY
9207 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

CIVIL ENGINEER: BURY + PARTNERS, INC.
922 ISOM, STE. 100
SAN ANTONIO, TEXAS 78216
(210) 525-9090
ATTN: RAY MENDEZ, P.E.

PLAN HAS BEEN ACCEPTED BY
COSA
4/30/08 (Date) 0360-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
4/30/10 Date

APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO 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 _____ DATE: 4/25/08

ENGINEER: _____ DATE: 4/28/2008

GENERAL NOTES:
1. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, Texas 78216
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STATE OF TEXAS
RAYMOND E. MENDEZ
94150
LICENSED PROFESSIONAL ENGINEER

MASTER DEVELOPMENT PLAN

NORTH PARK TOYOTA

1H - 35 AND IH - 410 - 53.70 ACRE TRACT
SAN ANTONIO, TEXAS

PLOTTING SCALE: 1"= 1'
DATE REVISED: Feb-04-2008
FILE: G:\72410\V72MMDP.dwg
DRAWN BY: TND
DESIGNED BY: BB
REVIEWED BY: SE
PROJECT NO.: 145-37.00

SHEET
C-1.0

Date: Apr 25, 2008, 8:35am User ID: otalamantez
File: G:\72410\V72MDP.dwg