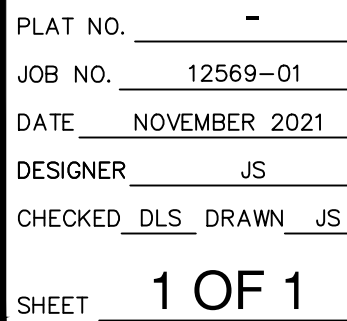




The following are the Notes included on the PDD Plan for 1670 River Road:

NOTES:

1. DEVELOPER REQUESTING ANNEXATION SIMULTANEOUS TO ZONING APPROVAL.
2. SITE PLAN IS SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION DRAWINGS, TREE PRESERVATION, GRADING, ETC.
3. ON-SITE DETENTION ANTICIPATED. PROPOSED DETENTION AREAS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION DRAWINGS, TREE PRESERVATION, GRADING ETC.
4. ON-SITE LOW IMPACT DEVELOPMENT (LID) ANTICIPATED. LID AREAS NOT SHOWN DUE TO DISPERSAL THROUGHOUT SITE AND DEPENDENCE ON FINAL CONSTRUCTION DRAWINGS.
5. PDD SUBJECT TO BUILDING SETBACKS PER UDC. SETBACKS APPLY TO OVERALL PDD AND NOT TO INTERNAL LOT LINES ALONG PROPOSED COLLECTOR STREET.
6. ACCESS POINTS SHOWN ARE SUBJECT TO CHANGE BASED ON SITE PLAN, CITY OF BOERNE, AND/OR TXDOT REQUIREMENTS.
7. THIS PDD INCLUDES A VARIANCE TO MAXIMUM BLOCK PERIMETER AND MAXIMUM BLOCK FACE IN UDC 6.3.A.1., BLOCK SIZE.
8. THIS PDD INCLUDES A VARIANCE TO MINIMUM SEPARATION FOR LOT ACCESS ALONG MAJOR & MINOR ARTERIAL AND ALONG PRIMARY & SECONDARY COLLECTOR IN UDC 7.5.A.2., PUBLIC ACCESS STANDARDS, MINIMUM SEPARATION.
9. THIS PDD INCLUDES A VARIANCE TO PARKING BAYS TO ALLOW DEAD ENDS GREATER THAN 100 FEET (VARIANCE TO ALLOW UP TO 150 FEET) IN UDC 5.6.B.3.c., ON-SITE PARKING SIZE AND LOCATION.
10. PDD SUBJECT TO DARK SKY ORDINANCE. SITE LIGHTING TO MEET OR EXCEED REQUIREMENTS AS DEFINED IN UDC APPENDIX D.
11. ADDITIONAL LANDSCAPE BUFFER TO SCREEN ESPERANZA PH1 NEIGHBORS TO THE NORTHEAST OF THE PROPERTY.
12. NO STRUCTURE SHALL BE GREATER THAN 2 STORIES.