



City of San Antonio

Department of Planning and Development Services

April 27, 2010

Jim Welch, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

Re: **Carlson Park – Major Amendment**

MDP # 672A

Dear Mr. Welch,

The Development Review Committee has reviewed **Carlson Park** Master Development Plan, Major Amendment, or **MDP 672A**. Enclosed is an accepted and signed copy of the amended 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.

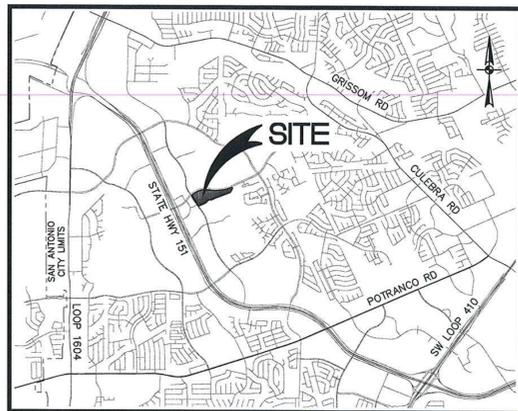
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Luz M. Gonzales at (210) 207-7898.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long, sweeping underline.

Christopher Looney, AICP
Interim Assistant Director
Land Development Division
Planning and Development Services Department



SITE LOCATION MAP

NOTES:

- OWNERS:
PHASE I
PD SAN ANTONIO ASSOCIATES, LLC
9800 WESTOVER HILLS BOULEVARD
SAN ANTONIO, TX 78251
- PHASE II
WESTOVER HILLS INVESTMENTS LP
10626 GULFDALE STE 7
SAN ANTONIO, TX 78216
- PHASE III, V
OWH INVESTMENTS, LLC
6536 BEE CAVES ROAD SITE 200
SAN ANTONIO, TX 78258
- PHASE IV
SERENITY AT WESTOVER HILLS LP
19141 STONE OAK PARKWAY SITE 104
SAN ANTONIO, TX 78258
- ENGINEER/SURVEYOR:
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY
SAN ANTONIO, TEXAS 78216
TEL: 210-375-9000
- CONTOURS SHOWN ARE FROM AN ACTUAL ON THE GROUND SURVEY.
- WATER WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

UTILITY PURVEYORS:

WATER: SAN ANTONIO WATER SYSTEM
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CPS ENERGY
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTHWESTERN BELL/AT&T

- THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
- ACCORDING TO FEMA COMMUNITY MAP PANEL 48029C0408 E, DATED FEBRUARY 16, 1996, APPROXIMATELY 0.01 OF AN ACRE OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(D). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE SIX (6) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 88 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
- THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
- BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
- 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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- REFERENCE STORMWATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

PROPERTY LEGAL DESCRIPTION:

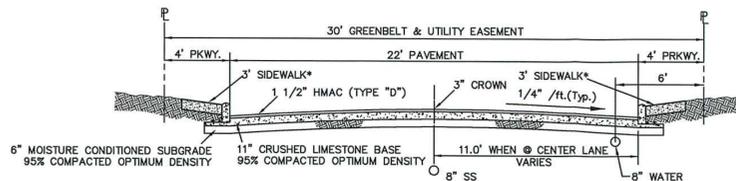
AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
CARLSON PARK, PHASE I (10.21 ACRES) (VOL. 9548, PG. 104 D.P.R.)
CARLSON PARK, PHASE II (7.287 ACRES) (VOL. 9549, PGS. 36-37 D.P.R.)
REMAINDER OF TRACT III (9.773 ACRES) (VOL. 7296, PGS. 1746-1750 O.P.R.)
THE BEARINGS FOR THIS MDP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MAJOR AMENDMENT

- CHANGED LAND USE AND PHASING OF PREVIOUS PHASE III LIMITS.
- ADDED PHASE V, COMMERCIAL USE.

LEGEND:

- PLAN BOUNDARY
- PHASE LINE
- 1015 EXISTING CONTOUR LINE
- EXISTING 100-YEAR FLOODPLAIN
- RIGHT-OF-WAY
- AREA BEING AMENDED



TYPICAL PRIVATE STREET SECTION
NOT-TO-SCALE

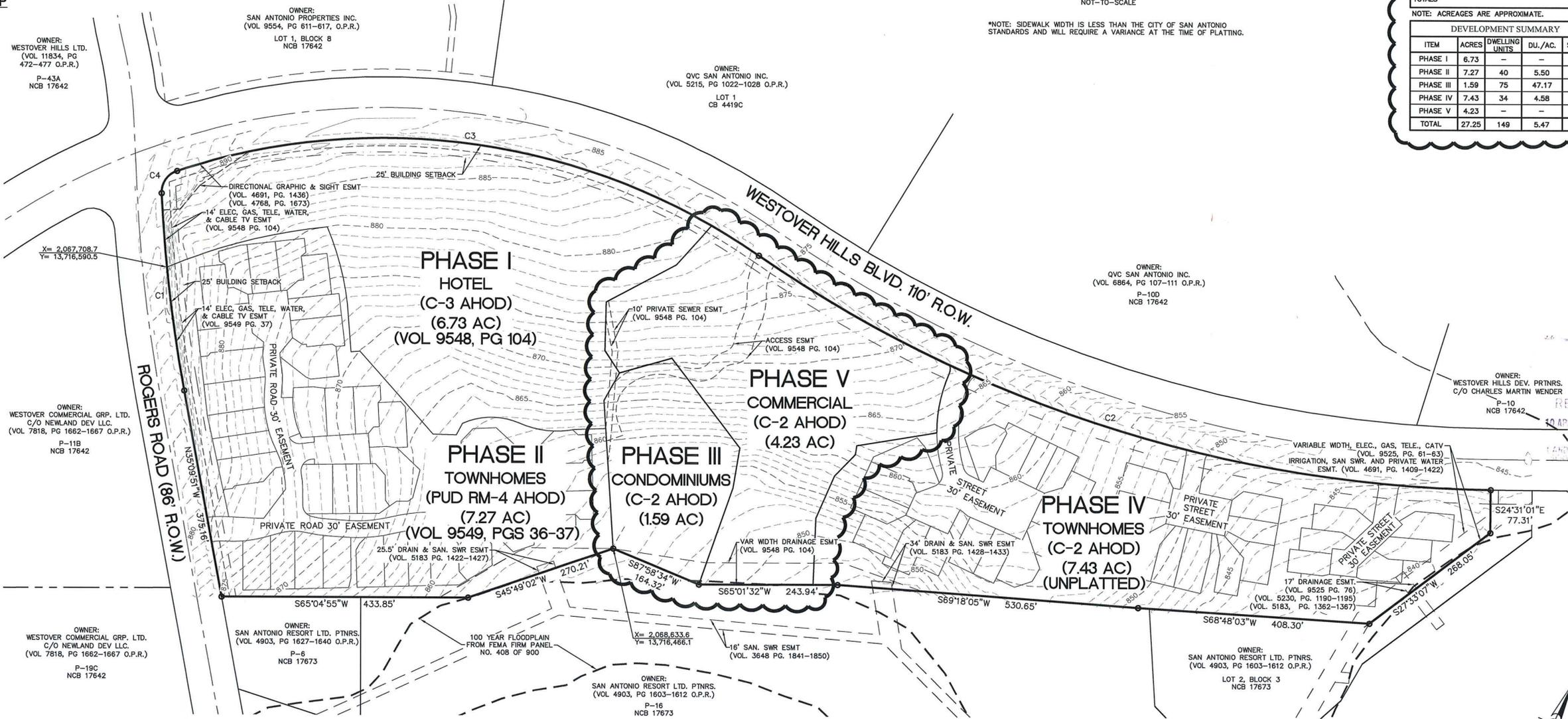
*NOTE: SIDEWALK WIDTH IS LESS THAN THE CITY OF SAN ANTONIO STANDARDS AND WILL REQUIRE A VARIANCE AT THE TIME OF PLATTING.

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	14.70
MULTI FAMILY RESIDENTIAL	1.59
COMMERCIAL	10.95
FLOODPLAIN	0.01
TOTALS	27.25

NOTE: ACREAGES ARE APPROXIMATE.

DEVELOPMENT SUMMARY

ITEM	ACRES	DWELLING UNITS	DU./AC.	SEQUENCE
PHASE I	6.73	-	-	EXISTING
PHASE II	7.27	40	5.50	EXISTING
PHASE III	1.59	75	47.17	EXISTING
PHASE IV	7.43	34	4.58	2
PHASE V	4.23	-	-	1
TOTAL	27.25	149	5.47	-



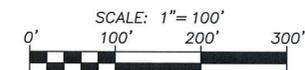
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	7°35'29"	2697.00'	178.93'	357.34'	357.08'
C2	34°26'20"	2286.75'	708.72'	1374.50'	1353.90'
C3	53°46'52"	1145.00'	580.65'	1074.76'	1035.74'
C4	73°57'51"	46.00'	30.12'	51.64'	48.13'

**CARLSON PARK
MASTER DEVELOPMENT PLAN
#672A
MAJOR AMENDMENT**

ACKNOWLEDGED BY:
OWH INVESTMENTS, LLC
BY: SCOTT FLEMING REAL ESTATE SERVICES
ITS: AUTHORIZED AGENT
BY: SCOTT FLEMING
PAPE-DAWSON ENGINEERS, INC.

ORIGINAL APPROVAL DATE OF POADP # 672: JUNE 02, 2000
AMENDED MDP PREPARATION DATE: FEBRUARY 15, 2010 PROJECT No. 4567-81

PLAN HAS BEEN ACCEPTED BY
COSA
April 27, 2010
Date
672A
Number
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
April 26, 2012
Date



PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
FAX: 210.375.9010