CITY OF SAN ANTONIO

May 5, 2006

Charles Grady Koehl, P.E.
Brown Engineering Co.
1000 Central Parkway N, Suite 100
San Antonio, TX 78232

Re: **Huebner Square Townhomes** **MDP # 006-06**

Dear Mr. Koehl

The City Staff Development Review Committee has reviewed the Huebner Square Townhomes Development Plan, **M.D.P. # 006-06**. Enclosed, please find a signed copy for your files. Your plan was accepted however please note the following:

- 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.

- **The DSD – Traffic Impact Analysis & Streets Division** has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for Babcock / Luskey Tract MDP (submitted 12/28/05). The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- **Parks and Recreation:** Huebner Square Townhomes is a proposed subdivision with 133 multi-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 1.2 acres. This development provides 0.5 acres of park to include an Open Play Area for 1.0 acre credit and a Picnic Area for 0.25 acres credit.

Parks recommends approval of Huebner Square Townhomes Master Development Plan with the following conditions:

- The parkland provided is dedicated to the Home Owners Association.
- A Provision and Maintenance Plan is provided to this department at the time of platting.
- Parkland dedication must be platted by the second phase of development.
- Amenities provided follow design criteria set forth in Table 503-4 in order to gain parkland credit.

The **DSD – Traffic Impact Analysis & Streets Division** has reviewed the MDP/PUD plan for Huebner Square Townhomes. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of La Cantera, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- Hammerhead turnaround at the end of streets will be required to meet the International Fire Code or the City of San Antonio requirements for fire truck turnaround.
- Please be aware that by UDC requirements there is no on-street parking allowed on 27-foot wide roads.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor 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.

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. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

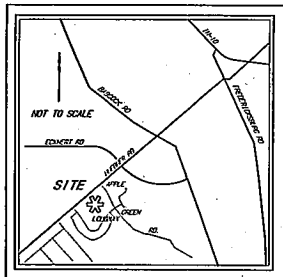
All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services

HUEBNER SQUARE TOWNHOMES, P.U.D.
MASTER DEVELOPMENT PLAN



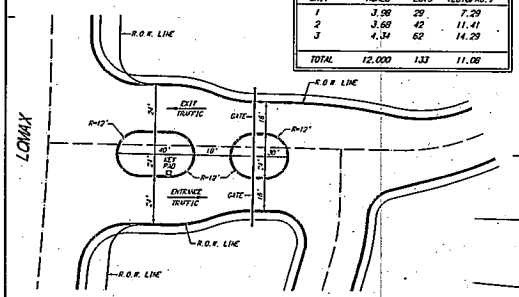
SCALE 1" = 50'

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED PROPERTY LINE
- PROPOSED UNIT LINE
- EsM'T — EASEMENT
- R.O.W. — RIGHT-OF-WAY
- PVM'T. — PAVEMENT
- B.S.L. — BUILDING SETBACK LINE
- B.C.E.P.R. — BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.P.R. — BEXAR COUNTY DEED & PLAT RECORDS
- o — ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND DRAINAGE EASEMENT
- # — ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENT

DEVELOPMENT PHASES

UNIT	ACRES	LOTS	DENSITY (LOTS/AC.)
1	3.98	29	7.29
2	3.68	42	11.41
3	4.34	62	14.29
TOTAL	12.000	133	11.08



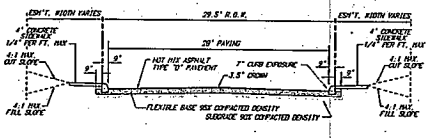
GATE AREA DETAIL
SCALE: 1"= 30'

CLEAR VISION NOTE:

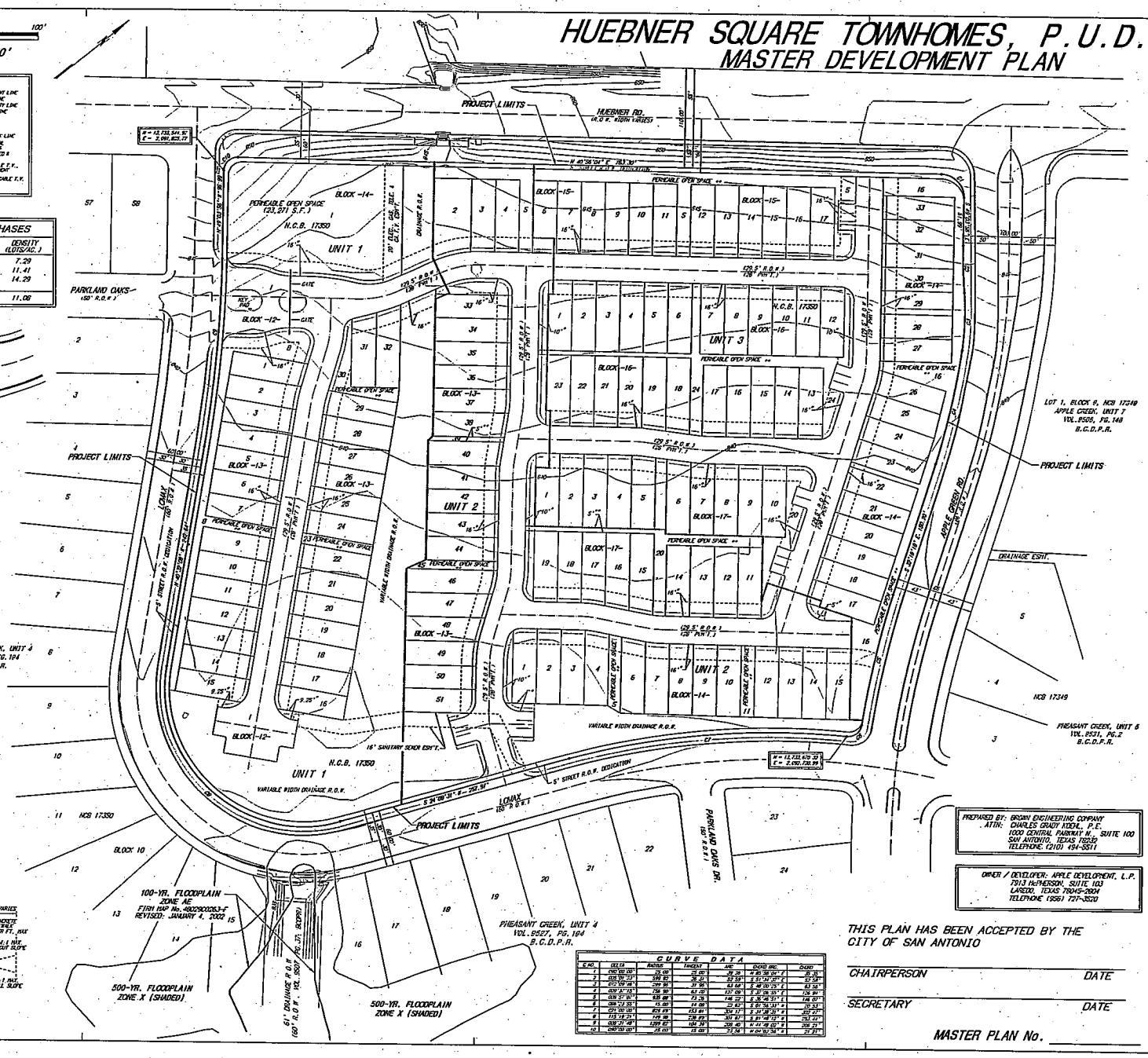
CLEAR VISION AREA SHALL BE PROVIDED IN ACCORDANCE TO UDC 35-506 (d)(5)

GENERAL NOTES

1. ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 27 FEET OF PAVEMENT WIDTH IN A 37 FOOT RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
   a. AS REQUIRED BY CITY ORDINANCE
   b. TO ACHIEVE TRAFFIC CALMING
   c. TO COMPLY WITH THE TIA.
2. WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS SAWS.
3. SANITARY SEWER SERVICE WILL BE PROVIDED BY SAWS THROUGH A PUBLIC COLLECTION SYSTEM AND OFFSITE TREATMENT.
4. ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
5. PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. THE GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
6. 1/2-INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
7. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.00016
8. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
9. LOT 1, BLOCK 1 INCLUDES 2.20 ACRES OF LAND BEING A PRIVATE STREET R.O.W., ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATER AND DRAINAGE EASEMENT.
10. LOT 1, BLOCK 3 INCLUDES 0.53 ACRES OF LAND USED TO SATISFY CITY OF SAN ANTONIO PARKLAND DEDICATION
11. THE ZONING FOR THIS TRACT IS PUD HF-2S.
12. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE SUBDIVISION AND ADJACENT TO LOMAX AND APPLE GREEN RD IN ACCORDANCE WITH CITY OF SAN ANTONIO CRITERIA.



TYPICAL STREET SECTION



PREPARED BY: BROWN ENGINEERING COMPANY
ATTN: CHARLES GRADY KOEHL, P.E.
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 494-5511

OWNER / DEVELOPER: APPLE DEVELOPMENT, L.P.
7313 McPHERSON, SUITE 103
LAREDO, TEXAS 78045-2604
TELEPHONE: (956) 727-3520

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	090°00'00"	25.00	25.00	39.26	N 85°58'04" E	35.35
2	005°19'23"	590.00	26.81	52.59	S 21°08'25" E	52.58
3	012°09'46"	299.99	31.98	63.68	S 18°03'25" E	63.56
4	059°34'15"	256.99	147.09	267.09	S 27°06'55" E	255.60
5	039°37'07"	335.00	72.35	146.02	S 35°45'51" E	145.00
6	008°12'55"	15.00	10.09	21.49	S 57°16'31" E	20.53
7	071°00'00"	825.99	153.81	304.17	S 51°38'31" E	302.27
8	113°18'21"	199.99	238.99	395.61	S 81°48'12" E	332.51
9	033°31'48"	1299.62	191.31	380.40	N 41°18'02" E	378.71
10	090°00'00"	25.00	15.09	23.56	N 04°02'36" E	21.21

THIS PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

MASTER PLAN No. _____

No.	Date	REVISIONS	
4	1-26-06	REVISED ENTRANCE.	KA
3	1-13-06	REVISED AS PER DEVELOPMENT SERVICES COMMENTS.	KA
2	1-9-06	REVISED LOTS ALONG HUEBNER RDWD.	KA
1	1-10-05	REVISED AS PER C.S.A.B.S. COMMENTS.	KA

Desc/projects/Houlihan-Ch/Huebner-HS/Drawings/ mp.dwg Nov. 27 Apr 2005

DWN. KA CHK. MM DSN. KA

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S.100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 04-095-11 DATE 12/1/05

STATE OF TEXAS
CHARLES GRADY KOEHL
83945
4-21-06

APPLE DEVELOPMENT, L.P.
HUEBNER SQUARE TOWNHOMES, P.U.D.
MASTER DEVELOPMENT PLAN

SHEET NO. 1 OF 1

05-05-06P01:03 RCVD