



CITY OF SAN ANTONIO

April 17, 2006

Mr. Paul Schroeder

Alamo Consulting Eng & Surveying, Inc.
140 Heimer Rd. Ste. 617
San Antonio, TX 78232

Re: Cardinal Meadows

MDP # 009-06

Dear Mr. Schroeder,

The City Staff Development Review Committee has reviewed Cardinal Meadows Master Development Plan M.D.P. # 009-06. Please find enclosed 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.
- **Historic** indicates that
 - The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the City South area has been identified as a **high probability area**. It is the opinion of the HPO that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.
- **Storm Water** state that the following conditions are required prior to future plat releases by this department:
 - Regarding the existing FEMA floodplain which overlays Detention Ponds "C" and "D" – Please **EITHER** provide a drainage easement that to include both the regulatory (100-year Ultimate Development) floodplain and the detention basin OR a FEMA Letter of Map Revision (LOMR) will be required as part of the Phase III development
 - Please show complete drainage areas on Drainage Area Maps. Area A appears to have been "cut off" on the submitted Master Drainage Planning

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- Please clearly label all calculations. (The Detention Basin ID was not indicated on the submitted Detention Storage Calculations.)
- Please provide detention basin hydraulic (inflow/outflow) analyses that consider each of the 5-, 25-, and 100-year storm events
- Please verify that submitted calculations are with each other, or explain discrepancies. (The Ultimate Development Q100 values in the submitted Storm flow Calculations.)
- IF the limits of the existing FEMA floodplain are to be revised (see item 1, above) please note that –
 - The required FEMA LOMP must be approved by this department and submitted to FEMA prior to approval of the associated Phase III plat by this department, then
 - Prior to issuance of any building permits associated with this property: EITHER this LOMR application must be approved by FEMA OR a performance bond (with associated performance agreement) must be accepted by the City of San Antonio. (See section 35-F134 of the UDC)
- Please note that a Floodplain Development Permit will be required for Phase 3 of this development.
- TIA & Streets indicate the following requirements and on-site improvements are necessary and shall be provided by the developer. On and before the completion of the Cardinal Meadows, at no cost to the City of San Antonio
 - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free reviewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - Construct an eastbound left turn lane and westbound right turn lanes on Loop 1604 at the proposed Collector Street into Phase-3 with storage lanes and bay tapers as it relates to the submitted TIA counts, UDC 35-502(a)(7), subsection C, and as per TxDOT requirements (70 Peak left turn and 106 peak right turn movements).
 - All commercial driveways for this project shall comply with UDC-35-506, ® Access and Driveways.
 - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q)
- 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.

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



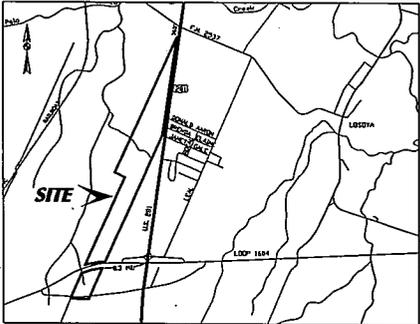
Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County

04-12-06A03:13 RCVD

CARDINAL MEADOWS SUBDIVISION

A MASTER PLANNED MIX-USE COMMUNITY
 BUSINESS, COMMERCIAL, INDUSTRIAL, OFFICE, MULTI/SINGLE FAMILY RESIDENTIAL
 MASTER DEVELOPEMENT PLAN



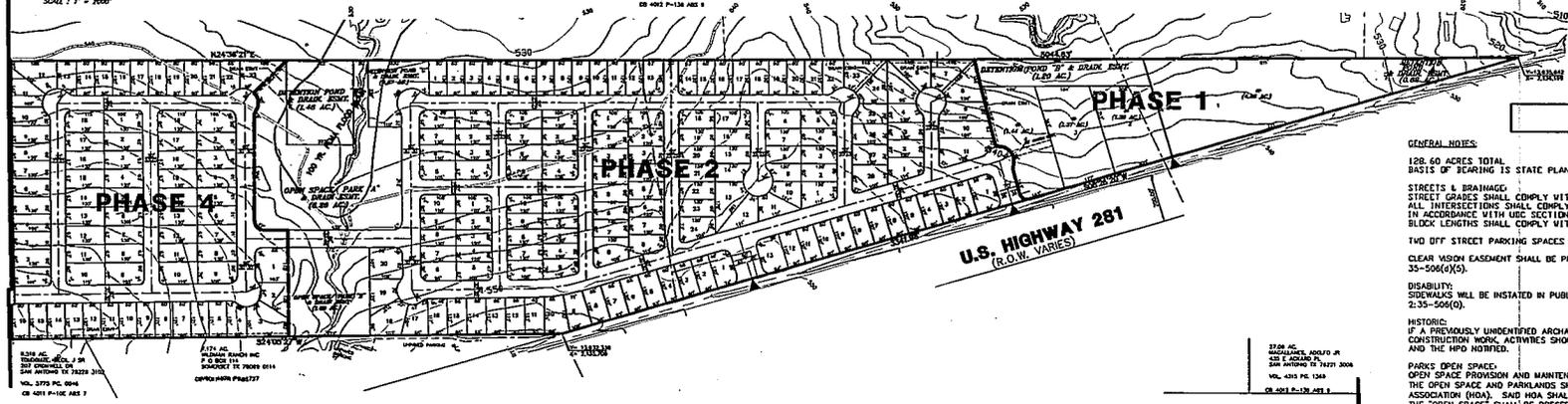
PHASE	EST. CONST.	AC.
1	05/06	10.16
2	08/06	45.14
3	02/07	14.16
4	02/08	18.51
5	05/08	26.69
6	01/10	13.93

PLAT No.

PHASE	AC.	LOTS	DWELLING UNITS	OPEN SPACE	LOTS/AC	DWELLING UNITS/AC
1	10.16	x 4	-	-	0.39	-
2	45.14	148	148	6.97	3.28	3.28
3	13.94	46	49	-	3.46	3.46
4	0.62	x 2	-	-	-	-
5	18.51	75	75	-	4.05	4.05
6	26.69	105	105	-	3.93	3.93
6	13.93	x 4	-	-	0.29	-
TOTAL	128.60	385	377	6.97	2.99	2.93

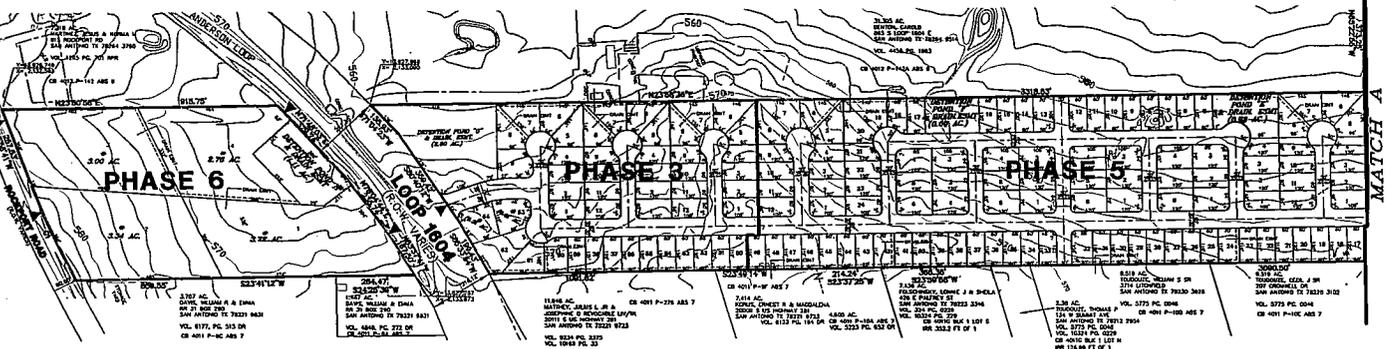
* DENOTES COMMERCIAL LOTS

LOCATION MAP
SCALE: 1" = 2000'



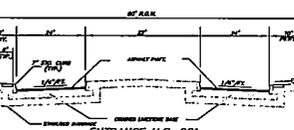
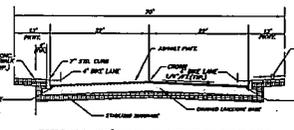
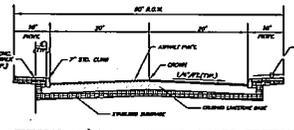
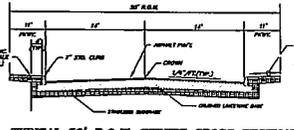
▲ DENOTES ACCESS POINTS
 * DENOTES COMMERCIAL INDUSTRIAL OFFICE OR MULTI-FAMILY DEVELOPMENT
 □ DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/96

GENERAL NOTES:
 128.60 ACRES TOTAL
 BASIS OF TYPING IS STATE PLANE.
 STREETS & BOANWING
 STREET GRADES SHALL COMPLY WITH UDC SECTION 35-506(d)(3).
 ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(3).
 BLOCK LENGTHS SHALL COMPLY WITH UDC 35-515(b)(3).
 TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
 CLEAR VISION EASEMENT SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5).
 DISABILITY: SIDEWALKS WILL BE INSTALLED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2.35-506(O).
 HISTORIC: IF A PREVIOUSLY UNDISCOVERED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPD NOTIFIED.
 PARKS: OPEN SPACE
 OPEN SPACE PROVISION AND MAINTENANCE PLAN:
 THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE "OPEN SPACE" SHALL BE PRESERVED IN ITS NATURAL STATE AS MUCH AS PRACTICAL. THESE OPEN SPACES SHALL BE INSPECTED ON A YEARLY BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. THE "PARKLANDS" SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE AT THE DISCRETION OF THE HOA, BUT AT A MINIMUM SHALL BE MAINTAINED THE SAME AS THE "OPEN SPACE" NOTED ABOVE. ADDITIONAL IMPROVEMENTS, SUCH AS TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA. IN NO CASE SHALL THESE FACILITIES EXCEED 20% IMPERVIOUS COVER OF THE SITE.
 PARK/OPEN SPACE REQUIREMENTS: 377 LOTS/70+5.38 ACRES. 6.97 AC. IS TO BE PROVIDED.
 PRIVATE PARKS TO BE MAINTAINED BY H.O.A. IN ACCORDANCE WITH UDC PAC 25-303.
 BIKE LANE: BIKE LANE ON COLLECTOR TO BE PAINTED 4' EACH SIDE AS PER ORDINANCE 1103741. ROW UTILIZED 35'-MIN-60" TYP. SIGN SPACING 15' 300' TO 800' BASED ON AREA DENSITY AND STREET PARKING.
 The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plans 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/DEVELOPER: ESTATE OF WILLIAM T. MILLER
 ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 PREPARED: APRIL 6, 2005

OWNER/DEVELOPER:
 ESTATE OF WILLIAM T. MILLER
 430 SOUTH SANTA ROSA
 SAN ANTONIO, TEXAS 78207
 ENGINEER:
 ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HEINER ROAD, SUITE 617
 SAN ANTONIO, TEXAS 78222



REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/05	ISS. COMPLETE LOT. STREETS
2	12/15/05	ISS. COMPLETE LOT. STREETS-ACCESS ADJ. PARK.
3	1/17/06	ISS. COMPLETE STREETS-ADJ. CLEAR VISION
4	5/2/06	ISS. COMPLETE STREETS-ADJ. CLEAR VISION



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HEINER RD., STE. 617, SAN ANTONIO, TX. 78222
 PHONE (210) 822-6681 FAX (210) 822-3058

CARDINAL MEADOWS SUBDIVISION
 MASTER DEVELOPEMENT PLAN
 SITE PLAN
 CITY OF SAN ANTONIO
 BEXAR COUNTY
 REGD. PLAN

DATE: APRIL 6, 2005
 SCALE: AS SHOWN
 DRAWN: [Name]
 DESIGNED: [Name]
 CHECKED: [Name]
 SHEET: [Number] OF [Total]
 PAGE: [Number]