City of San Antonio

Department of Planning and Development Services

December 23, 2008

Jesse Valdez
MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: **Arthur Tract** **MDP # 041-06**

Dear Mr. Valdez,

The Development Review Committee has reviewed **Arthur Tract** Master Development Plan or **MDP 041-06**. Enclosed is an accepted and signed copy of the 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. Furthermore, 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 approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a probability that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at

512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hindes at (210) 207-7306.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required)
- According to the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491 Section 34-914 Drainage Area: floodplain buffering will be required.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Planning and Development Services states:

The City and Camp Bullis have been working on a joint effort to coordinate this Development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

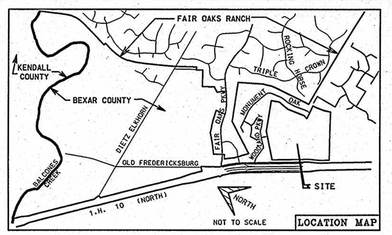
1. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
2. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

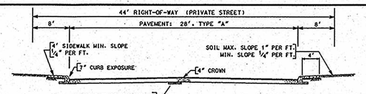
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

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

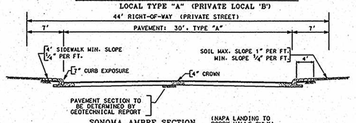


LOCATION MAP

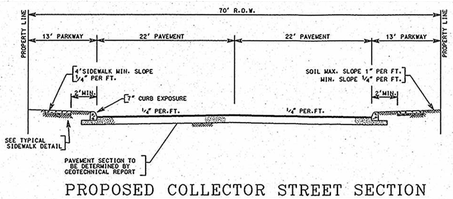


TYPICAL STREET SECTION

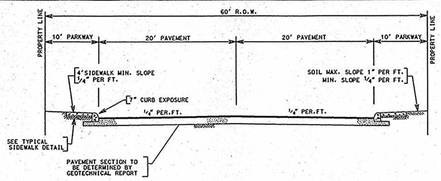
LOCAL TYPE "A" (PRIVATE LOCAL 'B')



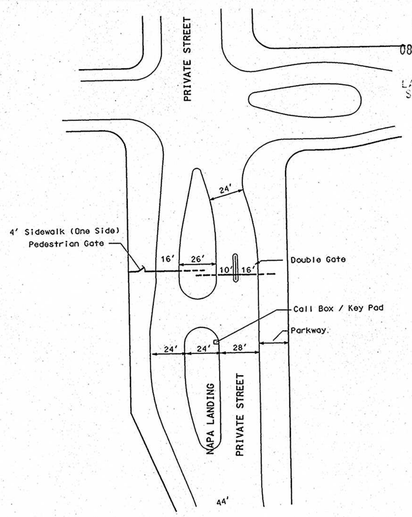
SONOMA AMBRE SECTION (NAPA LANDING TO POPPY HILLS ONLY)



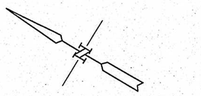
PROPOSED COLLECTOR STREET SECTION



PROPOSED LOCAL "B" STREET SECTION



DETAIL "A"



SCALE: 1" = 200'

0' 100' 200' 400' 600'

THE "DRAINAGE AREA BUFFER ZONE" DEFINES AN AREA ADJACENT TO THE DEFINED 100-YEAR FLOOD PLAIN WHERE THE IMPOSITION OF "IMPERVIOUS COVER" IS LIMITED TO 10%. IN CONFORMANCE WITH CITY OF SAN ANTONIO AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION ORDINANCE No. 81491.

NOTES:

1. NO AREAS WILL BE DEVELOPED PRIOR TO THE ASSOCIATED DETENTION BEING CONSTRUCTED.
2. 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-B148 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER NAPA OAKS SA, LTD ENGINEER

NOTES:

ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS .

DEVELOPER:
NAPA OAKS SA, LTD.
3619 PAESANOS PARKWAY, SUITE #200
SAN ANTONIO, TEXAS 78231

PLAN HAS BEEN ACCEPTED BY
COSA
12/22/08 (Date) 041-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/22/10
Date

RESIDENTIAL AREAS (P.U.D.)

128 LOTS — 70'x 120' (Approx)
244 LOTS — 50'x 120' (Approx)
372 TOTAL LOTS (Approx)

2.48 Ac. — AMENITY LOT (UNIT-1)
3.71 Ac. — ADDITIONAL AMENITY AREA (Approx.)
6.19 Ac. — TOTAL AMENITY AREA (Approx.)

2.76 Ac. — LARGE DRAIN (UNIT-1)
5.58 Ac — LARGE DRAIN (UNIT-1)
7.15 Ac. — LARGE DRAIN (Approx.)
15.49 Ac. — TOTAL LARGE DRAINS (Approx.)

LAND USE PLAN FOR SINGLE-FAMILY AREA

					DENTITY
SINGLE FAMILY UNIT-1	39.35	Acres	99	RESIDENTIAL LOTS	2.5 LOTS / Ac
SINGLE FAMILY UNIT-2	16.40	Acres	78	RESIDENTIAL LOTS	4.7 LOTS / Ac
SINGLE FAMILY UNIT-3	9.89	Acres	33	RESIDENTIAL LOTS	3.3 LOTS / Ac
SINGLE FAMILY UNIT-4	4.57	Acres	27	RESIDENTIAL LOTS	5.9 LOTS / Ac
SINGLE FAMILY UNIT-5	8.93	Acres	32	RESIDENTIAL LOTS	3.6 LOTS / Ac
SINGLE FAMILY UNIT-6	16.27	Acres	76	RESIDENTIAL LOTS	4.7 LOTS / Ac
SINGLE FAMILY UNIT-7	8.27	Acres	27	RESIDENTIAL LOTS	3.3 LOTS / Ac
ADDITIONAL AMENITY AREA	3.71	Acres			
DRAIN AREA (UNIT-6)	7.15	Acres			
SUB-TOTAL	114.53	Acres	372	SINGLE FAMILY LOTS	

COMMERCIAL AREAS

6.45 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
7.12 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
8.60 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
26.42 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY

48.59 Ac. — TOTAL RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY (Approx.)

163.12 ACRES (TOTAL FOR PROJECT)

LEGAL DESCRIPTION

A CALLED 163.22-ACRE ACCUMULATION OF SMALLER PARCELS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT No. 20070090850 OF THE THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL BEING OUT OF THE MARIA F. HERNANDEZ SURVEY No. 420, ABSTRACT No. 314, COUNTY BLOCK No. 4709, BEXAR COUNTY, TEXAS.

RECEIVED
08 DEC 22 PM 2:14
LAND DEVELOPMENT SERVICES DIVISION

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbceng.net
mbc ENGINEERS

ARTHUR TRACT
MASTER PLAN No. 041-06

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE JANUARY 2008
JOB NO. 19612-0780
SHT. 1 of 1

10-0345 AM 12/22/2008 PENGE
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