City of San Antonio

Department of Development Services

January 19, 2007

Dennis K. Hoyt, P.E.
Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

Re: American Lotus Subdivision **MDP # 046-06**

Dear Mr. Hoyt,

The City Staff Development Review Committee has reviewed the American Lotus Subdivision Master Development Plan, **MDP # 046-06**. Please find a signed copy for your files enclosed. Your plan was approved for acceptance; however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of American Lotus Subdivision MDP # 046-06, at no cost to the City of San Antonio.

- Secondary access must be in place prior to the approval of any plat or combination of plats that exceed more than 125 lots.

- All sidewalks shall comply with Sec. 35-506 (q) of the Unified Development Code (UDC).

- All Roadways shall conform to Table 506-2: Functional Classification System Description for Traditional Design Classification Sec. 35-506 (c) (2) of the UDC.

- Clear sight distances should be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not obscure the minimum intersection visibility.

- Once the number of platted lots accessing the "collector", identified as American Lotus, exceeds 800, a secondary access to American Lotus Subdivision will be required.

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, or 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.

Tree Preservation states the project is both vested and unvested.

- The unvested portion of the project will be subject to the Tree Preservation Ordinance standards per Sec. 35-523 of the UDC. A Tree Preservation Plan is required prior to any work on lots on the site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits. A tree permit for clearing ROW has been approved for this project under A/P 1298280.

- The vested portion of the project is exempt from the 1997 Tree Ordinance based on Vested Rights Permit # 06-03-037R as of July 24, 1985.

Parks and Recreation states the following:

- American Lotus is a proposed subdivision with 142 single-family residential units which are not vested. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 2.0 acres.

- The applicant has requested to pay a fee-in-lieu of providing parkland dedication. The fee must be paid prior to the recordation of the first plat associated with the unvested portion of the plan.

Bexar County states the following will apply prior to completion of American Lotus Subdivision:

- The intersection of Potranco (FM 1957) and American Lotus Subdivision is expected to operate at a level of service F with the current roadway conditions as well as with improvements to FM1957 to a four lane divided roadway. Bexar County recommends the developer to work with TXDOT to analyze additional mitigation efforts.

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.

- Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- Secondary access shall be secured to Grosenbacher Road prior to the approval of any plat for American Lotus Subdivision.

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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

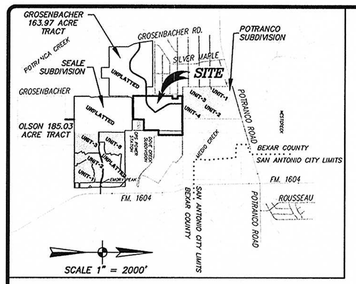
ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

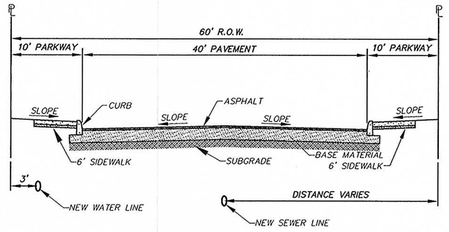
Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service

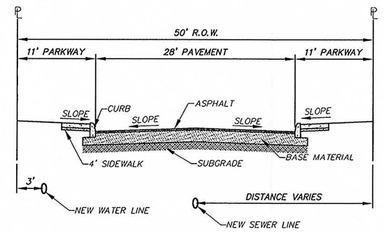
PLAT ID NUMBER 046-06



LOCATION MAP



LOCAL TYPE "B" STREET SECTION
N.T.S.



LOCAL TYPE "A" STREET SECTION
SCALE:1" - 10'

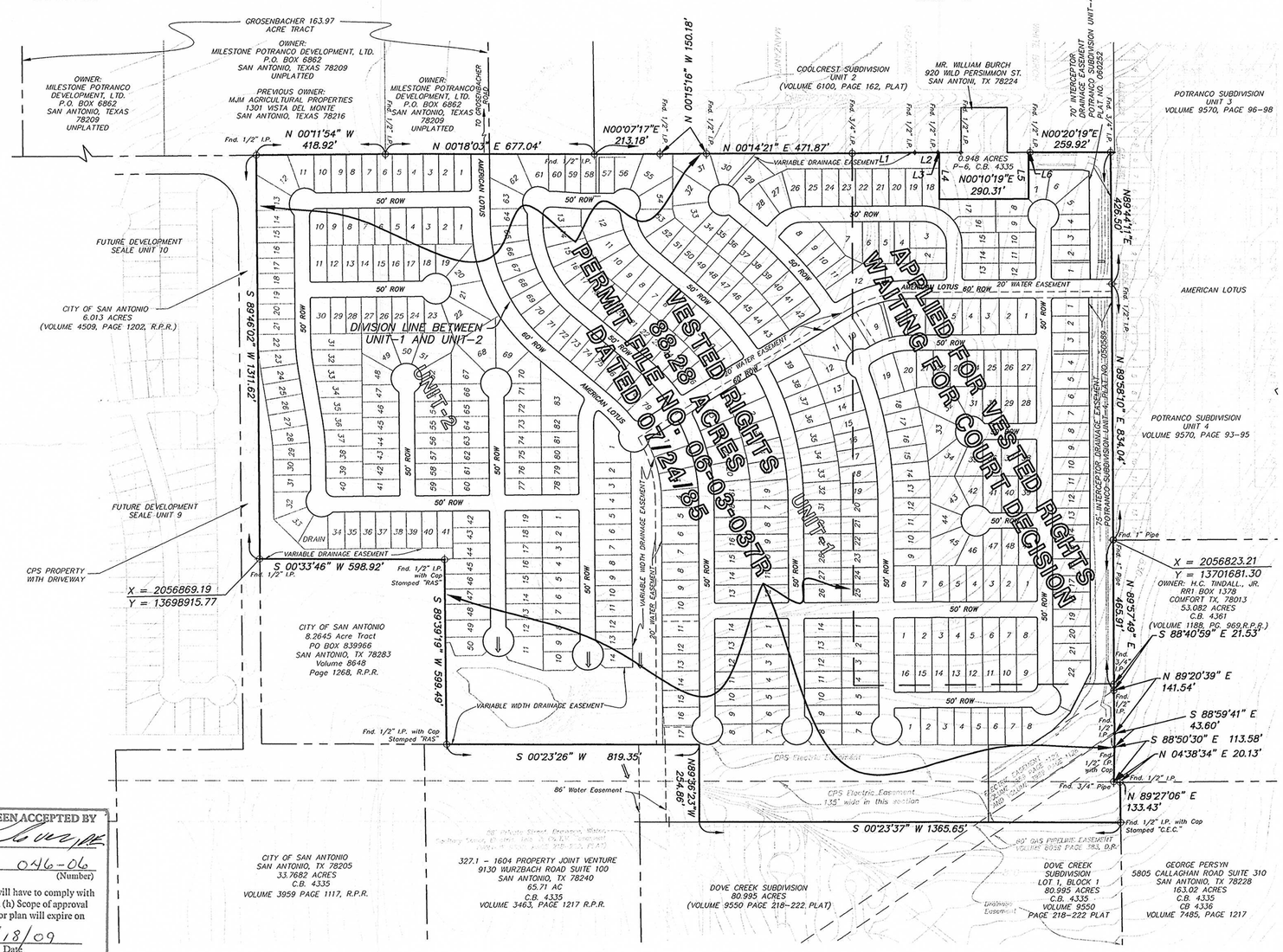
GRAPHIC SCALE

0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- UNIT BOUNDARY LINE
- LIMITS OF VESTED RIGHTS
- EXISTING CONTOURS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 00°23'37" W	202.89'
L2	N 00°08'08" E	75.04'
L3	N 00°08'27" E	4.30'
L4	S 89°51'33" E	150.00'
L5	N 89°49'05" W	150.00'
L6	N 00°10'55" E	5.18'

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993), U.S. SURVEY FROM NGS STATION SAN ANTONIO RRP, PID AY2157, (Y) N 13726385.18251, (X) E 2103179.12018
2. WATER SERVICE TO BE PROVIDED BY BEXARMET METROPOLITAN WATER DISTRICT (BEXARMET) .
3. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM WITH SANITARY SEWER CONTRACT WITH LACKLAND CITY WATER COMPANY.
4. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CITY PUBLIC SERVICE.
5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
6. CABLE T.V. TO BE PROVIDED BY TIME WARNER CABLE.
7. ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" EXCEPT THE LOCAL TYPE "B" (WITH 40' PAVEMENT) NAMED AMERICAN LOTUS. IT WILL BE EXTENDED IN A SOUTHERLY DIRECTION AND THEN IN A WESTERLY DIRECTION TOWARD THE WEST PROPERTY LINE OF THIS TRACT AND THE EAST PROPERTY LINE OF THE GROSENBACHER 163.97 ACRE TRACT. IN THE FUTURE AMERICAN LOTUS WILL BE EXTENDED TO GROSENBACHER RD.
9. FOR THE UNVESTED PROPERTY THE DEVELOPER WILL PAY A FEE IN LIEU OF DEDICATING THE REQUIRED PARKSOR OPEN SPACE TO MEET THE REQUIREMENTS OF SECTION 35-503 OF THE CITYOF SAN ANTONIO UNIFIED DEVELOPMENT CODE 2001, WITH DECEMBER 2, 2004.ANNUAL UPDATE.
10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS.
11. THE DRAINAGE EASEMENT LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE 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.
12. THE DEVELOPER WILL PROVIDE ON-SITE STORAGE DETENTION.
13. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
14. THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING.
15. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
16. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, SECTION 35-506 (a) (1).
17. CLEAR VISION AREAS WILL BE PROVIDED AT INTERSECTIONS OF TWO OR MORE STREETS AND WILL BE FREE OF OBSTRUCTIONS TO MEET THE REQUIREMENTS OF SECTION 35-506(a)(5) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
18. LAND USES -

Drainage Easements	=	10.97	Acres
*CPS Energy Electric Easements	=	8.07	Acres
*Gas Pipeline Easement	=	0.29	Acres
Single Family Residential	=	101.33	Acres
Total Area	=	120.66	Acres

*NOTE:

2.58 ACRES OF CPS EASEMENT IS DRAINAGE EASEMENT AS PLATTED WITH POTRANCO SUBDIVISION UNIT-4 (PLAT NO. 050589)

0.35 OF AN ACRE WITHIN THE CPS EASEMENT IS A 60 FOOT GAS PIPELINE EASEMENT (VOLUME 6059, PAGE 1126).

0.29 OF AN ACRE WITHIN THE 60 FOOT GAS PIPELINE EASEMENT (VOLUME 6059, PAGE 1126) IS DRAINAGE EASEMENT.

SINGLE FAMILY RESIDENTIAL LOTS

Unit 1	=	117	Lots (50'x120')
		202	Lots (55'x120')
Unit 2	=	166	Lots (50'x120')
Total Lots	=	485	
Density (Using Gross Area)	=	4.02	Lots/Acre

19. ONCE THE NUMBER OF PLATTED LOTS ACCESSING THE "COLLECTOR", IDENTIFIED AS AMERICAN LOTUS, EXCEEDS 800, A SECONDARY ACCESS TO AMERICAN LOTUS SUBDIVISION WILL BE REQUIRED.

PLAN HAS BEEN ACCEPTED BY
COSA
1/19/07 046-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/18/09
Date

Owner: Milestone Potranco Development, Ltd.
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Developer: Milestone Properties, Inc.
A Texas Corporation, Its General Partner
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

STATE OF TEXAS
EDUARDO J. DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
02/15/07

REVISIONS

10/09/06	REVISED AS PER MDP COMMENTS
12/14/06	REMOVED DETENTION BASIN AND ADJUSTED LOTS
02/15/07	ADDED NOTE 19.

OVERBY DESCAMPS ENGINEERS
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ode@overbydescamps.com

American Lotus Subdivision
Master Development Plan
120.66 AC.

PROJECT NO. 0445.20
DATE 08/08/06
DRAWN ESP CHECKED
SHEET 1 OF 1

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