



City of San Antonio

Department of Development Services

September 15, 2008

Mr. Matt Johnson, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **City Base West**

MDP # 015-08

Dear Mr. Johnson,

The Development Review Committee has reviewed **City Base West** Master Development Plan **M.D.P. # 015-08**. Please find enclosed an accepted and signed copy for your files. 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. All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. In addition it is suggested to work closely with the school district, so they can plan accordingly. 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.

DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the above mentioned project. The analysis indicates compliance with TIA Ordinance 91700 and the UDC. The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, prior to the completion of the development project, at no cost to the City of San Antonio:

- Driveways numbers 2 and 3 shall be right in/right out only.
- Right turn lanes will be required at all project access driveways (1, 2, 3, 4, 5, and 6). Please coordinate the construction of the right turn lanes along S.E. Military Drive with TxDOT.
- Left turn lanes will be required at the intersections of Driveway 1/S.E. Military Drive, Driveway 4/S. New Braunfels and Driveway 5/S. New Braunfels. Please coordinate the construction of the left turn lane at the intersection of Driveway 1 and S.E. Military Drive with TxDOT.
- Coordinate with TxDOT the modification of the traffic signal at the intersection of Driveway 1 and S.E. Military Drive.

- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- All access driveways shall meet the required throat length as per UDC Section 35-506 (r) (6).

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 or permitting. If you would like to request a meeting, please feel free to contact Nick Fernandez at 207-5507.

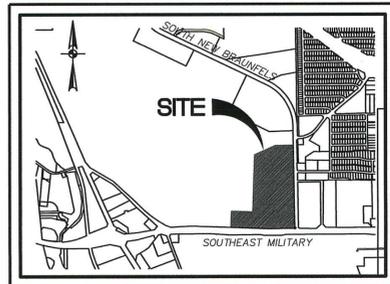
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

Sincerely,



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



SITE LOCATION MAP
1" = 200'

NOTES:

- OWNERS:
CITY BASE WEST, LP
7122 SAN PEDRO AVE., SUITE 114
SAN ANTONIO, TEXAS 78216
TEL: 210-477-8840
- ENGINEER/SURVEYOR:
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY
SAN ANTONIO, TEXAS 78216
TEL: 210-375-9000
- CONTOURS SHOWN ARE FROM FIELD SURVEY BY PAPE-DAWSON ENGINEERS ON SEPTEMBER, 2007
- WATER WILL BE PROVIDED BY THE 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.
- THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.
- ESTIMATE OF EDU'S
WATER: 47.26 ACRES x 8.04 EDU'S PER ACRE = 380 EDU'S
SEWER: 47.26 ACRES x 8.44 EDU'S PER ACRE = 399 EDU'S
A. WATER DEMAND IS ESTIMATED AT 82.60 GPM BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU
B. SEWER DEMAND IS ESTIMATED AT 66.5 GPM BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU
- ACCORDING TO FEMA COMMUNITY MAP PANELS 48029C0627 E, DATED FEBRUARY 16, 1996, APPROXIMATELY 1.013 ACRES OF THIS PROPERTY LIES WITHIN ZONE A OF A 100 YEAR FLOOD ZONE. THE COUNTY-WIDE DIGITAL FLOOD INSURANCE RATE MAPPING PROGRAM, SHOWS AN INCREASED AREA FOR THE 100-YEAR FLOOD PLAIN.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(O.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) 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 86 FEET RIGHT OF WAY).
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
- PROPERTY LOCATED INSIDE THE CITY LIMITS IS ZONED C-3.
- 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 DISTANCE 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 FLOOD PLAIN 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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

DRAINAGE NOTE: REFERENCE STORM WATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS PROPOSED FOR THIS PROJECT.

EXISTING AREAS:	PROPOSED AREAS:
1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 1.013 ACRES	1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FEMA FLOOD PLAIN: 46.25 ACRES	2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 47.26 ACRES
3. TOTAL AREA: 47.26 ACRES	3. TOTAL AREA: 47.26 ACRES

PROPERTY LEGAL DESCRIPTION:
AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
(VOL. 12919, PGS. 1048-1051 O.P.R.)

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

PHASING SCHEDULE

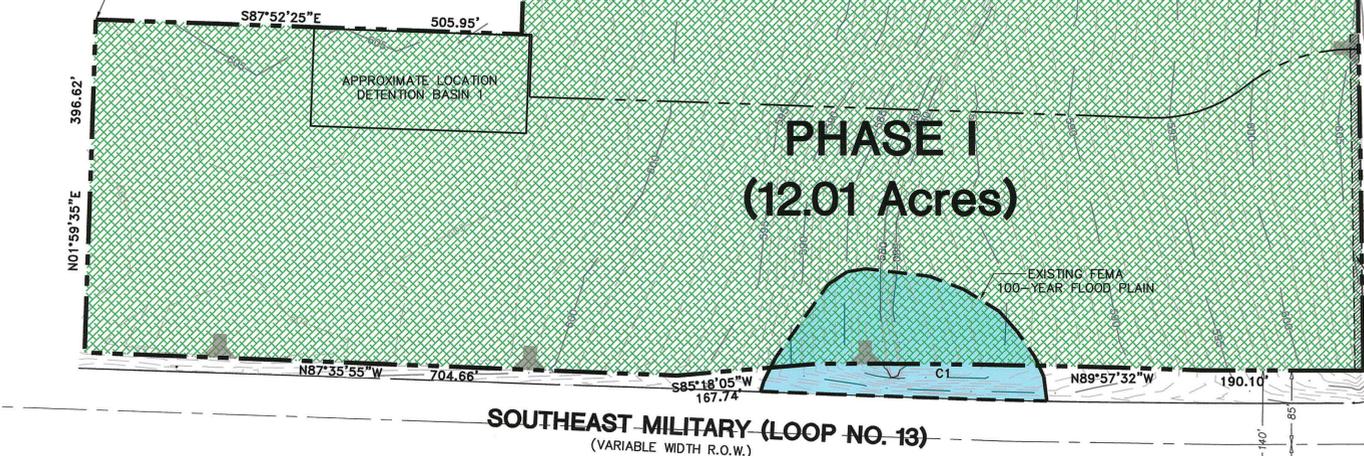
PHASE I	2009
PHASE II	2010
PHASE III	2011

OWNER: STATE OF TEXAS
REMAINDER OF A 509 ACRE TRACT
(VOLUME 63, PAGES 317-319 D.R.)

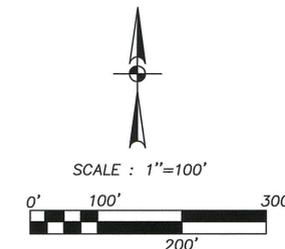
A. GALLAN SURVEY NO. 25, ABSTRACT 259 NEW CITY BLOCK 10934
WILLIAM SMALL SURVEY NO. 26, ABSTRACT 670 NEW CITY BLOCK 10934

OWNER: STATE OF TEXAS
REMAINDER OF A 131 ACRE TRACT
(VOLUME 63, PAGES 319-320 D.R.)

N 2142649.8775
E 13676460.0550



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
9/15/08 015-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/14/2010
Date



LEGEND:

- 1015--- EXISTING CONTOUR LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- PHASE LINE
- [Green Hatched] COMMERCIAL (C-3)
- [Blue Hatched] EXISTING FEMA 100-YR FLOOD PLAIN
- [Symbol] ACCESS POINT

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	11379.20	02°18'58"	N 89°02'47" W	459.95'	460.01'

Proposed land uses will be compatible with existing zoning within the city limits.

LAND USE TABLE

LAND USE	AREA (AC.)
COMMERCIAL (1.01 Ac. Existing Flood Plain)	47.26
TOTALS	47.26

NOTE: ACREAGES ARE AN APPROXIMATION

**CITY BASE WEST
MASTER DEVELOPMENT PLAN**

ACKNOWLEDGED BY:

[Signature]
PAPE-DAWSON ENGINEERS, INC.

[Signature]
CITY BASE WEST L.P. - OWNER

PREPARATION DATE: FEBRUARY 21, 2008 PROJECT NO. 6901-01

A MAXIMUM OF 400' x 10' RIGHT-OF-WAY DEDICATION FOR S NEW BRAUNFELS WILL BE PROVIDED AT THE TIME OF PLATTING

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010