City of San Antonio

Department of Development Services

September 16, 2010

Jason Diamond, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

Re: **Westpointe West** **MDP # 018-08**

Dear Mr. Diamond,

The Development Review Committee has reviewed **Westpointe West** Master Development Plan, **MDP 018-08**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

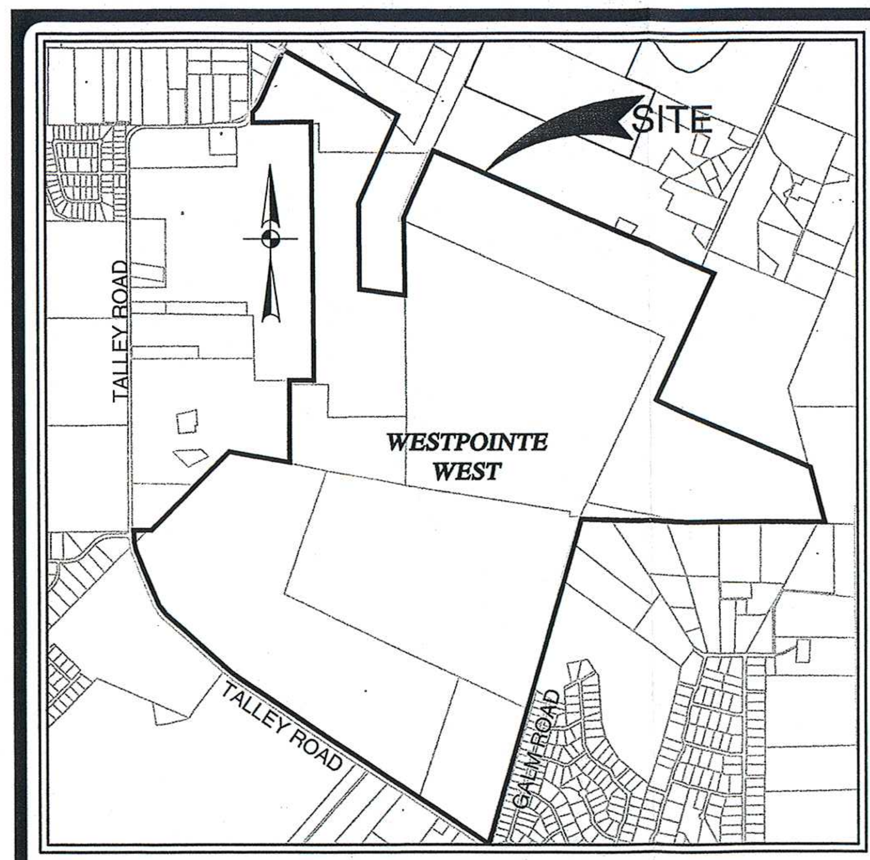
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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.

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 Donna L. Schueling at 207-5016.

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director
Land Development Division



LOCATION MAP

SCALE: 1" = 2000'

LEGEND:

- MULTI-FAMILY/COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- SCHOOL
- APPROXIMATE SIZE OF PARK/OPEN SPACE REQUIRED PER UNIT (EXACT CONFIGURATION DETERMINED AT TIME OF PLATTING.)
- ONSITE FLOOD PLAIN
- FEMA FLOOD PLAIN (100 YR)
- ULTIMATE DEVELOPMENT FLOOD PLAIN (100 YR)
- MDP LIMITS
- CITY OF SAN ANTONIO LIMITS
- (A) EASEMENT INFORMATION (SEE LIST)
- 950 10' CONTOURS
- CROSS CONNECTION (SEE NOTES FOR DETAILS)
- ACCESS POINT (SEE NOTES FOR DETAILS)

NOTES:

1. PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY M.W. CUDE ENGINEERS, LLC, DATED APRIL 9, 2008. BEARINGS REFERENCED TO SUBDIVISION PLAT OF REMUDA RANCH UNIT 1 PUD, VOLUME 9534, PAGES 82-85 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
7. TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
8. CABLE T.V. TO BE PROVIDED BY AT&T OR TIME WARNER.
9. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
10. A TRAFFIC IMPACT ANALYSIS TITLED WESTPOINTE DEVELOPMENT WAS SUBMITTED WITH THIS M.D.P.
11. RESIDENTIAL UNITS WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARK/OPEN SPACE REQUIREMENTS AT THE TIME OF PLATTING.
12. 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 ABUTTING 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".
13. BICYCLE PATH ON ROAD CROSS SECTIONS SHOWN FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION/SIDE OF ROAD TO BE DECIDED AT THE TIME OF PLATTING.
14. THE REQUIRED SIZE OF PARK/OPEN SPACE DEDICATION FOR EACH UNIT IS SHOWN ON THE LAND USE TABLE. THE FINAL LOCATION AND DIMENSIONS OF PARKS/OPEN SPACE FOR EACH UNIT WILL BE DETERMINED AT THE TIME OF PLATTING.

FLOODPLAIN NOTE:

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 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 ______ ENGINEER ______

LAND USE TABLE

UNIT	LAND USE	ACREAGE	NUMBER OF DWELLING UNITS	NUMBER OF RESIDENTIAL LOTS	DENSITY DWELLING UNITS /ACRE	REQUIRED PARK/ OPEN SPACE (ACRES)
1	COMMERCIAL	22.2	--	--	--	--
2	SCHOOL	79.2	--	--	--	--
3A	SINGLE FAMILY	152.7	--	630	4.1	9.0
3B	SINGLE FAMILY	67.4	--	270	4.1	3.9
4	COMMERCIAL/MF	38.0	1254	--	33.0	11.0
5	COMMERCIAL/MF	16.2	405	--	25	3.6
6	COMMERCIAL/MF	11.3	283	--	25	2.5
7	COMMERCIAL/MF	19.3	637	--	33.0	5.6
8	SINGLE FAMILY	100.5	--	402	4.0	5.7
9A	SINGLE FAMILY	42.7	--	180	4.2	2.6
9B	SINGLE FAMILY	41.7	--	175	4.2	2.5
10	COMMERCIAL	18.2	--	--	--	--
11A	SINGLE FAMILY	55.6	--	231	4.2	3.3
11B	SINGLE FAMILY	55.2	--	226	4.1	3.2
11C	SINGLE FAMILY	25.4	--	109	4.3	5.6
12	COMMERCIAL/MF	21.4	535	--	25	4.7
13	COMMERCIAL/MF	24.5	613	--	25	5.4
14	COMMERCIAL/MF	38.7	968	--	25	8.5
15	COMMERCIAL/MF	33.1	828	--	25	7.3
16	COMMERCIAL/MF	31.5	788	--	25	6.9
17	COMMERCIAL/MF	19.3	483	--	25	4.2
18A	SINGLE FAMILY	83.8	--	346	4.1	4.9
18B	SINGLE FAMILY	119.5	--	516	4.1	7.4
18C	SINGLE FAMILY	144.1	--	594	4.1	8.5
19	COMMERCIAL	18.5	--	--	--	--
20	COMMERCIAL	15.6	--	--	--	--
21	COMMERCIAL	15.6	--	--	--	--
	RIGHT OF WAY	106.0	--	--	--	--
	GRAND TOTAL:	1,417.2	6,794	3,679		112.2

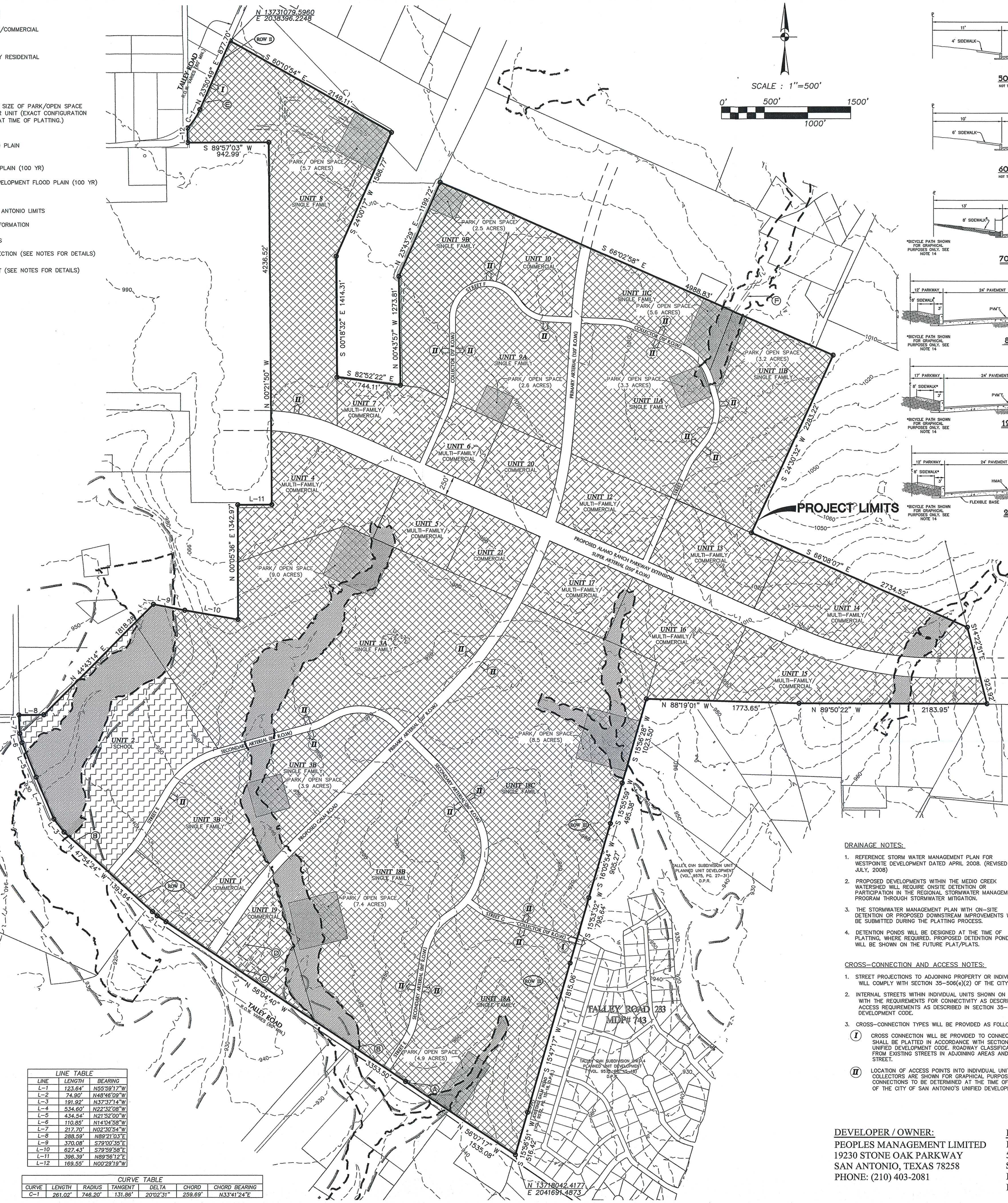
LAND USE RESIDENTIAL	NUMBER OF DWELLING UNITS
SINGLE FAMILY	3,679
MULTI FAMILY	6,794
TOTAL	10,473

REQUIRED PARK/OPEN SPACE

SINGLE FAMILY:
1.0 ACRE/70 LOTS X 3,679 LOTS = 52.6 ACRES

MULTI-FAMILY:
1.0 ACRE/114 UNITS X 6,794 UNITS = 59.6 ACRES

TOTAL REQUIRED PARKS/OPEN SPACE = 112.2 ACRES

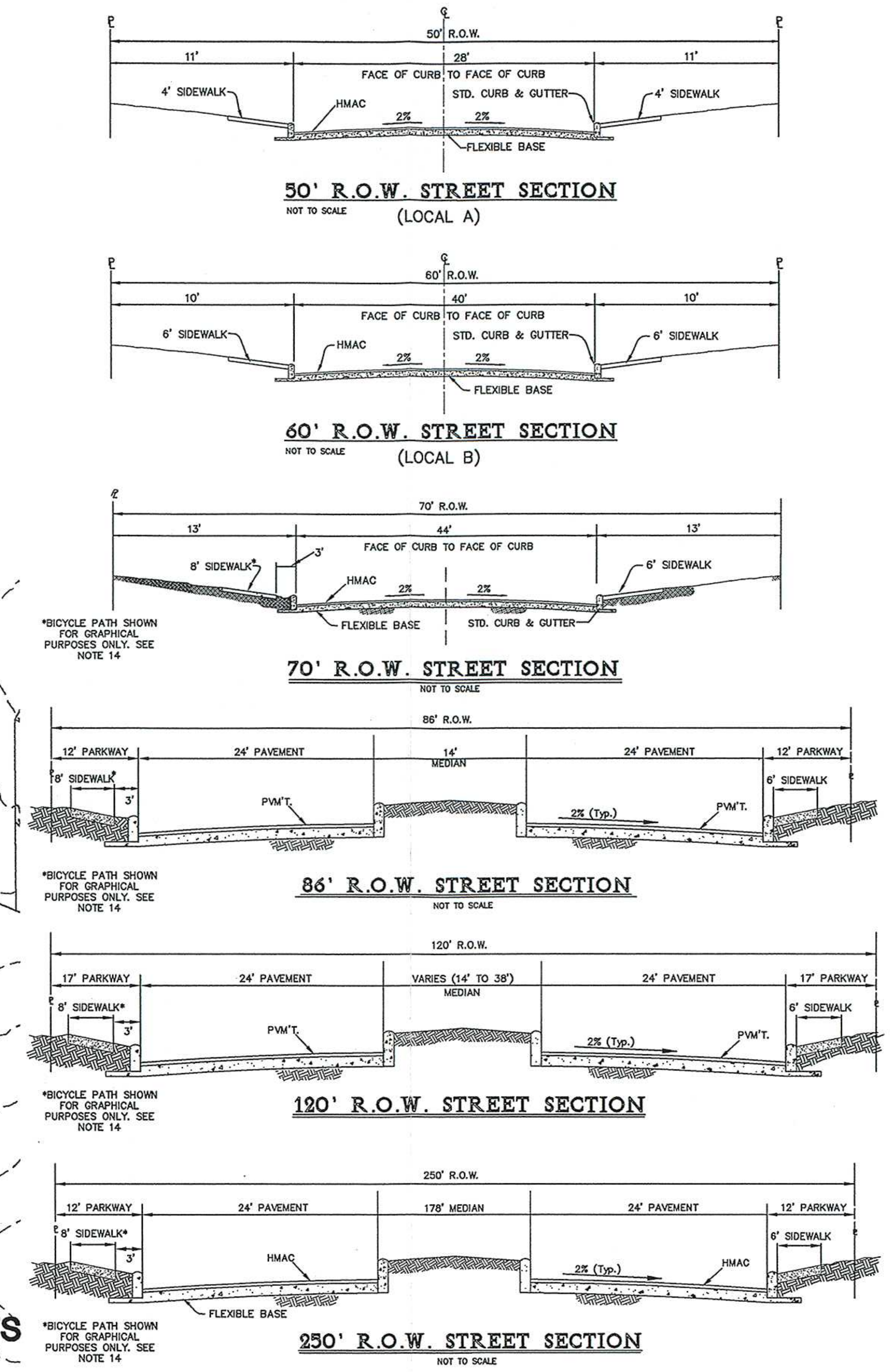


LINE TABLE

LINE	LENGTH	BEARING
L-1	123.64'	N55°59'17"W
L-2	74.90'	N48°46'09"W
L-3	191.92'	N37°37'14"W
L-4	534.60'	N22°32'08"W
L-5	434.54'	N21°52'00"W
L-6	110.85'	N14°04'58"W
L-7	217.70'	N02°30'54"W
L-8	288.59'	N89°21'03"E
L-9	370.08'	S79°00'35"E
L-10	627.43'	S79°59'58"E
L-11	396.39'	N89°56'12"E
L-12	169.55'	N00°29'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	261.02'	746.20'	131.86'	20°02'31"	259.69'	N33°41'24"E



PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
74.72 ACRE (VOLUME 8159, PAGE 542)
297.00 ACRE (VOLUME 7723, PAGE 1885)
51.568 ACRE (VOLUME 8187, PAGE 828)
157.48 ACRE (VOLUME 9437, PAGE 963)
509.64 ACRE (VOLUME 9438, PAGE 1273)
325.07 ACRE (VOLUME 8187, PAGE 14)
0.175 ACRE (VOLUME 8187, PAGE 14)

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY OR ADJACENT TO THE PROPERTY

A. 20' WIDE PERMANENT WATER EASEMENT (VOL. 13091, PG. 2043) O.P.R.
B. 20' WIDE PERMANENT WATER EASEMENT (VOL. 13091, PG. 2031) O.P.R.
C. 20' WIDE ACCESS EASEMENT
D. 150' NON RESIDENTIAL USE SETBACK (PER BECKER UTILITY CORPORATION) T.C.E.Q. TREATMENT PLANT TPDES PERMIT NO. WQ0014565001
E. 20' WIDE PERMANENT WATER EASEMENT (VOL. 13091, PG. 2056) O.P.R.
F. 30' INGRESS - EGRESS EASEMENT (VOL. 7926, PG. 1810) O.P.R.

RIGHT OF WAY DEDICATION:

NOTE: THESE DEDICATIONS ARE LOCATED ALONG THE PROPERTY BOUNDARIES AS SHOWN:

- ROW I — 13' R.O.W. DEDICATION FOR EXISTING TALLEY ROAD (FUTURE 86' R.O.W.)
- ROW II — 5' R.O.W. DEDICATION FOR EXISTING TALLEY ROAD (FUTURE 70' R.O.W.)
- ROW III — 10' R.O.W. DEDICATION FOR EXISTING GALM ROAD (FUTURE 70' R.O.W.)

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR WESTPOINTE DEVELOPMENT DATED APRIL 2008. (REVISED JULY, 2008)
2. PROPOSED DEVELOPMENTS WITHIN THE MEDIO CREEK WATERSHED WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. DETENTION PONDS WILL BE DESIGNED AT THE TIME OF PLATTING, WHERE REQUIRED. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.

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10 SEP 14 PM 2:48
LAND DEVELOPMENT SERVICES DIVISION

CROSS-CONNECTION AND ACCESS NOTES:

1. STREET PROJECTIONS TO ADJOINING PROPERTY OR INDIVIDUAL UNITS OF THIS MASTER DEVELOPMENT PLAN WILL COMPLY WITH SECTION 35-506(e)(2) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.
2. INTERNAL STREETS WITHIN INDIVIDUAL UNITS SHOWN ON THIS MASTER DEVELOPMENT PLAN WILL COMPLY WITH THE REQUIREMENTS FOR CONNECTIVITY AS DESCRIBED IN SECTION 35-506(e)(1) AND SECONDARY ACCESS REQUIREMENTS AS DESCRIBED IN SECTION 35-506(e)(7) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.
3. CROSS-CONNECTION TYPES WILL BE PROVIDED AS FOLLOWS:
   - (I) CROSS CONNECTION WILL BE PROVIDED TO CONNECT TO EXISTING STREET IN ADJOINING AREA AND SHALL BE PLATTED IN ACCORDANCE WITH SECTION 35-506(e)(2) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE. ROADWAY CLASSIFICATION WITHIN THIS MDP AREA WILL BE CONTINUED FROM EXISTING STREETS IN ADJOINING AREAS AND SHALL BE AT LEAST AS WIDE AS SUCH EXISTING STREET.
   - (II) LOCATION OF ACCESS POINTS INTO INDIVIDUAL UNITS WITHIN THIS MDP FROM ARTERIALS AND COLLECTORS ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. LOCATION AND STREET CLASSIFICATION OF CONNECTIONS TO BE DETERMINED AT THE TIME OF PLATTING IN ACCORDANCE WITH SECTION 35-506 OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
9/16/2010 (Date) 018-08 (Number)
Note: this plan will have to comply with Section 35-412 (h) Scope of approval for validation or plan will expire on
9/15/2012 Date

DEVELOPER / OWNER:
PEOPLES MANAGEMENT LIMITED
19230 STONE OAK PARKWAY
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-2081

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

WESTPOINTE WEST

1,417.24 ACRE TRACT

MASTER DEVELOPMENT PLAN

MDP# 018-08

JOB NO. 697902
DATE APRIL 2008
DESIGNER JD
CHECKED CCT DRAWN JG
SHEET C1.00

Date: Mar 04, 2010, 4:50pm User ID: ARademacher
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