



City of San Antonio

Development Services Department

August 3, 2012

Davood Salek, P.E.
Doucet & Associates, Inc.
7401 B Highway 71 West, Suite 160
Austin, Texas, 78735

Re: Provident Centre - Minor Amendment

MDP # 027A-08

Dear Mr. Salek,

The Development Review Committee has evaluated the **Provident Centre** Master Development Plan Minor Amendment, or **MDP # 027A-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.

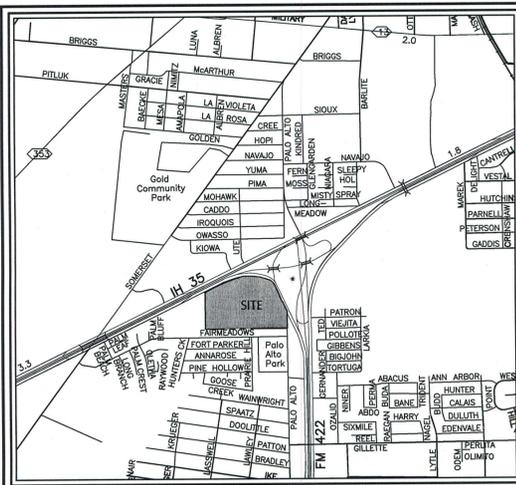
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan 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(i)(1). Should you need further assistance, please contact Rudy Muñoz, Planner at (210) 207-5014.

Sincerely,

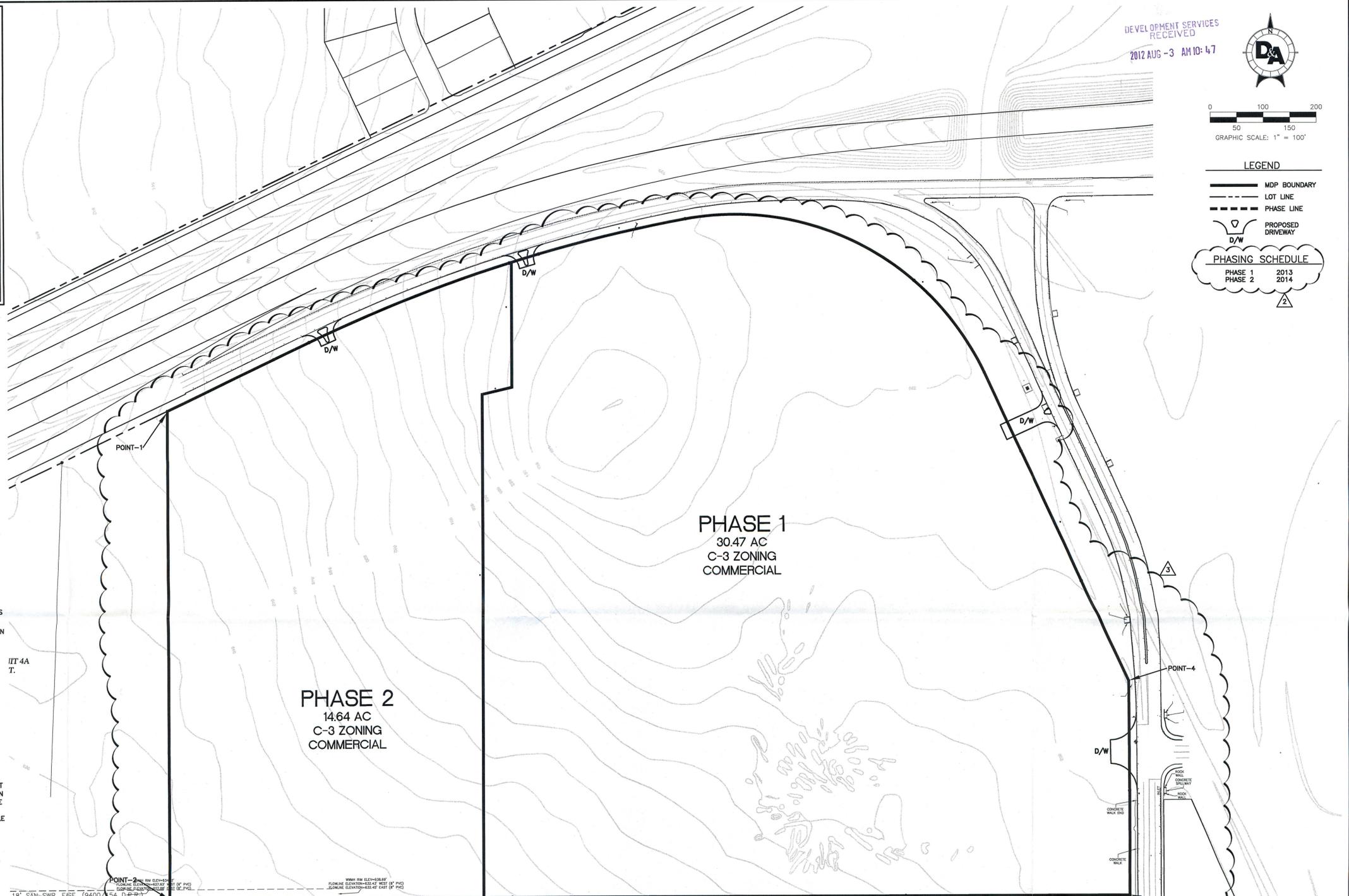
A handwritten signature in blue ink, appearing to read 'JPJ'.

John P. Jacks
Assistant Director



VICINITY MAP

- NOTES:**
- OWNERS:**
IH-35 @ HIGHWAY 16, L.L.C.
975 ONE LINCOLN CENTER, 5400 LBJ FREEWAY
DALLAS, TEXAS 78240
TEL: 972-239-8500
 - ENGINEER/SURVEYOR:**
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
TEL: 512-583-2800
 - WATER WILL BE PROVIDED BY SAWS.
 - 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 NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.
 - ESTIMATE OF EDU'S**
WATER: 45.11 DEVELOPABLE ACRES X 7.36 EDU'S PER ACRE = 332 EDU'S
SEWER: 45.11 DEVELOPABLE ACRES X 8.11 EDU'S PER ACRE = 366 EDU'S
a. WATER DEMAND IS ESTIMATED AT 114,558 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY EDU
b. SEWER DEMAND IS ESTIMATED AT 79,680 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU.
 - 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.
 - PROPERTY LOCATED INSIDE THE SAN ANTONIO CITY LIMITS IS ZONED C-3. THE ZONING CASE NUMBER Z2007181 THAT ESTABLISHED ZONING C-3 WAS APPROVED BY ZONING COMMISSION ON 05/01/07 AND CITY COUNCIL ON 08/02/07.
 - 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.



DEVELOPMENT SERVICES RECEIVED
2012 AUG -3 AM 10:47



LEGEND

- MDP BOUNDARY
- LOT LINE
- PHASE LINE
- PROPOSED DRIVEWAY

PHASING SCHEDULE

PHASE 1	2013
PHASE 2	2014

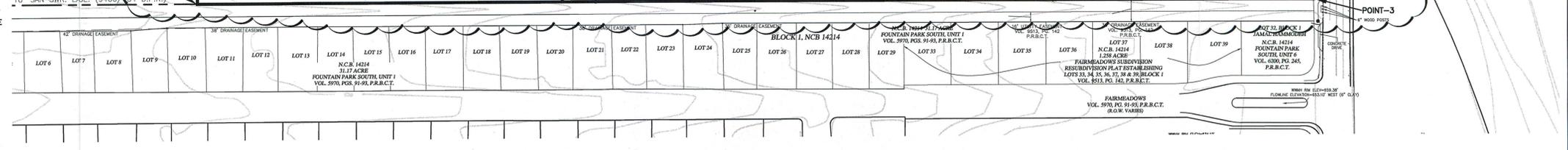
PHASE 1
30.47 AC
C-3 ZONING
COMMERCIAL

PHASE 2
14.64 AC
C-3 ZONING
COMMERCIAL

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

FOUNTAIN PARK SOUTH UNIT 1 OWNERSHIP INFORMATION:

LOT 9:	SOLIS LOUIS P. & JOSIE V.
LOT 10:	CONTRERAS JOSE A. & MARTHA
LOT 11:	VILLANUEVA JOHNNY C.
LOT 12:	GUYARD LORENA ET AL
LOT 13:	GARIBAY HERMILO & MARIA
LOT 14:	MARTINEZ ARTURO M. & LUCY S.
LOT 15:	HERREIRA RAYMOND
LOT 16:	GONZALES NICHOLAS & DORA
LOT 17:	MAZUCA ANTHONY E. JR & CARMEN L.
LOT 18:	PEREZ RAUL RODRIGUEZ & OFELIA
LOT 19:	FRANCO ROBERT & JULIA
LOT 20:	MARTINEZ ROSA E.
LOT 21:	ESQUEVEL APFREDO & ROSARIO
LOT 22:	PICHARDO ROSELIO & VERONICA
LOT 23:	HERNANDEZ ELVERTIA
LOT 24:	PUESTE MODESTO M. & JOSEFINA V.
LOT 25:	RESCHMAN JESUS
LOT 26:	BARRIENTES AMELIA A.
LOT 27:	GARCIA SYLVIA M.
LOT 28:	ARZOLA MARIA P.
LOT 29:	RODRIGUEZ LUCIA C.
LOT 30:	HPP REAL ESTATE RENTALS LTD.
LOT 31:	HPP REAL ESTATE RENTALS LTD.
LOT 32:	RAMIREZ ARMANDO
LOT 33:	ARREDONDO GABINO & LUZ MARIA
LOT 34:	RODRIGUEZ JESUS & ROSA M. LANDEROS
LOT 35:	RAMIREZ ARMANDO
LOT 36:	RAMIREZ ARMANDO
LOT 37:	RAMIREZ ARMANDO
LOT 38:	RAMIREZ ARMANDO
LOT 39:	RAMIREZ ARMANDO
LOT 40:	HAMMDEH JAMAL



TEXAS STATE PLANE COORDINATES:
POINT 1: X=210971.0000 Y=13671514.0000
POINT 2: X=210972.8157 Y=13670589.9285
POINT 3: X=211100.8603 Y=13670603.0452
POINT 4: X=211108.8662 Y=13671003.3118

BASES OF COORDINATES NOTES:
1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID. VALUES DERIVED FROM NGS COOPERATIVE COIS BASE STATION P0E1.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PROPERTY LEGAL DESCRIPTION:
AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
45.11 ACRES (VOL. 11953 PGS. 99-106 O.P.R.)

PLAN HAS BEEN ACCEPTED BY

COSA [Signature]

8/3/2012 #027A-08
(Date) (Number)

Note: this plan will have to comply with Section 35-412. Scope of approval for validation or plan will expire on 8/2/2014
(Date)

PROPOSED LAND USES WILL BE COMPATIBLE WITH EXISTING ZONING WITHIN THE CITY LIMITS.

LAND USE:
COMMERCIAL (ZONE C-3): 45.11 ACRES
TOTAL AREA: 45.11 ACRES

- REVISIONS:**
- CHANGE OF ENGINEER/SURVEYOR INFORMATION
 - PHASING SCHEDULE
 - PHASING LAYOUT

DA Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSELIE, CALIFORNIA
www.doucetandassociates.com

MDP # 027A-08
MASTER DEVELOPMENT PLAN
MINOR AMENDMENT

PROVIDENT CENTRE
I.H. 35 @ HIGHWAY 16

Scale:
Designed:
Drawn:
Reviewed: DS
Date: 07/30/2012

SHEET
1
OF 1

Project No:
001-473

Drawing: P:\01-473\dwg\working_drawing\entire\MDP_001473_MDP.dwg
User: BCLP
Plot Date/Time: Jul 30, 12 - 16:35