



City of San Antonio

Department of Planning and Development Services

September 15, 2009

Mr. Caleb Chance
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Nichols Creek Commercial**

MDP # 006-09

Dear Mr. Chance,

The Development Review Committee has reviewed **Nichols Creek Commercial** Master Development Plan **MDP # 006-09**. Please find enclosed a signed copy for your files. However, please note the following conditions:

Bexar County Infrastructure Department & PDSO Traffic Impact Analysis & Streets approves with the following conditions:

- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials.
- Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 lots will be approved.
- Right turn lanes will be required at the two access points per the TIA.

If you have any further questions, please contact Adam Chavarria at (210) 335-3840.

PDSO Land Entitlements comments:

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. The project has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. Send the survey to USFWS Ecological Services Office in Austin; and

Cliff Morton Development and Business Services Center, 1901 South Alamo Street
P.O. Box 839966, San Antonio, TX 78283-3966, (210) 207-0121

3. Commits to incorporate dark sky lighting measures such as the July 22nd, 2008 Bexar County light order.

The applicant's engineer acknowledges receiving the Military's letter and indicated they will perform the Military's request. In response, the City recommends that the applicant:

1. Coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. Coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. Coordinate with Bexar County Environmental by contacting Andrew Winter, P.E., RAS at (awinter@bexar.org or 335-6487)

In addition, 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), 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. 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 please contact TXDOT at (210) 615-5814.

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,

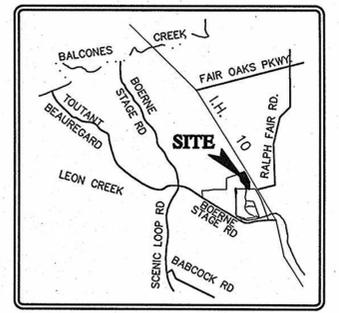
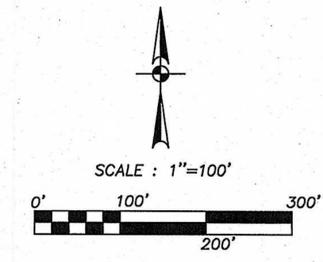


Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

DEVELOPMENT SERVICES RECEIVED
2009 SEP 15 PM 12:50

PROPERTY LEGAL DESCRIPTION

A 28.53 ACRE, OR 1,242,383 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 90.000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11.853 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 3.40 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 9.88 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEO. M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS. M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711, AND THE C. GARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, ALL IN BEXAR COUNTY, TEXAS.



LOCATION MAP
NTS

LAND USE TABLE	
LAND USE	AREA (AC.)
COMMERCIAL/OFFICE/RETAIL/MULTI-FAMILY	9.73
FLOODPLAIN BUFFER	2.39
DRAINAGE ROW/NATURAL AREA*	16.40
TOTALS	28.52

LEGEND

- FLOOD PLAIN
- STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
- PROPOSED DRIVEWAY

*NICHOLS CREEK FLOOD PLAIN
IF MULTI-FAMILY LANDUSE IS DETERMINED THERE
WILL BE APPROXIMATELY 33 UNITS/ACRE = 321 MF UNITS

NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). 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 FOOT RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FOOT RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FOOT RIGHT OF WAY).

PARK SPACE SUMMARY

NOTE:
1) IF THE OWNER ELECTS MULTI-FAMILY LAND USE ON THIS TRACT, THE PARKLAND DEDICATION WILL BE DETERMINED AT 1 ACRE/114 UNITS DEPENDING ON THE AMOUNT OF MULTI-FAMILY USAGE (MAXIMUM OF APPROXIMATELY 2.82 ACRES). THIS WILL BE DEDICATED THROUGH LAND AND POTENTIAL PARK FACILITIES CREDIT AS LISTED IN TABLE 503-4 OF THE CITY OF SAN ANTONIO UDC. TO BE DETERMINED AT TIME OF PLATTING.
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING, IF OWNER ELECTS TO PURSUE A MULTI-FAMILY DEVELOPMENT

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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

BITTERBLUE INC.

APPLICANT: BITTERBLUE INC.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

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

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL
CABLE TELEVISION: TIME WARNER CABLE

MDP NO. 006-09

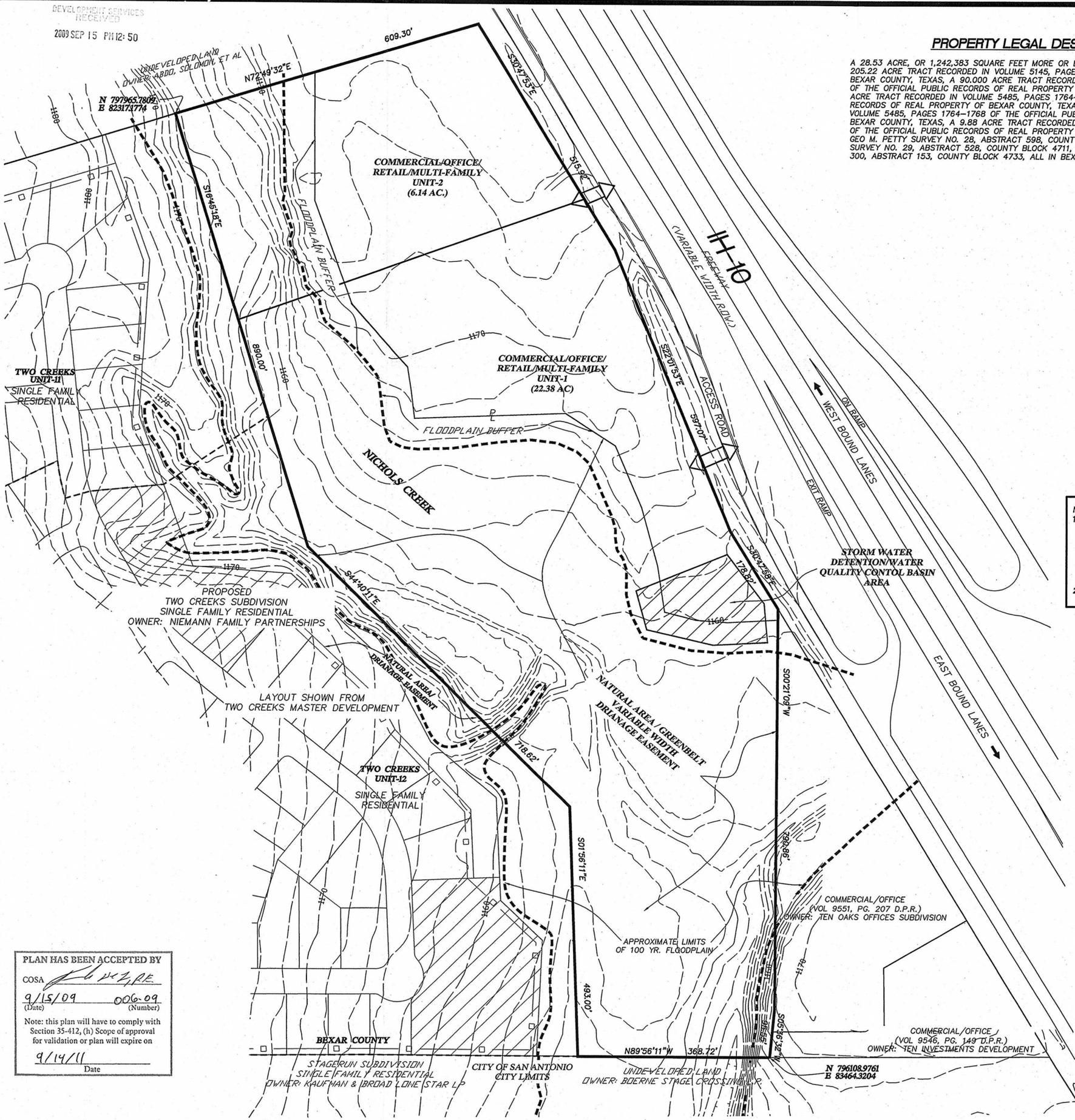
**NICHOLS CREEK COMMERCIAL
MASTER DEVELOPMENT PLAN**



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

PREPARATION DATE: MAY, 2009

JOB NO. 5805-80



PLAN HAS BEEN ACCEPTED BY
COSA
9/15/09 006-09
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/14/11
Date

Date: Aug 16, 2009, 4:06pm User: ID: Ruskshin
File: P:\55\05\60\DESIGN\CIVIL\MDP\MDP006090.dwg