



City of San Antonio

Department of Planning and Development Services

June 1, 2010

J.C. Garcia, P.E.
BHB Engineering & Surveying, Inc.
4550 SH 360, Suite 180
Grapevine, Texas 76051

Re: U-Haul Addition at Seguin Road

MDP # 007-09

Dear Mr. Garcia,

The Development Review Committee has evaluated the **U-Haul Addition at Seguin Road** Master Development Plan, or **MDP # 007-09**. 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.

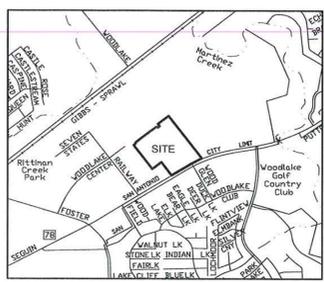
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Robert L. Lombrano at (210) 207-5014.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Looney'.

Christopher Looney, AICP
Interim Assistant Director
Land Development Division
Planning and Development Services Department



LOCATION MAP

TANGENT	LENGTH	BEARING
11	33.31	S32°30'00"E
12	9.65	S30°41'00"E
13	10.44	S30°41'00"E
14	4.34	S15°59'19"E

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	DISTANCE
C1	40.00	90°00'00"	62.83	S82°38'24"E	56.57
C2	3879.83	5°26'21"	368.32	S62°02'11"W	368.19
C3	60.00	90°00'00"	94.25	N14°19'00"E	84.85
C4	60.00	90°00'00"	94.25	S75°41'00"E	84.85
C5	3879.83	0°48'31"	54.75	S89°43'15"W	54.75
C6	3879.83	4°37'50"	313.57	S62°26'26"W	313.49
C7	1030.00	14°41'41"	264.17	S23°20'10"E	263.44
C8	970.00	14°41'41"	248.28	S23°20'10"E	248.10
C9	970.00	3°54'02"	66.03	N17°56'50"W	66.02
C10	970.00	17°45'03"	300.52	N28°45'52"W	299.32
C11	1030.00	21°39'05"	389.22	N26°48'51"W	386.91
C12	75.00	78°32'53"	102.82	N36°36'57"E	94.95

MDP NOTES:

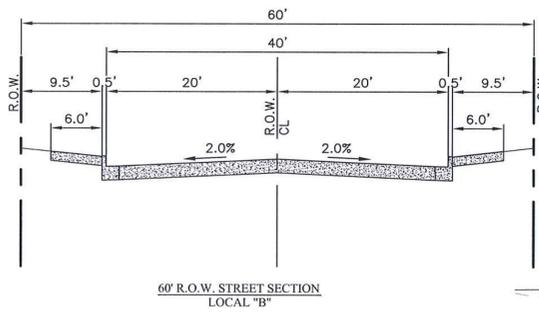
- INTERNAL STREET WITHIN THE MDP IS A PUBLIC STREET WITHIN A 60' R.O.W. WITH A 40' PAVEMENT, AND 2-10' PARKWAYS.
- THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO RIVER AUTHORITY FOR PHASE 1, AND BY SAN ANTONIO WATER SYSTEM FOR PHASE 2.
- THE FRONT, SIDE, AND REAR YARD SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC 35-506(q) SIDEWALK REQUIREMENTS.

DRAINAGE NOTES:

- REFERENCE STORM WATER MANAGEMENT PLAN FOR U-HAUL ADDITION AT SEGUIN ROAD.
- ON-SITE DETENTION WILL BE REQUIRED FOR BOTH PHASES.
- PROPOSED DETENTION PONDS WILL BE SHOWN ON PLATS/PLANS.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 78, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 912.40'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDANCE, 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.

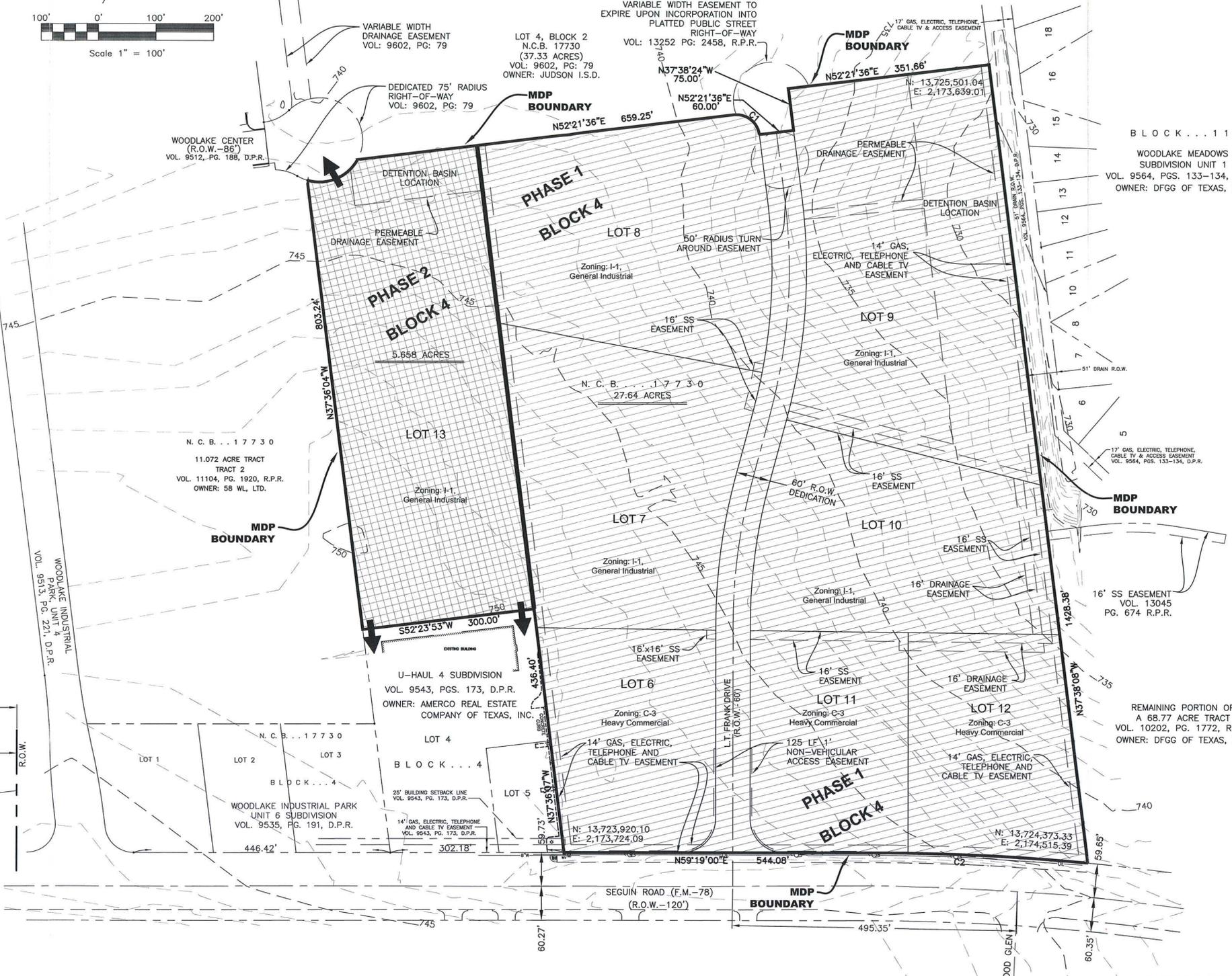


OWNER / DEVELOPER
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE, 9-N
PHOENIX, AZ 85004
(602) 263-6502
CONTACT: MR. DICK ANTONIO

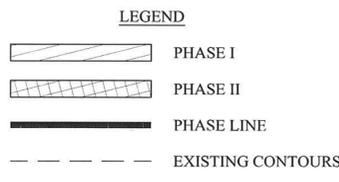
ENGINEER:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
4559 S.H. 360, Suite 180 Grapevine, TX 76051 Tel:(817)251-8550 Fax:(817)251-8810 E-Mail: info@bhbbinc.com

PHASE	ZONING	ACERAGE	EDUS	# OF LOTS / EDUS	DENSITY (LOTS/AC.)	NUMBER OF LOTS
1	C-3	7.70	30.80	0.06	0.39	
1	I-1	18.12	62.48	0.06	0.26	7
1	R.O.W.	1.81				
2	I-1	5.66	22.64	0.04	0.18	1
	TOTALS	33.29	115.92	0.07	0.24	8

* 93.28 EDUS PREVIOUSLY APPROVED BY SAWS FOR PHASE 1 OF THIS MDP, UNDER PLAT ID # 060416.



UTILITY PURVEYORS
WATER.....S.A.W.S.
SEWER.....S.A.W.S. & S.A.R.A.
ELECTRIC.....CITY PUBLIC SERVICE
TELEPHONE.....S.W. BELL TELEPHONE CO.
TELEVISION.....TIME WARNER CABLE



PLAN HAS BEEN ACCEPTED BY
COSA *Clara*
6/10/10 007-09
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 5/31/2012
Date

MASTER DEVELOPMENT PLAN
U-HAUL ADDITION AT SEGUIN ROAD