# City of San Antonio

Department of Planning and Development Services

September 25, 2009

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

Re: **Military Drive Business Park** **MDP # 008-09**

Dear Mr. Johnson,

The Development Review Committee has reviewed **Military Drive Business Park** Master Development Plan **MDP # 008-09**. Please find enclosed a signed copy for your files. However, please note the following conditions:

**PDSD Traffic Impact Analysis & Streets** approves with the following conditions:

- See approval letter 2009TIA0906 for mitigation requirements.
- 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.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732.

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.

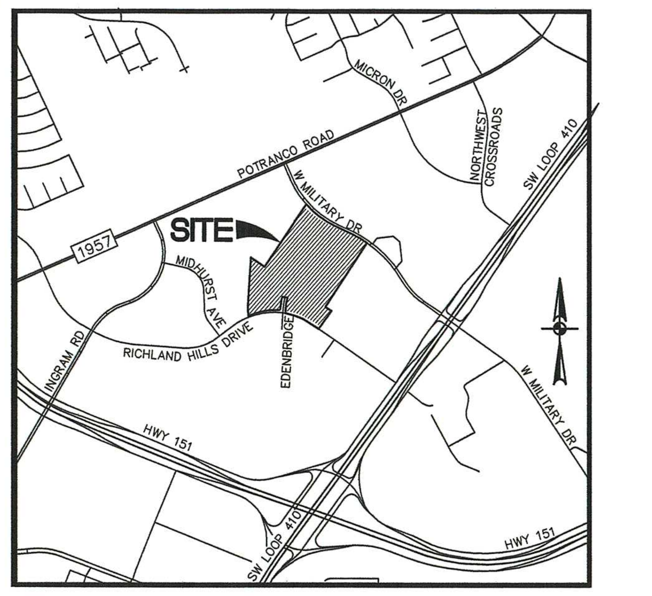
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

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

# MDP #008-09

PLAN HAS BEEN ACCEPTED BY
COSA [signature], P.E.
9/25/09 (Date) 008-09 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/24/11
Date




**SITE LOCATION MAP**
1"=2000'

## NOTES:

1. OWNERS:
   CORPORATE OFFICE PROPERTIES TRUST
   6711 COLUMBIA GATEWAY, SUITE 300
   COLUMBIA, MARYLAND 21045
   TEL: 443-285-5400

2. ENGINEER/SURVEYOR:
   PAPE-DAWSON ENGINEERS, INC.
   555 EAST RAMSEY
   SAN ANTONIO, TEXAS 78216
   TEL: 210-375-9000

3. CONTOURS SHOWN OUTSIDE THE PROPERTY ARE FROM AERIAL TOPOGRAPHY DOWNLOADED FROM CITY OF SAN ANTONIO GIS WEBSITE.

4. WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.

5. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.

6. THE FRONT, SIDE, AND REAR SETBACKS WITHIN CITY LIMITS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

7. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.

8. ESTIMATE OF EDU'S
   WATER: 45.56 DEVELOPABLE ACRES x 6.88 EDU'S PER ACRE = 314 EDU'S
   SEWER: 45.56 DEVELOPABLE ACRES x 6.88 EDU'S PER ACRE = 314 EDU'S

   A. WATER DEMAND IS ESTIMATED AT 98,282 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU

   B. SEWER DEMAND IS ESTIMATED AT 75,360 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU

9. 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 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY).

10. 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.

11. THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.

12. 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.

13. **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.**

14. MINIMUM DRIVEWAY THROAT LENGTHS WILL COMPLY WITH UNIFIED DEVELOPMENT CODE SECTION 35-506 (r)(16).

**DRAINAGE NOTE:** REFERENCE STORMWATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. FEE IN LIEU OF DETENTION IS PROPOSED FOR 45.56 ACRES.

RECEIVED
09 SEP 24 PM 2:26
LAND DEVELOPMENT SERVICES DIVISION

SCALE: 1"= 100'
0' 100' 200' 300'

**PHASING SCHEDULE**

| PHASING SCHEDULE | | TGFA |
|---|---|---|
| PHASE I | 2010 | 686,532 |
| PHASE II | 2011 | 193,533 |

# MILITARY DRIVE BUSINESS PARK
## MASTER DEVELOPMENT PLAN

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:**
[signature]
**CORPORATE OFFICE PROPERTIES TRUST**

[signature] 9/15/09
**PAPE-DAWSON ENGINEERS, INC.**

**PREPARATION DATE: MAY 27, 2009 PROJECT NO. 7257-02**

**PAPE-DAWSON ENGINEERS**
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Sep 15, 2009, 9:49am User ID: MBrewer
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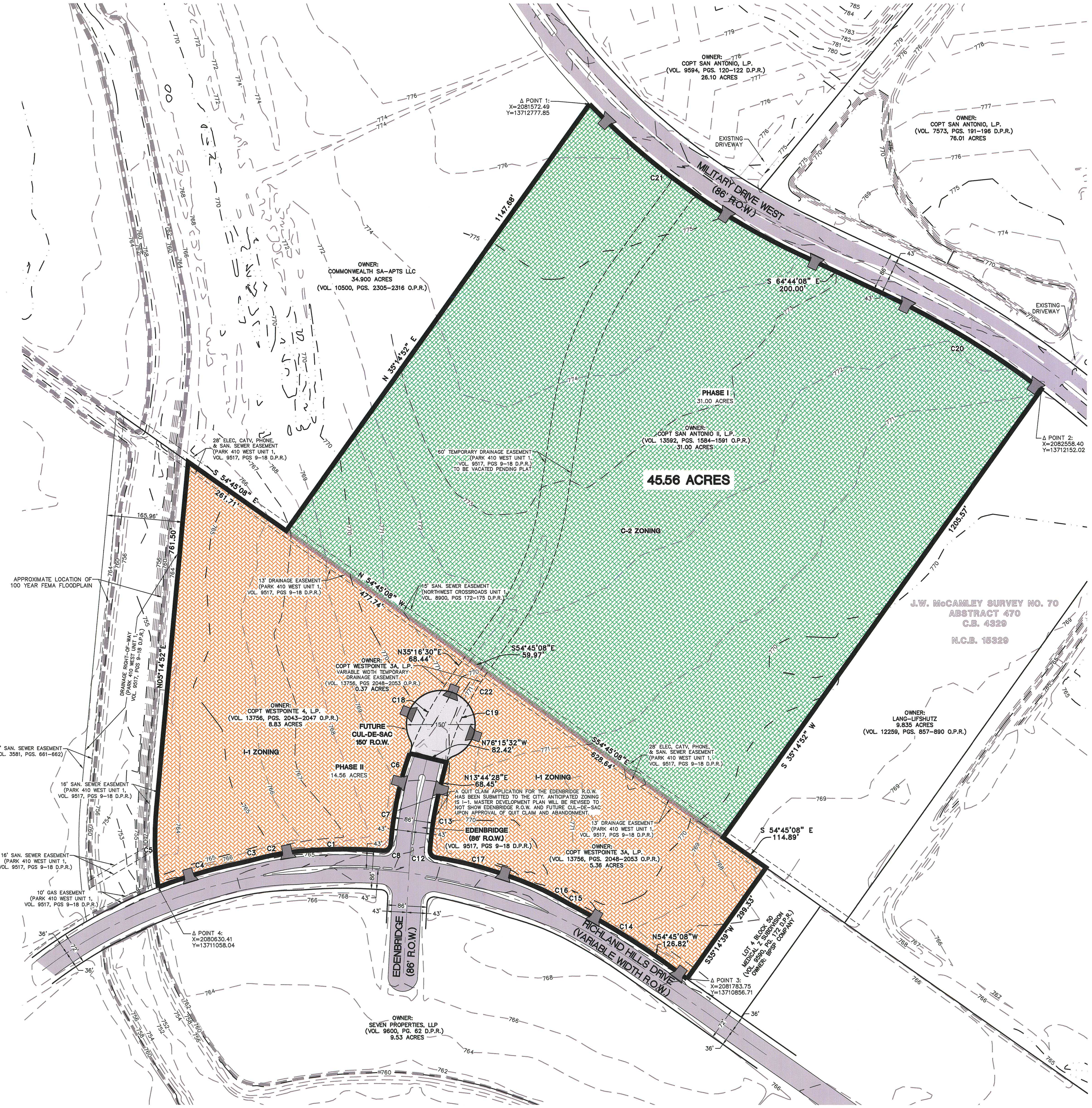


## BASIS OF COORDINATES NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID, VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

## EXISTING AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 45.56 ACRES
3. TOTAL AREA: 45.56 ACRES

## PROPOSED AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 45.56 ACRES
3. TOTAL AREA: 45.56 ACRES

## PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
31.00 ACRES (VOL. 13592, PGS. 1584-1591 R.P.R.)
8.83 ACRES (VOL. 13756, PGS. 2043-2047 D.P.R.)
5.36 ACRES (VOL. 13756, PGS. 2048-2053 D.P.R.)
0.38 ACRES (VOL. 9517, PGS 9-18 D.P.R.)

## TEXAS STATE PLANE COORDINATES:

Δ POINT 1: X=2081572.49 Y=13712777.85
Δ POINT 2: X=2082558.40 Y=13712152.02
Δ POINT 3: X=2081783.75 Y=13710856.71
Δ POINT 4: X=2080630.41 Y=13711058.04

## UTILITY PURVEYORS:

WATER: SAN ANTONIO WATER SYSTEM
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CPS ENERGY
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTH WESTERN BELL/AT&T

LAND USE TABLE

| LAND USE | AREA (AC.) |
|---|---|
| COMMERCIAL (ZONE C-2) | 31.00 |
| INDUSTRIAL (ZONE I-1) | 14.56 |
| TOTALS | 45.56 |

NOTE: ACREAGES ARE APPROXIMATE

**Proposed land uses will be compatible with existing zoning.**

## LEGEND:

- 690 — EXISTING CONTOUR LINE
- MDP BOUNDARY
- PHASE LINE
- RIGHT-OF-WAY
- COMMERCIAL (C-2)
- INDUSTRIAL (I-1)
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- APPROXIMATE 100-YEAR FEMA FLOODPLAIN

CURVE TABLE

| CURVE | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD DISTANCE | CURVE LENGTH |
|---|---|---|---|---|---|
| C1 | 1123.00 | 8°48'15" | S 89°57'19" W | 172.39' | 172.56' |
| C2 | 564.35 | 11°05'44" | S 80°00'21" W | 109.12' | 109.29' |
| C3 | 564.35 | 3°40'08" | S 76°17'28" W | 36.13' | 36.14' |
| C4 | 1116.00 | 9°27'37" | S 73°23'43" W | 184.06' | 184.27' |
| C5 | 783.05 | 12°51'19" | N 01°10'47" W | 175.32' | 175.69' |
| C6 | 655.51 | 5°59'33" | S 16°44'19" W | 68.53' | 68.56' |
| C7 | 842.23 | 9°16'03" | S 09°06'31" W | 136.08' | 136.23' |
| C8 | 15.00 | 89°52'56" | S 49°24'58" W | 21.19' | 23.53' |
| C12 | 15.00 | 83°48'31" | N 37°52'24" W | 20.04' | 21.94' |
| C13 | 756.23 | 9°42'37" | N 08°53'10" E | 128.01' | 128.16' |
| C14 | 1116.01 | 8°22'01" | N 58°56'08" W | 162.83' | 162.97' |
| C15 | 564.35 | 3°40'05" | N 61°17'06" W | 36.12' | 36.13' |
| C16 | 564.35 | 11°05'45" | N 64°59'55" W | 109.12' | 109.29' |
| C17 | 1123.00 | 9°13'54" | N 75°09'44" W | 180.74' | 180.94' |
| C18 | 655.51' | 15°30'51" | S 27°29'31" W | 176.95' | 177.50' |
| C19 | 582.51' | 14°46'00" | S 21°07'28" W | 149.71' | 150.13' |
| C20 | 1957.00' | 11°56'07" | N 58°46'04" W | 406.93' | 407.66' |
| C21 | 1543.00' | 21°02'28" | S 54°12'54" E | 563.47' | 566.65' |
| C22 | 555.44' | 7°04'09" | S 31°52'41" W | 68.49' | 68.53' |

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.