



# City of San Antonio

*Development Services Department*

January 12, 2011

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

Re: The Orchard

**MDP # 002-11**

Dear Mr. Diamond,

The Development Review Committee has evaluated **The Orchard** Master Development Plan, or **MDP # 002-11**. 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.

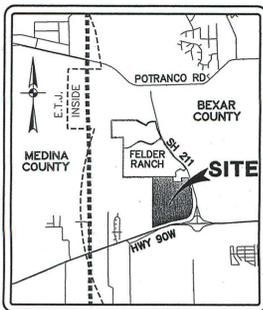
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development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

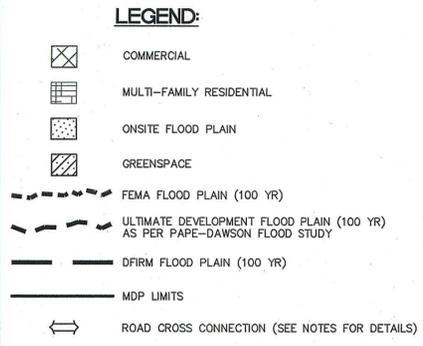
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", written over a horizontal line.

Christopher J. Looney, AICP  
Interim Assistant Director



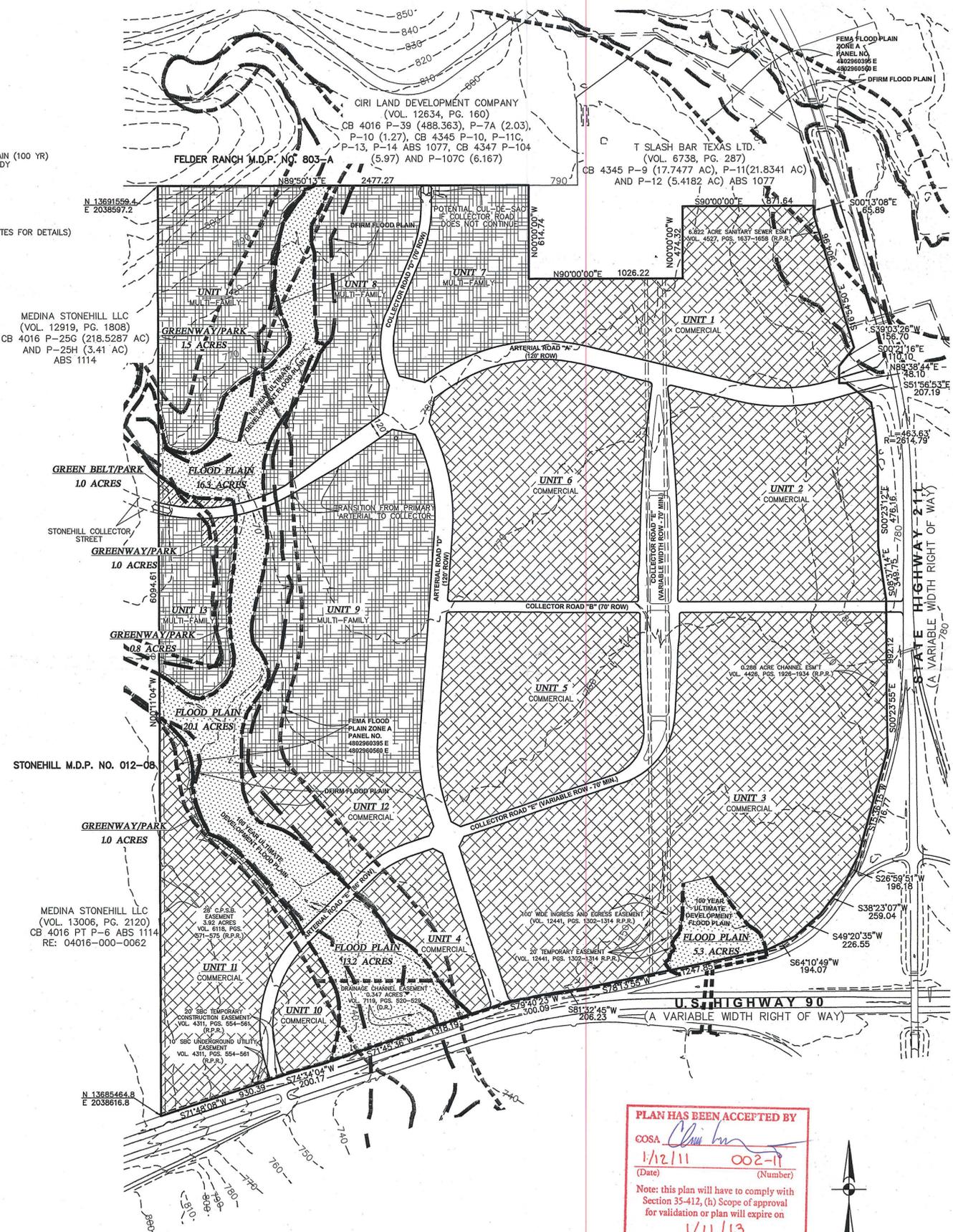
**LOCATION MAP**  
NOT TO SCALE



- CROSS-CONNECTION AND ACCESS NOTE:**
- 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 UNIFIED DEVELOPMENT CODE.
  - 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 UNIFIED DEVELOPMENT CODE.
  - CROSS-CONNECTION TYPES WILL BE PROVIDED AS FOLLOWS:
    - 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 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.
    - LOCATIONS 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 UNIFIED DEVELOPMENT CODE.
  - AN EMERGENCY OR LIMITED ACCESS CONNECTION WILL BE PROVIDED FROM THE PROPOSED COMMERCIAL/MULTI-FAMILY SITE TO ADJOINING AREA.

UNIT	LAND USE TABLE	ACREAGE	NUMBER OF UNITS	DENSITY (UNITS/ACRE)
1	COMMERCIAL	38.1		
2	COMMERCIAL	40.9		
3	COMMERCIAL	96.4		
4	COMMERCIAL	9.9		
5	COMMERCIAL	37.4		
6	COMMERCIAL	46.0		
7	MULTI-FAMILY	20.4	673	33
8	MULTI-FAMILY	24.0	792	33
9	MULTI-FAMILY	52.5	1733	33
10	COMMERCIAL	6.4		
11	COMMERCIAL	31.0		
12	COMMERCIAL	13.8		
13	MULTI-FAMILY	11.0	363	33
14	MULTI-FAMILY	26.8	884	33
	FLOODPLAIN/OPEN SPACE	54.9		
	PARK	5.3		
	R.O.W.	50.0		
	GRAND TOTAL	564.8	4445	

**REQUIRED PARK/OPEN SPACE**  
REQUIRED AREA = 1 ACRE/114 UNITS  
4445/114 = 39.0 ACRES

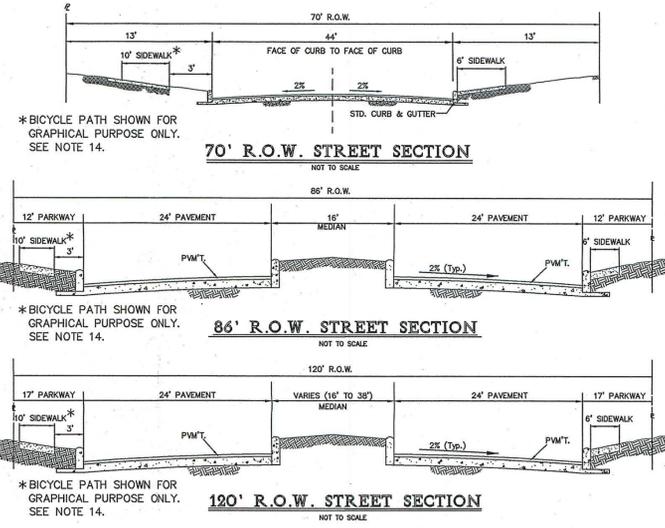


- NOTE:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
  - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  - WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  - GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
  - TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
  - CABLE T.V. TO BE PROVIDED BY AT&T OR TIME WARNER.
  - 100-YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP, ZONE A, COMMUNITY PANEL NUMBERS 4802960395 E AND 4802960560 E.
  - DFIRM FEMA INFORMATION IS PRELIMINARY AND CURRENTLY UNDER APPROVAL PROCESS, AND CONSEQUENTLY SUBJECT TO CHANGE.
  - STREETS REQUIRED FOR SUBDIVISION ACCESS WOULD BE PLATTED AT SAME TIME OF SUBDIVISION PLATTING.
  - 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 ADJOINING PROPERTY AT THE TIME BUILDING PERMIT IS 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".
  - BICYCLE PATH ON ROAD CROSS SECTIONS SHOWN FOR GRAPHICAL PURPOSE ONLY. ACTUAL LOCATION/SIDE OF ROAD TO BE DECIDED AT THE TIME OF PLATTING.
  - THE MULTI-FAMILY UNITS WILL COMPLY WITH THE PARKS/OPEN SPACE REQUIREMENT AT THE TIME OF PLATTING.

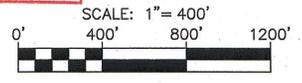
- DRAINAGE NOTES:**
- REFERENCE STORM WATER MANAGEMENT PLAN FOR ±609.8 THE ORCHARD DATED MAY 2008.
  - THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
  - PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
  - FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN.

**NOTE:**  
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLAT ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

*[Signatures]*  
OWNER/DEVELOPER: *[Signature]*  
ENGINEER: *[Signature]*  
Manager, Cumberland Properties, LLC  
C.P., Cumberland 90, Ltd.



**PLAN HAS BEEN ACCEPTED BY**  
COSA *[Signature]*  
1/12/11 002-11  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1/11/13  
Date



**DEVELOPER/OWNER:**  
CUMBERLAND 90, LTD  
100 CRESCENT COURT, SUITE 210  
DALLAS, TEXAS 75201  
PHONE: (214) 855-5400  
FAX: (214) 855-5460

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

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

**THE ORCHARD**  
SAN ANTONIO, TEXAS  
**MASTER DEVELOPMENT PLAN**

MDP # 002-11  
JOB NO. 7138-00  
DATE DECEMBER 2010  
DESIGNER GE  
CHECKED *[Signature]* DRAWN MW  
SHEET 1 OF 1

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