

- NOTES:**
- OWNERS: LEVICAL LOOP 1604 LP, 9660 KATY FREEWAY, HOUSTON, TEXAS 77055, TEL: 713-952-0366.
  - ENGINEER/SURVEYOR: PAPE-DAWSON ENGINEERS, 555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216, TEL: 210-375-9000.
  - CONTOURS SHOWN ARE SCALED FROM A USGS MAP AND FROM AN ACTUAL ON THE GROUND SURVEY.
  - WATER WILL BE PROVIDED BY THE BEXAR METROPOLITAN WATER DISTRICT.
  - 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/CONTRIBUTING ZONE.
  - ESTIMATE OF EDU'S: WATER: 201.10 ACRES x 4.88 EDU'S PER ACRE = 982 EDU'S; SEWER: 201.10 ACRES x 5.58 EDU'S PER ACRE = 1,122 EDU'S.
  - A. WATER DEMAND IS ESTIMATED AT 213.45 GPM BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU.
  - B. SEWER DEMAND IS ESTIMATED AT 167 GPM BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU.
  - ACCORDING TO FEMA COMMUNITY MAP PANEL 48029C0415 E, DATED FEBRUARY 16, 1996, APPROXIMATELY 92 ACRES OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE. A FEMA STUDY WILL BE CONDUCTED FOR THE SITE TO DETERMINE THE AMOUNT OF THE FLOOD PLAIN THAT CAN BE RECLAIMED.
  - FM 1957 (POTRANCO ROAD) IS LISTED ON THE CITY OF SAN ANTONIO'S MAJOR THOROUGHFARE PLAN AND INDICATES IT WILL REQUIRE A 120 FOOT R.O.W. THE LOCATION OF PUBLIC ROADS SHOWN ON THIS MDP ARE APPROXIMATE.
  - 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) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
  - WITHIN THE M.D.P. WATERSTONE PLACE IS A COLLECTOR STREET WITH A 70' R.O.W. AND 44' PAVEMENT AND EMPRESARIO DRIVE IS A SECONDARY ARTERIAL WITH AN 86' R.O.W. AND 48' PAVEMENT.
  - THE BEARINGS FOR THIS SURVEY ARE TEXAS STATE PLAN COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).
  - ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
  - APPROXIMATELY 48.16-ACRES ARE LOCATED INSIDE THE CITY LIMITS AND APPROXIMATELY 152.94-ACRES ARE LOCATED OUTSIDE THE CITY LIMITS.
  - PROPERTY LOCATED INSIDE THE CITY LIMITS IS ZONED C-3.
  - THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
  - 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.
  - PARKLAND SHALL BE MAINTAINED BY THE OWNER.
  - A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
  - 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 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.
  - DRIVEWAY LOCATIONS IN THE ETJ WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLAT SUBMITTAL. LOCATIONS OF DRIVEWAYS SHOWN ON THIS MDP ARE DEEMED TO BE FOR REFERENCE ONLY.
  - 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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
  - DRIVEWAY LOCATIONS ALONG 1200' R.O.W. WILL BE APPROVED BY TxDOT AT TIME OF PLATING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THE MDP.

**EXISTING AREAS:**

AREA	100 YR. FLOODPLAIN	AREA	100 YR. FLOODPLAIN
1. AREA WITHIN THE 100 YR. FLOODPLAIN:	92.00 ACRES	1. AREA WITHIN THE 100 YR. FLOODPLAIN:	52.89 ACRES
2. AREA OUTSIDE THE 100 YR. FLOODPLAIN:	109.10 ACRES	2. AREA OUTSIDE THE 100 YR. FLOODPLAIN:	148.21 ACRES
3. TOTAL AREA:	201.10 ACRES	3. TOTAL AREA:	201.10 ACRES

**PROPOSED AREAS:**

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:  
18.18-ACRES: (VOL. 12346, PGS. 422-428 O.P.R.)  
162.634-ACRES: (VOL. 12511, PGS. 298-318 O.P.R.)  
20.29-ACRES: (VOL. 12511, PGS. 277-283 O.P.R.)

**TEXAS PLANES COORDINATES:**  
Δ POINT 1: X=2057615.5 Y=13705245.7  
Δ POINT 2: X=2060478.2 Y=13701807.7

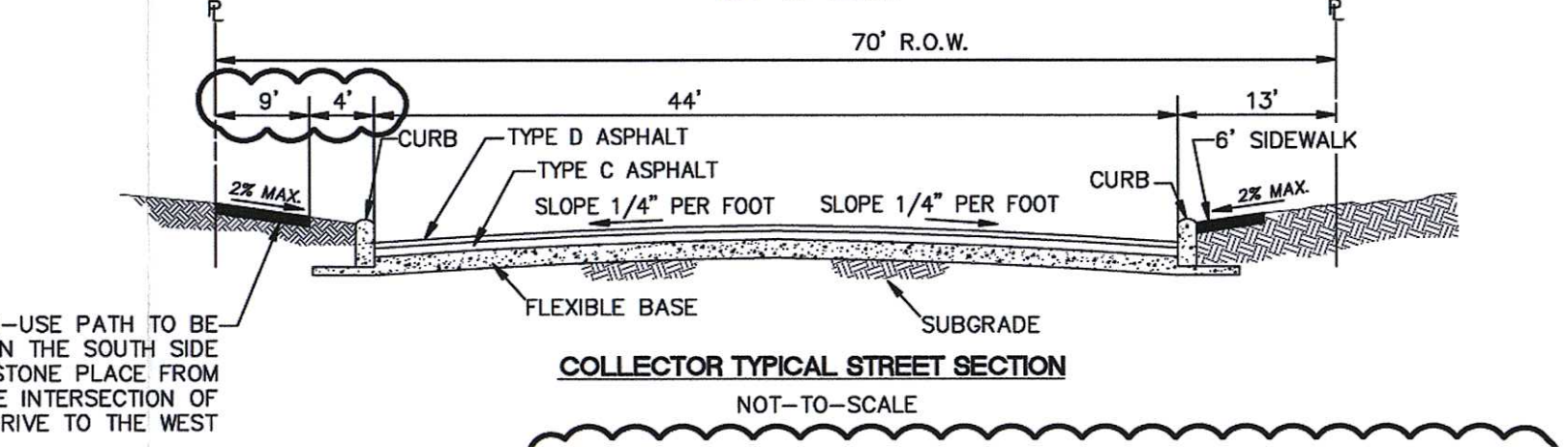
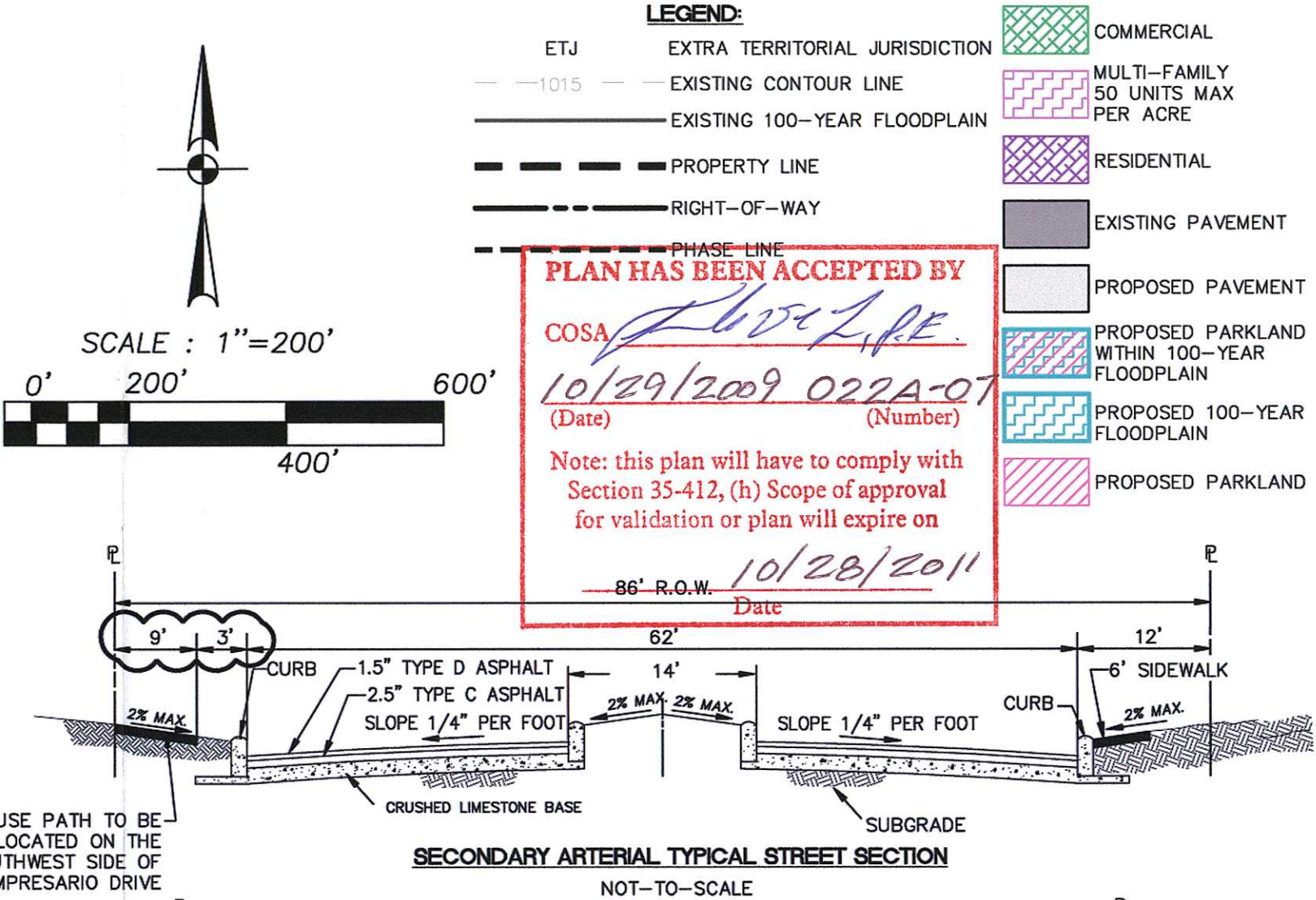
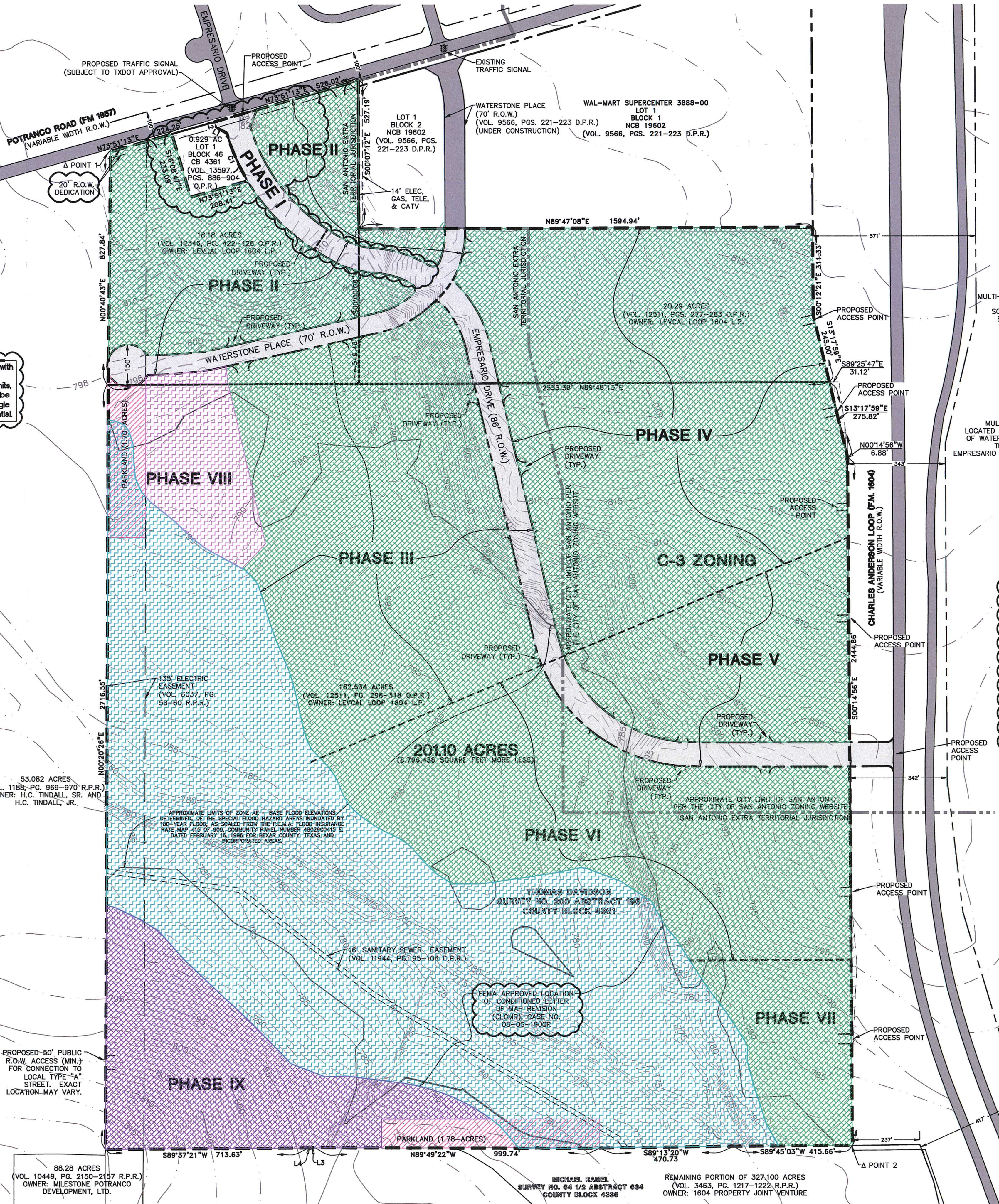
**LAND USE AND DENSITY TABLE:**

LAND USAGE	ACRES (GROSS)	PARKLAND/REC CENTER (ACRES)	GREEN SPACE (ACRES)	FLOODPLAIN (ACRES)	ACRES (NET)	DWELLING UNITS PER ACRE	DENSITY (DWELLING UNITS)
MULTI-FAMILY RESIDENTIAL	5.36	1.12	0.00	0.58*	4.78	23	156
SINGLE FAMILY RESIDENTIAL	12.54	0.89	0.00	0.89*	11.65	4	47

\* ADDITIONAL PARKLAND PROVIDED IN FLOODPLAIN

**AMENDMENT NOTES:**

- THE OVERALL MDP BOUNDARY CHANGED NEAR THE EMPRESARIO DRIVE AND POTRANCO ROAD INTERSECTION.
- PROPERTY BOUNDARY OWNERSHIP CHANGED BETWEEN IBC BANK AND LEVICAL LOOP 1604 LP.
- THE ALIGNMENT OF EMPRESARIO DRIVE CHANGED BETWEEN POTRANCO ROAD AND WATERSTONE PLACE.
- THE FLOODPLAIN AREA WAS MODIFIED BASED ON RECENTLY APPROVED FEMA CLOMR (CASE NO. 08-06-1900R).
- PHASING LIMITS AND SCHEDULE CHANGED.
- LAND USE TABLE ACREAGE CHANGED.
- DRIVEWAY LOCATIONS CHANGED.
- MULTI-USE PATH WAS MODIFIED FROM 8' TO 9'.



PHASING SCHEDULE			
PHASE	YEAR	ACRES	DWELLING UNITS
PHASE I	2009	2.13	
PHASE II	2010	18.99	
PHASE III	2011	29.80	
PHASE IV	2012	34.68	
PHASE V	2013	13.36	
PHASE VI	2014	24.21	
PHASE VII	2015	6.03	
PHASE VIII	2016	5.36	158
PHASE IX	2017	12.54	47

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL IN ETJ (NET)	11.65
MULTI FAMILY RESIDENTIAL IN ETJ (NET)	4.78
COMMERCIAL	117.82
RECREATION CENTER/PARKLAND	3.48
PROPOSED FLOODPLAIN	55.27
GREEN SPACE / OPEN SPACE	0.00
PUBLIC ROW (COLLECTOR)/(SECONDARY ARTERIAL)	9.76
TOTALS	201.10*

NOTES:

1. ACREAGES ARE APPROXIMATE.

\*2. THE SUMMATION OF ALL LAND USE ACREAGE DOES NOT TOTAL 201.10 BECAUSE 1.50 ACRES OF 3.48 ACRES OF PARKLAND ARE WITHIN THE 55.27 ACRES OF PROPOSED FLOODPLAIN.

## POTRANCO MARKET MASTER DEVELOPMENT PLAN #022A-07 MAJOR AMENDMENT

ACKNOWLEDGED BY:   
PAPE-DAWSON ENGINEERS, INC.

LEVICAL LOOP 1604 LP  
BY:   
ITS: GENERAL PARTNER  
HERBERT L. LEVINE, PRESIDENT

ORIGINAL APPROVAL DATE OF MDP 022-07: AUGUST 27, 2007  
AMENDED MDP PREPARATION DATE: JUNE 29, 2009 PROJECT NO. 654302

**PAPE-DAWSON ENGINEERS**

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





# City of San Antonio

## Department of Planning and Development Services

October 29, 2009

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

Re: **Potranco Market**

**MDP # 022A-07**

Dear Mr. Johnson,

The Development Review Committee has reviewed **Potranco Market** Master Development Plan **MDP # 022A-07** major amendment. Please find enclosed a signed copy for your files. However, please note the following conditions:

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

- See approval letter 2007TIA0608 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. City of San Antonio and Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage and flood plain issues at the time of platting.

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

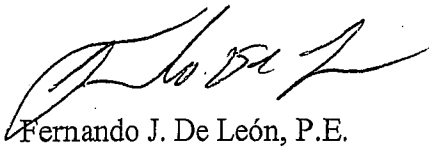
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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. 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 Richard Carrizales at (210) 207-8050.

Sincerely,



Fernando J. De León, P.E.

Assistant Director

Land Development Division

Planning and Development Services Department