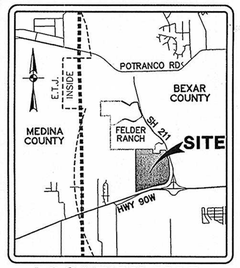


LOCATION MAP

NOT TO SCALE

LEGEND:

- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- ONSITE FLOOD PLAIN
- GREENSPACE
- FEMA FLOOD PLAIN (100 YR)
- ULTIMATE DEVELOPMENT FLOOD PLAIN (100 YR) AS PER PAPE-DAWSON FLOOD STUDY
- DFIRM FLOOD PLAIN (100 YR)
- MDP LIMITS
- ROAD CROSS CONNECTION (SEE NOTES FOR DETAILS)

CROSS-CONNECTION AND ACCESS NOTE:

1. 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.

2. 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.

3. CROSS-CONNECTION TYPES WILL BE PROVIDED AS FOLLOWS:

   I.) 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.

   II.) 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.

   EM.) AN EMERGENCY OR LIMITED ACCESS CONNECTION WILL BE PROVIDED FROM THE PROPOSED COMMERCIAL/MULTI-FAMILY SITE TO ADJOINING AREA.

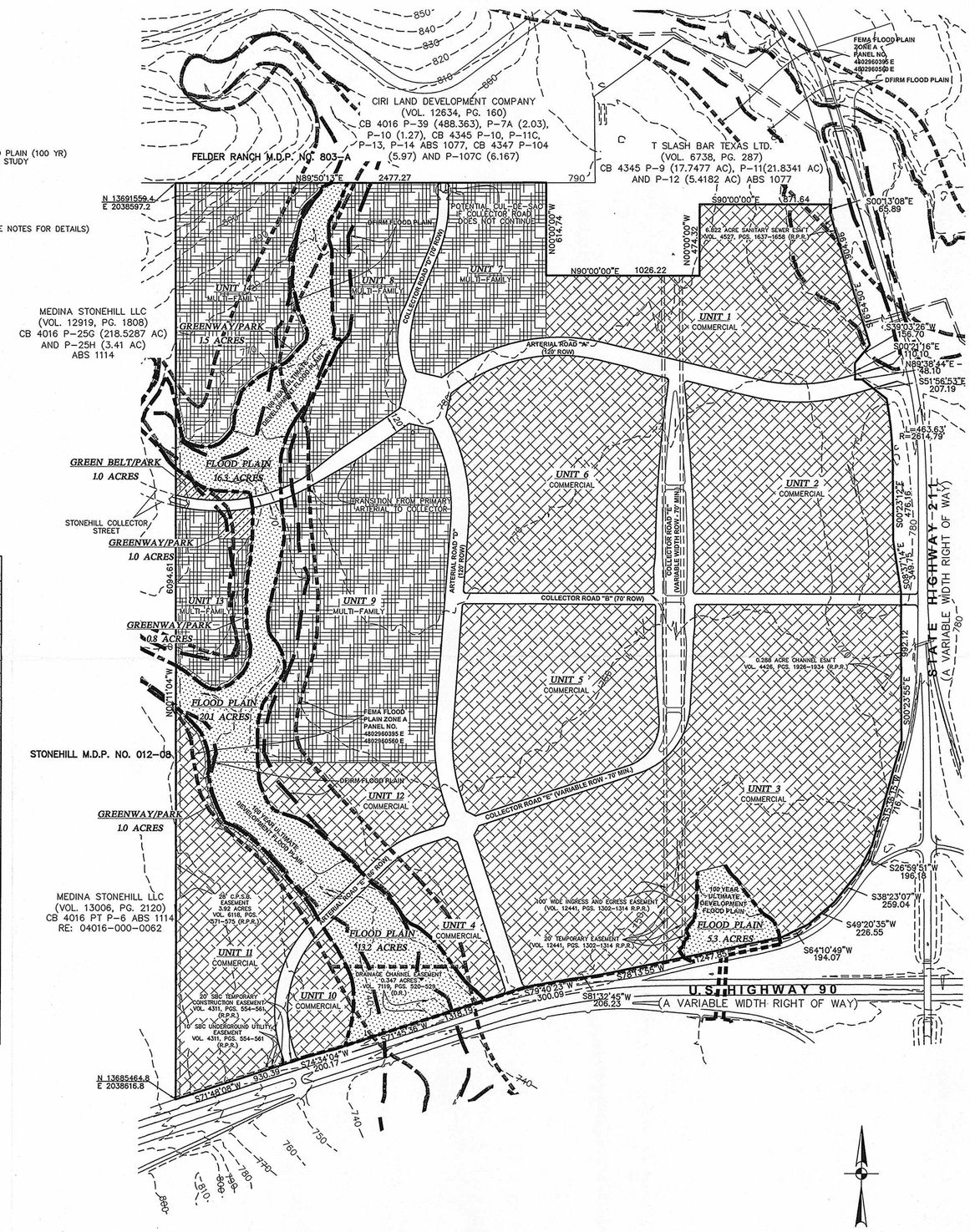
UNIT	LAND USE TABLE	ACREAGE	NUMBER OF UNITS	DENSITY (UNITS/ACRE)
1	COMMERCIAL	38.1		
2	COMMERCIAL	40.9		
3	COMMERCIAL	96.4		
4	COMMERCIAL	9.9		
5	COMMERCIAL	37.4		
6	COMMERCIAL	46.0		
7	MULTI-FAMILY	20.4	673	33
8	MULTI-FAMILY	24.0	792	33
9	MULTI-FAMILY	52.5	1733	33
10	COMMERCIAL	6.4		
11	COMMERCIAL	31.0		
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	

PLAN HAS BEEN ACCEPTED BY
COSA
8/18/08 (Date) 021-08 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
8/17/10
Date

REQUIRED PARK/OPEN SPACE

REQUIRED AREA = 1 ACRE/114 UNITS

4445/114 = 39.0 ACRES



NOTE:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. WATER SERVICE TO BE PROVIDED BEXAR METROPOLITAN WATER DISTRICT.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
7. TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
8. CABLE T.V. TO BE PROVIDED BY AT&T OR TIME WARNER.
9. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
10. 100-YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP, ZONE A, COMMUNITY PANEL NUMBERS 4802960395 E AND 4802960560 E.
11. DFIRM FEMA INFORMATION IS PRELIMINARY AND CURRENTLY UNDER APPROVAL PROCESS, AND CONSEQUENTLY SUBJECT TO CHANGE.
12. STREETS REQUIRED FOR SUBDIVISION ACCESS WOULD BE PLATTED AT SAME TIME OF SUBDIVISION PLATTING.
13. 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 ABUTTING PROPERTY AT THE TIME BUILDING PERMIT 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".
14. BICYCLE PATH ON ROAD CROSS SECTIONS SHOWN FOR GRAPHICAL PURPOSE ONLY. ACTUAL LOCATION/SIDE OF ROAD TO BE DECIDED AT THE TIME OF PLATTING.
15. THE MULTI-FAMILY UNITS WILL COMPLY WITH THE PARKS/OPEN SPACE REQUIREMENT AT THE TIME OF PLATTING.

DRAINAGE NOTES:

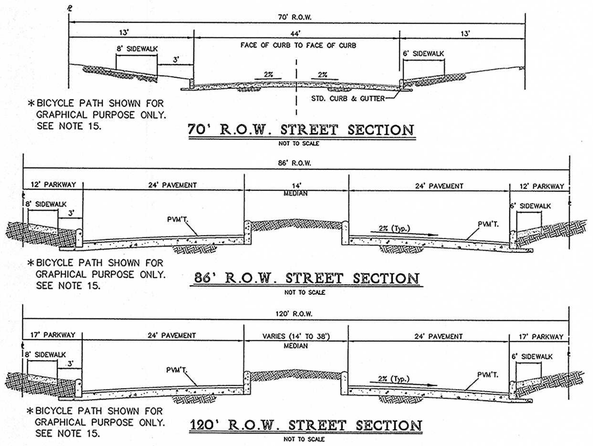
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR ±609.8 THE ORCHARD DATED MAY 2008.
2. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
3. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
4. FINAL LOCATIONS 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 PLATS 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.

OWNER Cumberland 90, Ltd

ENGINEER



*BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSE ONLY. SEE NOTE 15.

70' R.O.W. STREET SECTION
NOT TO SCALE

*BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSE ONLY. SEE NOTE 15.

86' R.O.W. STREET SECTION
NOT TO SCALE

*BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSE ONLY. SEE NOTE 15.

120' R.O.W. STREET SECTION
NOT TO SCALE

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

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

THE ORCHARD
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

MDP# 021-08

JOB NO.	7138-00
DATE	MAY 2008
DESIGNER	LE
CHECKED JM	DRAWN AB
SHEET	1 OF 1

Date: Aug 12, 2008, 10:56am User ID: AB-utilities
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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.

City of San Antonio

Department of Development Services

August 18, 2008

Ms. Cara Tackett, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **The Orchard** **MDP # 021-08**

Dear Ms. Tackett,

The Development Review Committee has reviewed **The Orchard** Master Development Plan **M.D.P. # 021-08**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. 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. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan 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 you can contact TXDOT at 615-5814.

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

- Coordinate with the Texas Department of Transportation for improvements along SH 211 and US Highway 90.
- Right and left turn lanes may be required and should be designed according to TxDot standards. Any mitigation along US 90 and SH 211 should be coordinated with TxDot.
- TxDot will determine access points along US 90 and SH 211.
- Traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County and TxDot.

Historic Preservation approves with the following conditions:

- The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area lies between the East Branch Big Sous Creek and Lucas Creek and there is a **high probability** that the property may contain sites, some of which may be significant. The project area is within the known 11 league grant for the Ranch de San Lucas, one of two 18th century Spanish ranchos for the Mission San Jose y San Miguel Aguayo. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any.

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. 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 Development Services Department
Land Development Division