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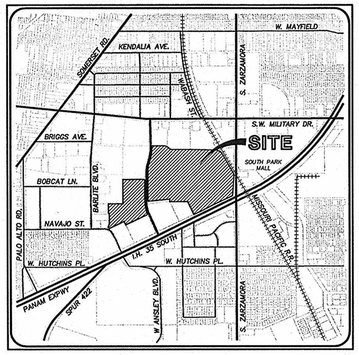
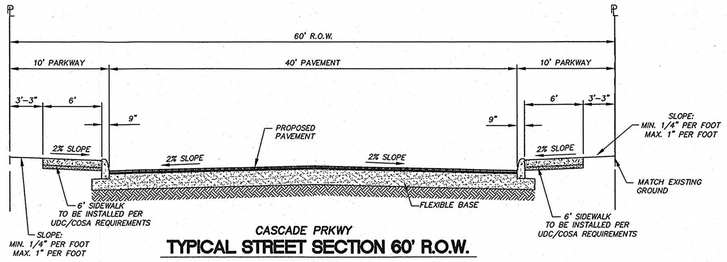
CITY DEVELOPMENT SERVICES DIVISION



LOCATION MAP

SCALE: 1" = 2000'



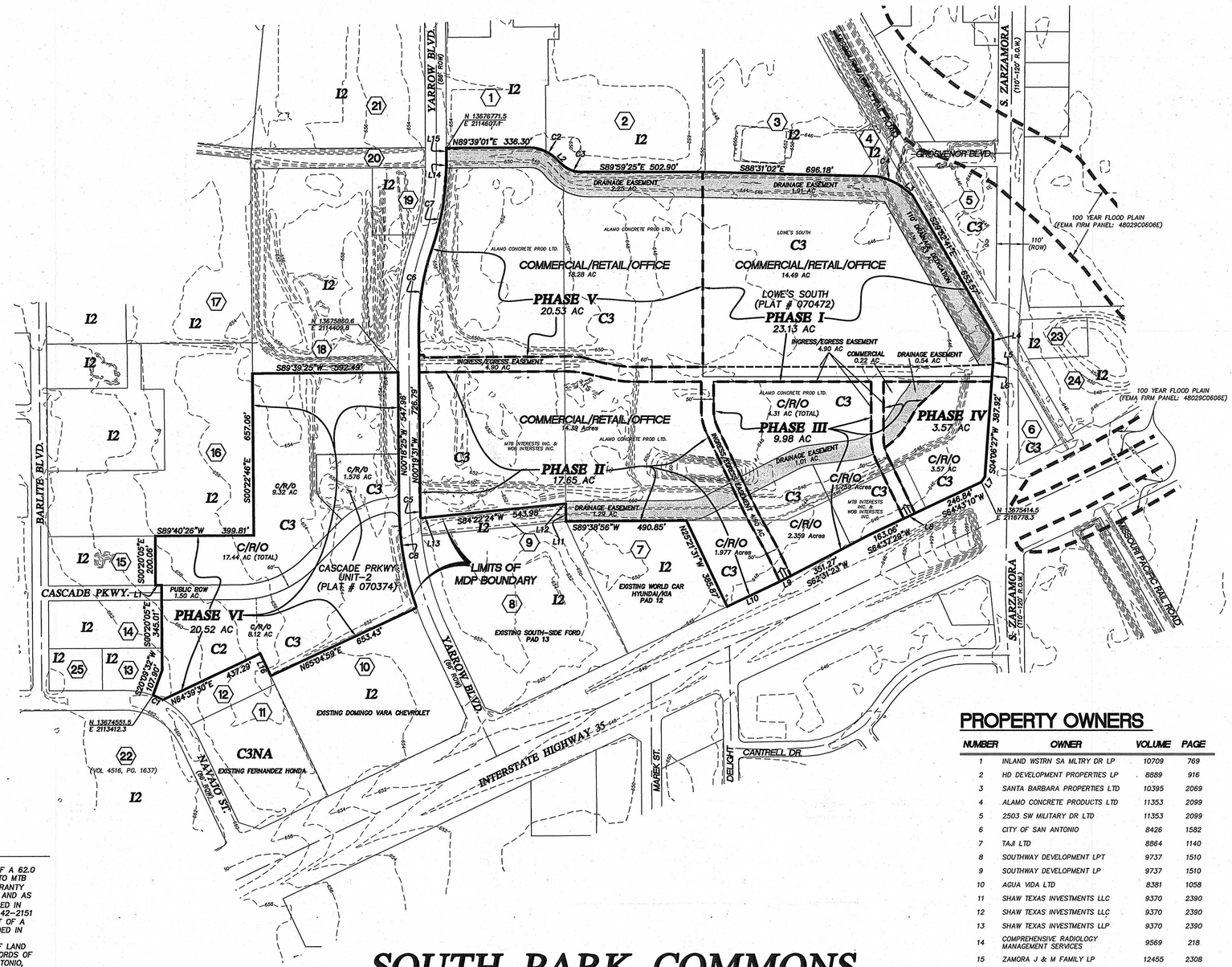
CASCADE PRKWY

TYPICAL STREET SECTION 60' R.O.W.

NOT-TO-SCALE

LAND USE RATIO AND DENSITY TABLE	
LAND USE	ACRES
PUBLIC RIGHT-OF-WAY	2.40
PUBLIC INGRESS/EGRESS	4.90
COMMERCIAL/RETAIL/OFFICE/MULTI-FAMILY	79.22
DRAINAGE / OPENSPACE	8.83
TOTAL	95.35

PLAN HAS BEEN ACCEPTED BY
COSA
1-18-2008 (Date) 032-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1-17-2010
Date



LEGEND:

- FLOOD PLAIN
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- TXDOT ACCESS POINTS
- (1) PROPERTY OWNERSHIP KEY
- DRAINAGE OPENSPACE (PERMEABLE)
- PHASE/UNIT BOUNDARY
- MDP LIMITS
- C/R/O = COMMERCIAL/RETAIL/OFFICE
- I2 ZONING – HEAVY INDUSTRIAL
- C1 ZONING – LIGHT COMMERCIAL
- C2 ZONING – COMMERCIAL
- C3 ZONING – GENERAL COMMERCIAL
- C3NA ZONING – GENERAL COMMERCIAL NONALCOHOLIC SALES

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	44.22'	326.46'	22.14'	7°45'38"	44.18'	N65°49'21"W
C2	116.82'	153.00'	61.42'	43°44'48"	114.00'	N68°27'07"W
C3	88.65'	117.00'	46.57'	43°24'42"	86.54'	S68°17'04"E
C4	111.53'	247.85'	56.73'	25°46'58"	110.59'	N67°46'47"W
C5	44.27'	1157.00'	22.14'	2°11'33"	44.27'	S01°25'17"E
C6	328.34'	959.27'	165.79'	19°36'39"	326.73'	S02°30'14"W
C7	335.20'	1046.01'	169.04'	18°19'39"	333.77'	N10°09'47"E
C8	415.25'	1244.31'	209.57'	19°07'14"	413.32'	S09°52'11"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.40'	S89°39'55"W
L2	37.10'	S46°34'43"E
L3	53.64'	S52°05'48"E
L4	104.87'	S00°42'54"E
L5	17.91'	S04°28'33"W
L6	69.28'	S04°06'27"W
L7	25.85'	S34°37'22"W
L8	60.00'	S64°37'28"W
L9	60.03'	S62°55'02"W
L10	226.64'	S84°40'14"W
L11	70.96'	N00°23'13"W
L12	3.33'	S89°38'36"W
L13	47.28'	S84°22'24"W
L14	22.69'	N01°54'55"E
L15	58.18'	N00°45'11"W
L16	100.93'	S25°31'15"E

PROPERTY OWNERS

NUMBER	OWNER	VOLUME	PAGE
1	INLAND WSTRN SA MLTRY DR LP	10709	769
2	HD DEVELOPMENT PROPERTIES LP	8889	916
3	SANTA BARBARA PROPERTIES LTD	10395	2069
4	ALAMO CONCRETE PRODUCTS LTD	11353	2099
5	2503 SW MILITARY DR LTD	11353	2099
6	CITY OF SAN ANTONIO	8426	1582
7	TAJI LTD	8864	1140
8	SOUTHWAY DEVELOPMENT LPT	9737	1510
9	SOUTHWAY DEVELOPMENT LP	9737	1510
10	AGUA VIDA LTD	8381	1058
11	SHAW TEXAS INVESTMENTS LLC	9370	2390
12	SHAW TEXAS INVESTMENTS LLC	9370	2390
13	SHAW TEXAS INVESTMENTS LLP	9370	2390
14	COMPREHENSIVE RADIOLOGY MANAGEMENT SERVICES	9569	218
15	ZAMORA J & M FAMILY LP	12455	2308
16	S C SAN ANTONIO INC	5315	1747
17	SOUTHWEST GENERAL HOSP LP	8100	81
18	LAS VARAS PUBLIC FACILITY CORP	12112	413
19	LAS VARAS PUBLIC FACILITY CORP	12112	413
20	LAS VARAS PUBLIC FACILITY CORP	12112	413
21	DAYTON HUDSON CORP	6453	1230
22	MEXICAN BAPTIST BIBLE INSTITUTION	4516	1637
23	DP REAL ESTATE L.P.	13003	1117
24	DP REAL ESTATE L.P.	13003	1117
25	ALECOZAY FAMILY LTD, PRTNRSHP	9771	1209

LEGAL DESCRIPTION

A 95.35 ACRE TRACT OUT OF A CALLED 34.74 ACRE TRACT, BEING OUT OF A 62.0 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 711–716, AS CONVEYED TO MTB INTERESTS, INC. AN UNDIVIDED ½ INTEREST AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9742, PAGES 2119–2128 AND AS CONVEYED TO WOB INTERESTS, INC. AN UNDIVIDED ½ INTEREST AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 9742, PAGES 2142–2151 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A 61.12 ACRE TRACT OF LAND BEING OUT OF A 223.47 ACRE TRACT RECORDED IN VOLUME 4517, PAGES 580–581 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF A 62.0 ACRE TRACT OF LAND RECORDED IN VOLUME 7164, PAGES 711–716 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 11186 IN THE CITY OF SAN ANTONIO, ALL OUT OF THE A.J. LESLIE SURVEY NO.99, ABSTRACT 447, COUNTY BLOCK 4291 OF BEXAR COUNTY, TEXAS.

SOUTH PARK COMMONS

MASTER DEVELOPMENT PLAN

SCALE : 1"=200'

0' 200' 400' 600'

APPLICANT: BITTERBLUE INC.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

MDP PLAN NO.: 032-07

SOUTH PARK COMMONS
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

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

Date: Jan 17, 2008, 11:00am User ID: JoshuaGarcia
File: P:\07\31\03\Design\Civil\MDP\MDP6231G0.dwg

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

January 18, 2008

Johnny Martinez, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **South Park Commons** **MDP # 032-07**

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed the **South Park Commons** Master Development Plan, **MDP # 032-07**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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. 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 (210) 615-5814.

Traffic Impact Analysis & Streets Division approves with the following conditions:

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of South Park Commons MDP at no cost to the City of San Antonio:

- All commercial driveways for this project shall comply with Unified Development Code (UDC) §35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along Yarrow Blvd., Zarzamora St., S.W. Military Dr. and IH-35 to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Provide a traffic signal warrant study and provide appropriate signalization if warrant(s) are met at the intersection of S.W. Military Drive and Yarrow Blvd.
- Widen the S. Zarzamora southbound approach at the IH-35 Southbound Frontage Road to provide three through lanes and a short channelized right-turn lane.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the following driveway access points:

a) Yarrow Blvd at Driveway A,

b) IH-35 Southbound Frontage and Driveway C,

c) IH-35 Southbound Frontage Road and Driveway D and

d) Yarrow Blvd. at Driveway E

The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access points along IH-35 Frontage Roads as approved by TX DOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) §35-502 (a)(7), subsection C.

- The developer should provide adequate width to accommodate two outbound lanes and a single inbound lane at all driveways except those along the IH-35 Southbound Frontage Road.
- Driveways C and D along the IH-35 Southbound Frontage Road should have a single exit lane due to the one-way operation of the frontage road.
- All driveways should have a minimum curb radius of 25 feet.
- The developer shall coordinate with Union Pacific Railroad for driveway access points for approval where appropriate.
- Coordinate with TxDOT in regard to location of proposed Driveway C and D in regard to the close proximity of existing off-ramp from IH-35 to minimize risk to drivers entering and exiting the proposed driveway.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting or permitting.

If there are any questions or additional information call Nick V. Fernandez at (210) 207-0282.

Tree Preservation approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC §35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. No site work is permitted at this stage.

- Landscape ordinance per UDC §35-511. It appears some landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan 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.

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 permit shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per 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 Development Services Department
Land Development Division