SUBDIVISION NAME:	COKER UNITED METHODIST CHURCH ADDITION
MASTER DEVELOPMENT PLAN ID:	.
OWNER 1: OWNER 1 ADDRESS:	COKER UNITED METHODIST CHURCH 231 NORTH LOOP ROAD SAN ANTONIO, TEXAS 78216
OWNER 2: OWNER 2 ADDRESS:	COKER CEMETERY ASSOCIATION 2514 WILDERNESS HILL SAN ANTONIO, TEXAS 78231
DEVELOPER:	COKER UNITED METHODIST CHURCH 231 NORTH LOOP ROAD SAN ANTONIO, TEXAS 78216
DESIGNER / ENGINEER:	GE REAVES ENGINEERING, INC. 12508 JONES MALTSBERGER STE. 100 SAN ANTONIO, TEXAS 78247
ADJACENT PROPERTY OWNERS:	SEE ATTACHED NAMES AND OWNERS OF ADJACENT PROPERTIES
LEGAL:	N.C.B. 17184, BLOCK 1, LOT 5, LOT 6 & LOT 7
PROPOSED LAND USE:	THE PROPOSED LAND USE IS COMMERCIAL, C3.
FLOOD PLAIN:	THIS PROPERTY CONATINS 2.58 ACRES IN A FLOODPLAIN.
E.A.R.Z.:	THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
STREET:	THIS PROPERTY WILL HAVE NO STREET CONSTRUCTION.
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN FOUR PHASES.
BASIS OF BEARING:	THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING:	THE PROPERTY IS CURRENTLY ZONED I1 & R6 AND WILL BE USED BY A RELIGIOUS INSTITUTION.

TOTAL PROPERTY ACREAGE:	33.70 ACRES
PAVED SQUARE FOOTAGE:	TO BE DETERMINED AT FINAL PLATTING
PROPOSED UNIT SQUARE FOOTAGE:	TO BE DETERMINED AT FINAL PLATTING
TOTAL AREA OF PASSIVE OPEN SPACE:	268,554.60 S.F. = 6.17 AC
TOTAL AREA OF ACTIVE OPEN SPACE :	360,110.52 S.F. = 8.27 AC
CALCULATIONS:	
DENSITY: 4 LOTS / 33.72 ACRES = 0.119 LOTS PER ACRE	

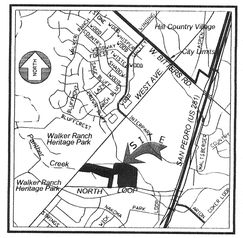
GENERAL NOTES:

SIDEWALK WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506 (Q).

DEVELOPMENT SCHEDULE

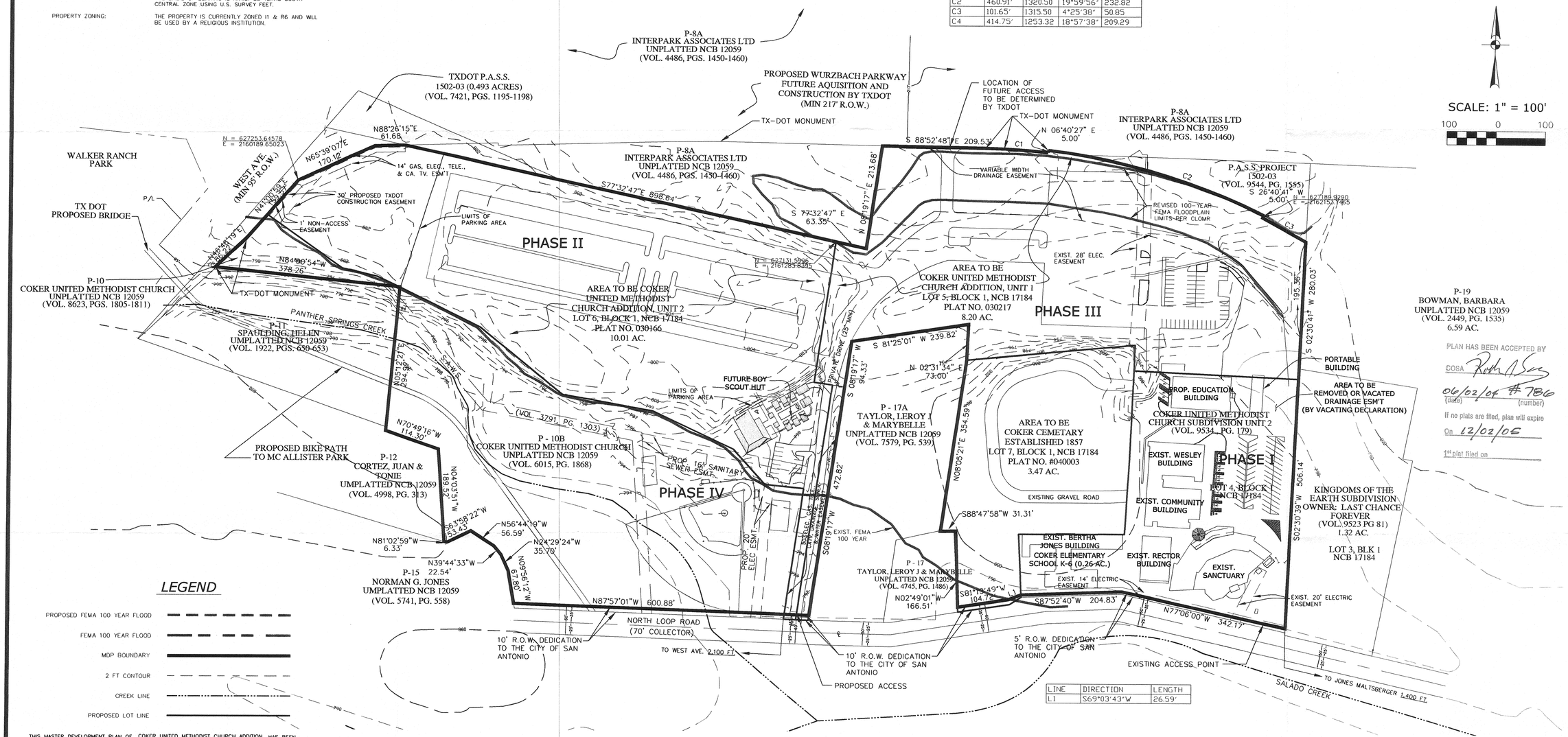
DATE	PHASES	ACREAGE
2003	PHASE I	4.34
2004	PHASE II	10.01
2008	TX-DOT WURZBACH PRKWY.	
2008	PHASE III	8.17
2009	PHASE IV	7.24

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	127.52'	1315.50	5°33'15'	63.81
C2	460.91'	1320.50	19°59'56'	232.82
C3	101.65'	1315.50	4°25'38'	50.85
C4	414.75'	1253.32	18°57'38'	209.29



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 100'
100 0 100



LINE	DIRECTION	LENGTH
L1	S69°03'43"W	26.59'

LEGEND

- PROPOSED FEMA 100 YEAR FLOOD
- FEMA 100 YEAR FLOOD
- MDP BOUNDARY
- 2 FT CONTOUR
- CREEK LINE
- PROPOSED LOT LINE

THIS MASTER DEVELOPMENT PLAN OF COKER UNITED METHODIST CHURCH ADDITION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2003.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAN HAS BEEN ACCEPTED BY
COSA
06/02/04 #786
(date) (number)
If no plats are filed, plan will expire
On 12/02/06
1st plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
OFFICE OF DIRECTOR
04 JUN -3 AM 7:20

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REVISION	DESCRIPTION	DATE

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812

COKER UNITED METHODIST CHURCH ADDITION

MASTER DEVELOPMENT PLAN

SAN ANTONIO, TX, BEXAR COUNTY

JOB NO.	97-0174
DATE	05/14/04
DESIGNER	ATR
CHECKED	GER
DRAWN	AJM
SHEET	

RECNET
05/14/2004 - 3:53PM
H:\CIVIL\97-0174\DWG\M0970174-REV1.DWG