



DRAINAGE NOTES:

1. APPROXIMATE DETENTION POND SIZES AND LOCATIONS ARE DESIGNATED AS FOLLOWS: [

2. FINAL DETENTION POND SIZES AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON THE

3. DETENTION PONDS WILL BE PLATTED BASED ON FINAL CONFIRMATION.

LINE TABLE				
LINE #	BEARING	LENGTH		
L1	S00°18'03"W	60.01'		
L2	S45*59'49"W	53.13'		
L3	S00*09'36"E	122.26'		

	MAPSCO M	1AP GRID	NO.: 611	–F7	
	PO	TRANCO RD		CITY SAN AN	
					(
ACHER R	BE	EXAP CO	UNTY		\
GROSENBACHER RD				44,	40
			SIT		LOOP 1604
			EMO	RY PEAK	F
W. GROSI	ENBACHER RD				

LOCATION MAP SCALE: 1" = 3000'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	580.92	034°57'24"	N19°08'56"W	348.95	354.42
C2	542.96	028°00'00"	S22°37'38"E	262.71	265.34
С3	395.00'	043°30'46"	S67°45'12"W	292.82'	299.98'
C4	345.00'	027°59'49"	N59°59'44"E	166.91'	168.58
C5	345.00'	027°59'49"	S59°59'44"W	166.91	168.58

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	OPEN SPACE (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	21.96	92	4.19	1.69	2016
2	SINGLE FAMILY RESIDENTIAL	8.68	48	5.53	_	2016
3	SINGLE FAMILY RESIDENTIAL	11.88	55	4.63	3.10	2017
4	SINGLE FAMILY RESIDENTIAL	14.14	39	2.76	6.66	2017
5	SINGLE FAMILY RESIDENTIAL	13.45	58	4.31	3.48	2018
6	SINGLE FAMILY RESIDENTIAL	8.47	53	6.26	_	2018
7	SINGLE FAMILY RESIDENTIAL	10.76	56	5.20	0.80	2018
8	SINGLE FAMILY RESIDENTIAL	9.45	30	3.17	4.13	2019
9	SINGLE FAMILY RESIDENTIAL	11.56	49	4.24	1.80	2019
10	SINGLE FAMILY RESIDENTIAL	10.50	56	5.33	1.16	2020
11	SINGLE FAMILY RESIDENTIAL	20.66	65	3.15	7.96	2020
12	LOCAL TYPE "B" ROAD	3.60	_			2016
	TOTALS/AVERAGE	145.11	601	4.14	30.78	

UTILITY PURVEYORS

SAN ANTONIO WATER SYSTEM SANITARY SEWER: WATER: SAN ANTONIO WATER SYSTEM **ELECTRIC:** CPS ENERGY AT&T TELEPHONE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS UNLESS OTHERWISE SHOWN. COLLECTOR JNNECTIONS TO ARTERIAL STREETS ARE AS SHOWN. STREET CLASSIFICATION SHALL COMPL WITH UDC SECTION 35-502(e) PROVISIONS.

2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO, BUT WITHIN THE

3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. 6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS

WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

7. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.

9. 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

12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS

13. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d)(5) OF THE UNIFIED DEVELOPMENT CODE.

14. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).

PARK REQUIREMENTS

50 FEET RIGHT OF WAY).

REQUIRED PARK SPACE = 601 LOTS X 1 ACRE = 8.59 ACRES 70 LOTS

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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER

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

DEVELOPER/OWNER: MILESTONE POTRANCO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP SAN ANTONIO, TX 78209 PHONE: (210) 541-1413

MDP PLAN NO. 13-00023

ENGINEER

JOB NO. 7938-00 DATE MARCH 2013 **DESIGNER** SSC/JZD CHECKED SSC DRAWN JZ[

NAN 5.11 - \square