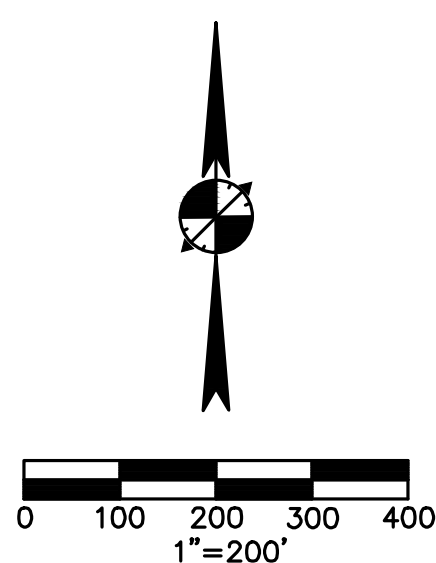


PROJECT LOCATION MAP  
SCALE: 1" = 2000'



**OWNER/DEVELOPER:** IH-10 LOOP 1604 PARTNERS, LTD.  
9100 IH-10 WEST, STE.230  
SAN ANTONIO, TEXAS 78230  
(210) 593-0777  
ATTN.: STEVE BRAHA

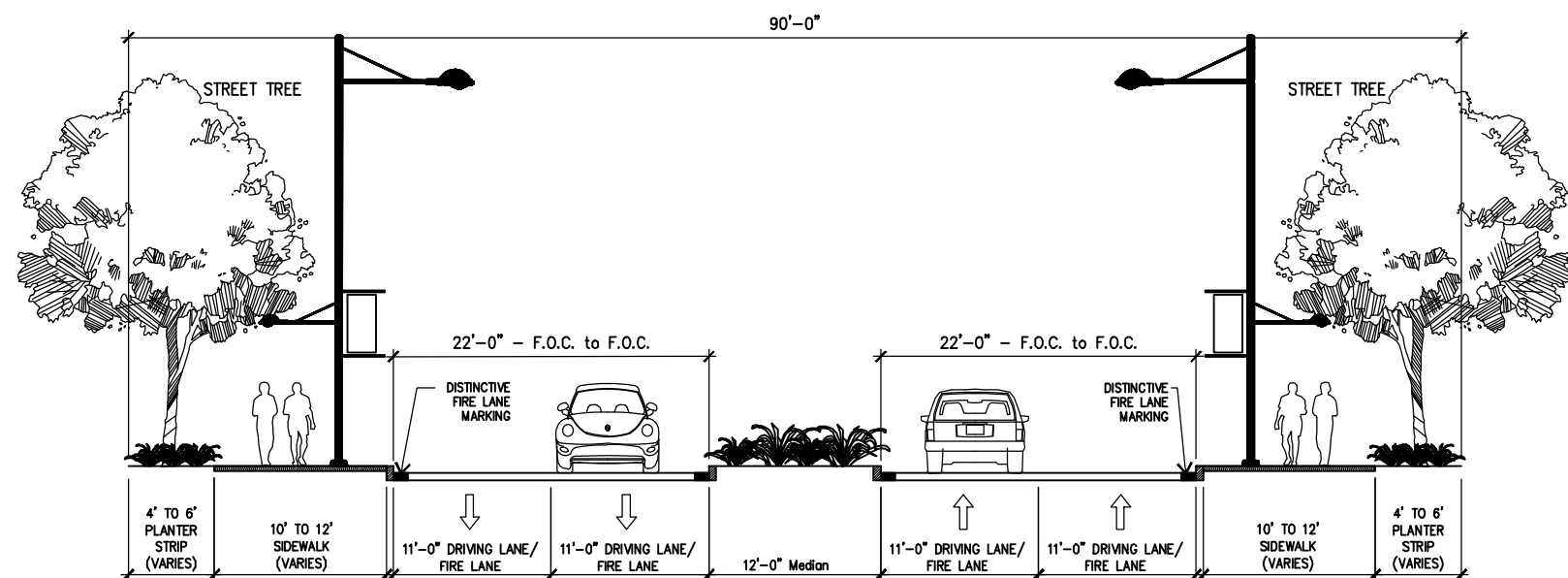
**CIVIL ENGINEER:** BURY + PARTNERS-SA, INC.  
922 ISOM ROAD, STE. 100  
SAN ANTONIO, TEXAS 78216  
(210) 525-9090  
ATTN.: COY D. ARMSTRONG, P.E.

**CIVIL ENGINEER:** PAPE-DAWSON ENGINEERS, INC.  
555 EAST RAMSEY  
SAN ANTONIO, TEXAS 78216  
(210) 375-9000  
ATTN.: SONG TAN, P.E.

**CIVIL ENGINEER:** MBC ENGINEERS  
1035 CENTRAL PKWY N  
SAN ANTONIO, TEXAS 78232  
(210) 545-1122  
ATTN.: DAVID L. ALLEN, P.E.

LAND USE SUMMARY TABLE

COMMERCIAL	69.37 AC
MIXED USE	0.00 AC
MULTI-FAMILY	20.00 AC
TOTAL	89.37 AC



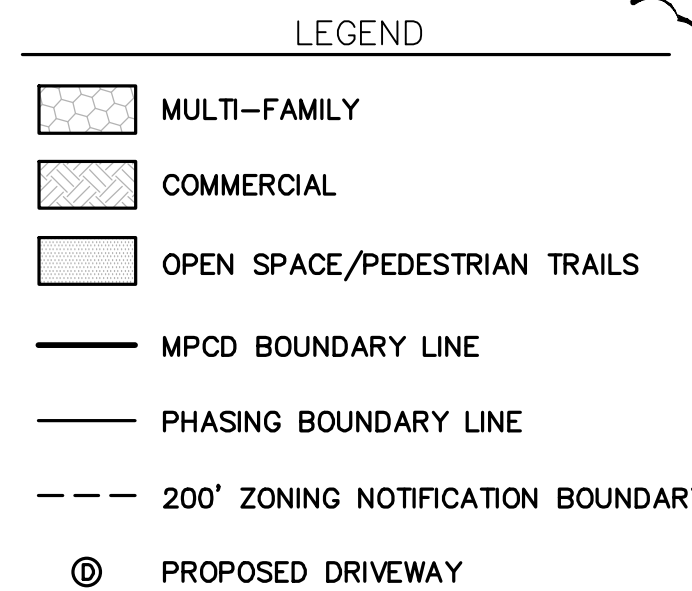
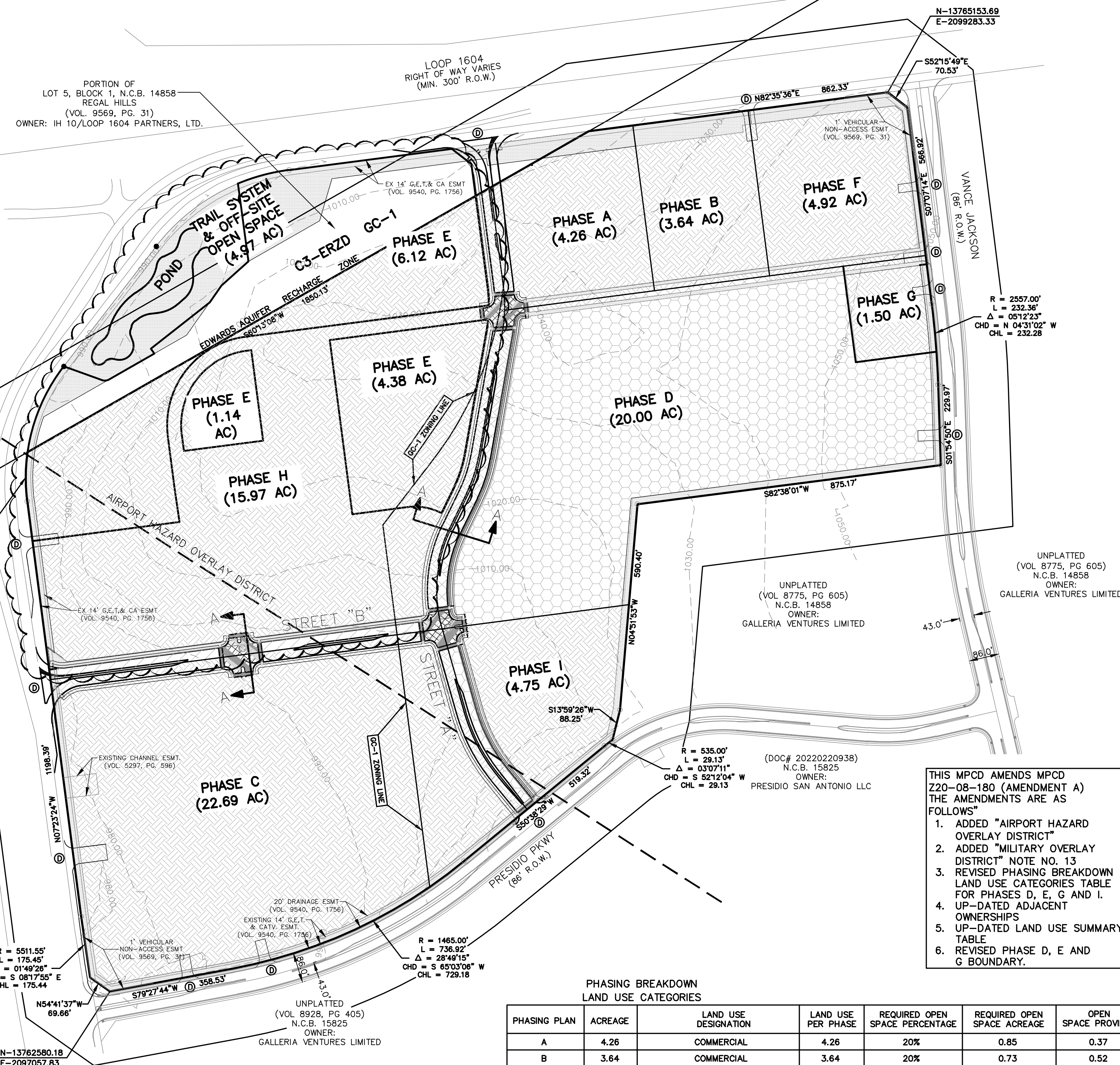
SECTION "A-A"

NOTE: LOCATION AND WIDTH OF PLANTER STRIP AND SIDEWALKS ARE VARIABLE AND WILL BE DETERMINED AT TIME OF BUILDING PERMITS

# THE LANDMARK

## MPCD #Z20-08-180 (AMENDMENT A)

### MASTER PLANNED COMMUNITY DISTRICT PLAN



- NOTES**
- THIS MPCD IS ASSOCIATED WITH THE LANDMARK AND IS A PORTION OF LOT 5, BLOCK 1, NCB 14858 (98.71 ACRES) AS RECORDED IN VOL. 9540, PAGE 1756.
  - A PORTION OF THE PROPOSED MPCD PLAN IS LOCATED IN THE GC-1 DISTRICT AND MUST COMPLY WITH THE HILL COUNTRY GATEWAY CORRIDOR DISTRICT PLAN.
  - ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
  - PRIVATE STREETS PROVIDING INTERNAL CIRCULATION WILL BE CONSTRUCTED WITH THIS PROJECT TO THE CITY OF SAN ANTONIO MINIMUM STANDARDS.
  - BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 5, BLOCK 1, NCB 14858, REGAL HILLS AS RECORDED IN VOLUME 9569, PAGE 31, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - NO BUILDING WITHIN MPCD LIMITS SHALL EXCEED 300' IN HEIGHT AS MEASURED IN THE UNIFIED DEVELOPMENT CODE.
  - THE LIMITS AND ALIGNMENTS OF THE PEDESTRIAN TRAIL IS SHOWN FOR REFERENCE ONLY, ACTUAL LIMITS AND ALIGNMENT MAY VARY AS DEVELOPMENT OCCURS.
  - THE 5.33 ACRES OF ON-SITE AND 4.97 ACRES OF OFF-SITE TRAIL SYSTEM AND OPEN SPACE BEING PROVIDED WITH THIS DEVELOPMENT WILL INCLUDE APPROXIMATELY 1.7 MILES OF AN 8' WIDE TRAIL SYSTEM FOR PEDESTRIAN CIRCULATION WITHIN THE SITE. THE TRAIL SURFACE WILL BE GRAVEL OR CONCRETE, DEPENDENT ON SITE CONDITIONS.
  - SIDEWALKS TO BE INSTALLED PER SECTION 35-506 OF THE UDC.
  - ALL SHARED-USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES.
  - EACH PHASE OF THE PHASING PLAN WILL CONTAIN A MINIMUM NUMBER OF REQUIRED AMENITY UNITS. THE MINIMUM NUMBER OF AMENITY UNITS ARE IDENTIFIED IN THE AMENITY UNITS COLUMN IN THE TABLE BELOW.
- AMENITY UNITS ARE CALCULATED AS FOLLOWS:
- A) BENCHES/PUBLIC SEATING (1 UNIT PER SIX LINEAR FEET). SEATING DIMENSIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND/OR THE TEXAS ACCESSIBILITY CODE, AS APPLICABLE;
- B) OTHER AMENITIES: FOUNTAINS (1 UNIT PER SIXTEEN SQUARE FEET); ORNAMENTAL LAMP POSTS (1 AMENITY UNIT PER TWO ORNAMENTAL LAMP POSTS); SCULPTURES (1 AMENITY UNIT PER SCULPTURE - MINIMUM THREE FEET IN HEIGHT); PLANTED BEDS (1 AMENITY UNIT PER TWENTY FIVE LINEAR FEET OF PLANTED BED); ARBORS (1 AMENITY UNIT PER ARBOR); TRELLISES (1 AMENITY UNIT PER TRELLIS); DRINKING FOUNTAIN (1 AMENITY UNIT PER DRINKING FOUNTAIN); CLOCK PEDESTALS (1 AMENITY UNIT PER TWO CLOCK PEDESTALS); AWNINGS (1 AMENITY UNIT PER FIFTY SQUARE FEET); CANOPIES (1 AMENITY UNIT PER FIFTY SQUARE FEET); AND PUBLIC SHADING AREAS (1 AMENITY UNIT PER TWENTY FOUR SQUARE FEET OF SHADE).
12. THIS SITE PLAN IS AN AMENDMENT TO, AND REPLACES, THE LANDMARK MPCD SITE PLAN APPROVED BY CITY COUNCIL ON JUNE 18, 2009. ALL OF THE AMENITIES PROVIDED IN LIEU OF OPEN SPACE APPEAR ON THIS SITE PLAN.
13. THIS MPCD IS WITHIN THE MILITARY LIGHTING OVERLAY DISTRICT.

THIS MPCD AMENDS MPCD Z20-08-180 (AMENDMENT A) THE AMENDMENTS ARE AS FOLLOWS

- ADDED "AIRPORT HAZARD OVERLAY DISTRICT"
- ADDED "MILITARY OVERLAY DISTRICT" NOTE NO. 13
- REVISED PHASING BREAKDOWN LAND USE CATEGORIES TABLE FOR PHASES D, E, G AND I.
- UP-DATED ADJACENT OWNERSHIPS
- UP-DATED LAND USE SUMMARY TABLE
- REVISED PHASE D, E AND G BOUNDARY.

PHASING BREAKDOWN  
LAND USE CATEGORIES

PHASING PLAN	ACREAGE	LAND USE DESIGNATION	LAND USE PER PHASE	REQUIRED OPEN SPACE PERCENTAGE	REQUIRED OPEN SPACE ACREAGE	OPEN SPACE PROVIDED	AMENITY UNITS PER PHASE	DENSITY (UNITS PER ACRE)	# OF UNITS / S.F.	MULTI-FAMILY RESIDENTIAL # OF UNITS
A	4.26	COMMERCIAL	4.26	20%	0.85	0.37	4		500,000 S.F. MAX.	
B	3.64	COMMERCIAL	3.64	20%	0.73	0.52	3		400,000 S.F. MAX.	
C	22.69	COMMERCIAL	22.69	20%	4.54	1.02	19		2,300,000 S.F. MAX.	
D	20.00	MULTI-FAMILY	20.00	35%	7.0	1.50	16	125 UNITS/ACRE MAX.		1000
E	11.64	COMMERCIAL	11.64	20%	2.32	0.12	4		1,050,000 S.F. MAX.	
F	4.92	COMMERCIAL	4.92	20%	0.98	0.89	4		500,000 S.F. MAX.	
G	1.50	COMMERCIAL	1.50	20%	0.30	0.17	2		50,000 S.F. MAX.	
H	15.97	COMMERCIAL	15.97	20%	3.19	0.64	18		1,500,000 S.F. MAX.	
I	4.75	COMMERCIAL	4.75	20%	0.95	0.30	4		200,000 S.F.	
TOTAL AREA	89.37				20.86	5.33*				

\* A MINIMUM OF 5.33 ACRES OF OPEN SPACE AND TRAIL SYSTEMS MUST BE PROVIDED PRIOR TO ULTIMATE DEVELOPMENT OF ALL PHASES OF THE LANDMARK SITE. OPEN SPACE SHOWN IN EACH PHASE MAY BE PROVIDED WITHIN ANY PHASE OF THE OVERALL DEVELOPMENT.

\*\* DENSITY PER MULTI-FAMILY CALCULATION BASED ON ENTIRE ACREAGE OF PHASE.



MASTER PLANNED COMMUNITY DISTRICT  
MPCD I.D. #Z20-08-180

THE LANDMARK  
IH-10 & LOOP 1604  
SAN ANTONIO, TEXAS

PLOTTING SCALE: 1" = 1'

DATE REVISION: 06/19/2024

FILE: Z-2024-10700162-MPCD-10-09-09.dwg

DRAWN BY: ENW

DESIGNED BY: CDA

REVIEWED BY: CDA

PROJECT NO.: 672-06-35

SHEET

EX-1

DATE OF PREPARATION: 07-01-2024