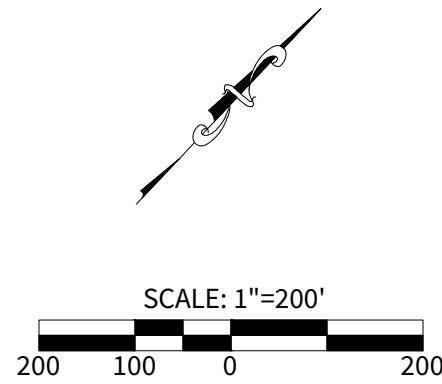


Z2022-10700321 ERZD



MAJOR AMENDMENT REVISIONS:

MAJOR SITE PLAN AMENDMENT HAS BEEN SUBMITTED TO REVISE THE PHASING OF THE OVERALL PROJECT WITH REMOVAL OF 34.45 ACRES OF MIXED USE, REMOVAL OF 21.95 ACRES OF RESIDENTIAL USE, INCREASE OF 54.30 ACRES OF RESIDENTIAL MULTI-FAMILY USE WITH AN INCREASE IN DWELLING UNITS FROM 595 TO 815 UNITS OVERALL, AND INCREASE OF 2.10 ACRES FOR COMMERCIAL USE. THIS AMENDMENT IS FOR 71.56 ACRES OUT OF THE ORIGINAL MPD THAT INCLUDE 81.14 ACRES. THIS AMENDMENT ALSO INCLUDES REVISIONS OF THE PRIVATE RIGHT OF WAY ALIGNMENT AND FLOODPLAIN LIMITS.

DEVELOPER

SAN ANTONIO 103 TX, LLC
CONTACT PERSON: ROBERT RITZENTHALER
30 N. GOULD STREET, SUITE R
SHERIDAN, WYOMING 82801

CIVIL ENGINEER

M.W. CUDE ENGINEERS, LLC
CONTACT PERSON: CHRISTOPHER CHAFFEE P.E.
4122 POND HILL RD SUITE 101
SAN ANTONIO, TEXAS 78231

LEGAL DESCRIPTION

71.56 ACRES OF LAND LOCATED IN THE PERRY DAVIS SURVEY 267, ABSTRACT 189, BEXAR COUNTY, TEXAS AND BEING ALL OUT OF A CALLED 71.564 ACRES OF LAND AS DESCRIBED IN DOCUMENT 20220228418 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (SCF).
- PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- SEWER/WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.
- TELEPHONE SERVICES WILL BE PROVIDED BY AT&T OR SPECTRUM.
- CABLE TELEVISION SERVICES WILL BE PROVIDED BY AT&T OR SPECTRUM.
- THE PROPERTY IS WITHIN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT BOUNDARY.
- A PORTION OF THE PROPERTY IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- SIDEWALK SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(Q).
- ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD & AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK & SIGNAGE REQ.
- ALL INTERIOR RIGHT OF WAYS WILL BE DESIGNATED AS PRIVATE.
- MIXED DESIGNATION INCLUDES OFFICE, RETAIL & RESIDENTIAL UNITS.
- FLOODPLAIN BUFFER ZONE (FBZ) REQUIRED FOR FLOODPLAIN WITHIN THE EDWARDS AQUIFER RECHARGE ZONE IS INCLUDED AS OPEN SPACE IN CALCULATIONS.
- 60' FBZ REQUIRED BY SAWS FOR FLOODPLAIN OVER THE EDWARDS AQUIFER RECHARGE ZONE
- THE BUILDING HEIGHT SHALL BE LIMITED ACCORDING TO UDC STANDARD SECTION 35-345 (K)(1-3).
- THE PERIMETER BUFFER SHALL BE MET ACCORDING TO UDC STANDARD SECTION 35-510
- TRAFFIC IMPACT(S) IS IN LINE WITH DSD TRAFFIC EVALUATION.

LEGEND:

	MPCD BOUNDARY LIMITS	AC.	= ACRES
	PHASE LIMITS	BLK.	= BLOCK
	CITY LIMITS	C.B.	= COUNTY BLOCK
		CONC.	= CONCRETE
		D.P.R.B.C.T	= DEED PUBLIC RECORD BEXAR COUNTY TEXAS
	100 YEAR ULTIMATE ATLAS 14 FLOODPLAIN BOUNDARY	ESM'T.	= EASEMENT
	100 YEAR ULTIMATE ATLAS 14 RIPARIAN BUFFER	O.P.R.	= OFFICIAL PUBLIC RECORD
	FLOODPLAIN BUFFER	MIN.	= MINIMUM
	PROPOSED OPEN SPACE	NO.	= NUMBER
	PROPOSED MFR	N.T.S.	= NOT TO SCALE
	PROPOSED COMMERCIAL	PG.	= PAGE
	PROPOSED ROAD	R.O.W.	= RIGHT OF WAY
		VAR.	= VARIABLE
		VOL.	= VOLUME
		€	= STREET CENTERLINE

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	270.00'	17°12'22"	40.81'	81.00'	80.70'
C2	330.00'	17°11'20"	49.88'	99.00'	98.63'
C3	24.63'	50°59'33"	11.74'	21.92'	21.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°58'06"E	67.75'
L2	S79°52'43"E	44.09'
L3	N46°35'33"E	169.29'
L4	N06°48'33"E	167.52'
L5	S52°41'12"E	213.29'
L6	S41°36'07"E	102.01'

LAND USE TOTAL	
COMMERCIAL	26.84
RESIDENTIAL	54.30
TOTAL DEVELOPMENT	81.14

PHASING BREAKDOWN						
PHASE	TOTAL AC.	LAND USE	# OF UNITS	DENSITY (DU/AC)	OPEN SPACE REQ. (AC.)	ROW (AC.)
I	16.31	MULTI FAMILY	250	15.32	4.75	2.75
II	15.20	MULTI FAMILY	250	16.44	5.32	-
III	22.79	MULTI FAMILY	315	13.82	7.97	-
IV	1.44	COMMERCIAL	-	-	0.29	-
V	5.22	COMMERCIAL	-	-	1.19	-
VI	10.60	COMMERCIAL	-	-	2.00	-
VII	9.58	COMMERCIAL	-	-	1.05	-
	81.14	TOTAL	815	10.04	22.57	2.75

*OPEN SPACE PROVIDED BY FLOODPLAIN IS AS PER SECTION 35-345(i) WHERE 20% OF THE TOTAL REQUIRED OPEN SPACE MAY BE MET BY INCLUDING ONE-HALF (1/2) OF THE TOTAL FLOODPLAIN. THE MAXIMUM OPEN SPACE FROM FLOODPLAIN IS (21.74*20% = 4.35). TOTAL FLOODPLAIN ACREAGE IS 16.74 AC. THEREFORE SINCE ONE-HALF THE FLOODPLAIN IS (16.74 AC./2 = 8.37 AC.) THE OPEN SPACE PROVIDED BY THE FLOODPLAIN WILL BE THE MAXIMUM CREDIT OF 4.35 AC.

**OPEN SPACE REQUIREMENTS ARE BASED ON PERCENTAGES 20% FOR COMMERCIAL AND 35% FOR RESIDENTIAL.

TOTAL OPEN SPACE PROVIDED = 22.57 AC
OPEN SPACE PROVIDED IN FLOODPLAIN = 21.74 * 20% = 4.35 AC (SEE * ABOVE)
OPEN SPACE PROVIDED IN FLOODPLAIN BUFFER ZONE = 5.65 AC
OPEN SPACE PROVIDED CPS EASEMENT = 5.50 AC
OPEN SPACE PROVIDED ADDITIONALLY PHASE I, II & III = 7.07 ACRES

DRAINAGE NOTE:

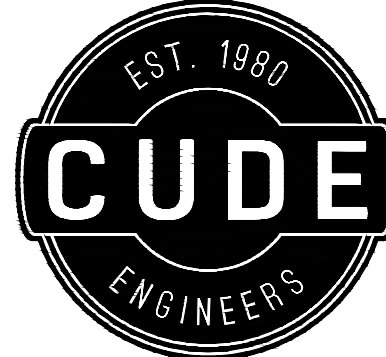
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BE THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C 0220G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25 YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FLOODPLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISIONS PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX , SECTION 35-B119 OF THE CITY OF SANA ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER
ROBERT RITZENTHALER
SAN ANTONIO 103 TX, LLC

ENGINEER
CHRISTOPHER CHAFFEE P.E.
CUDE ENGINEERS



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KAMARY COMMONS MASTER PLANNED COMMUNITY DISTRICT

MDP-22-11100034

MAJOR AMENDMENT OF M.P.C.D. #08-06-002A

DATE
2/22/2023

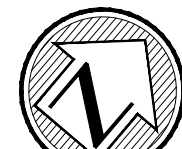
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REVISIONS

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CUDE ENGINEERS
TBPE No. 455

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