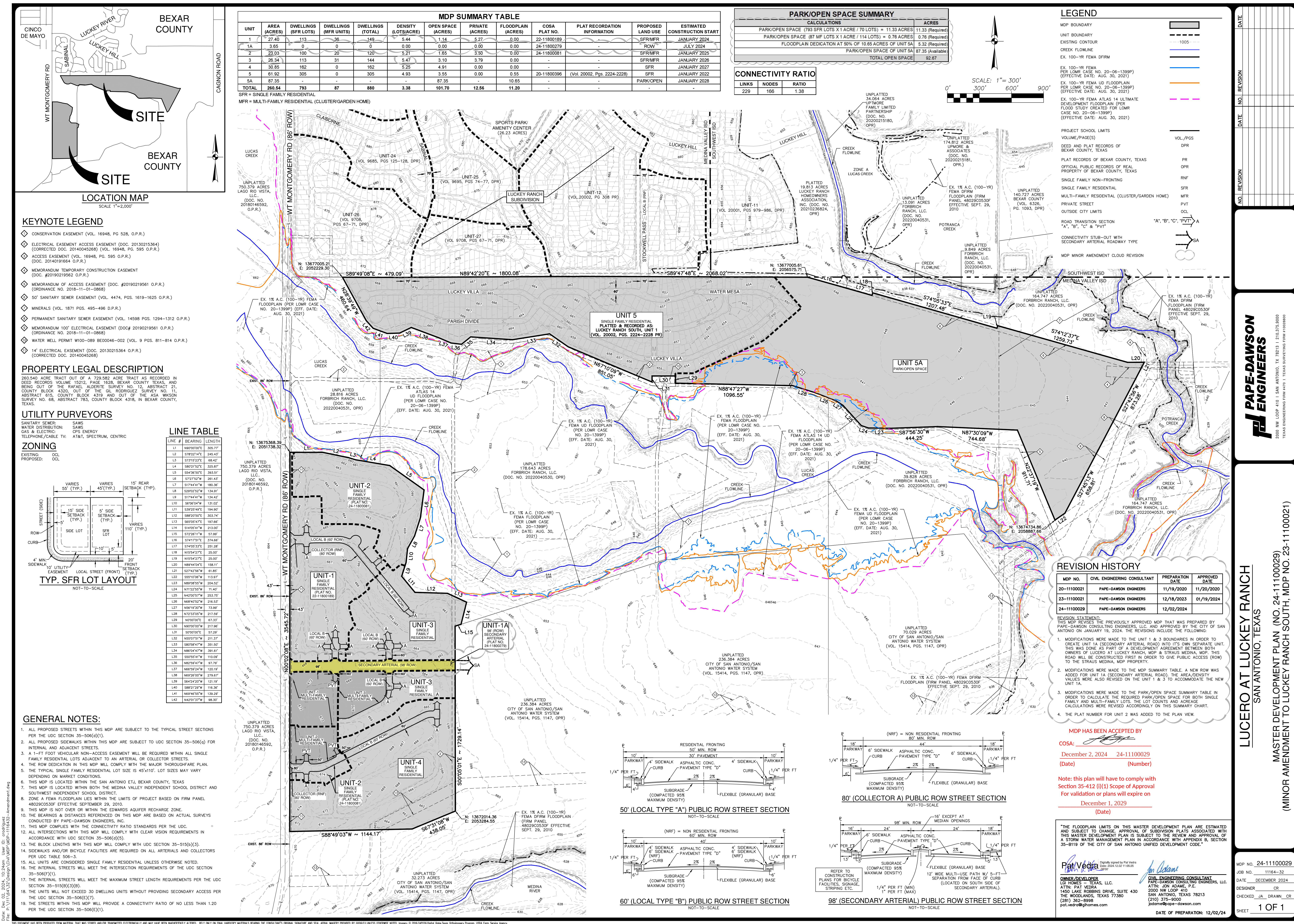




MDP SUMMARY TABLE											
UNIT	AREA (ACRES)	DWELLINGS (SFR LOTS)	DWELLINGS (MFR UNITS)	DWELLINGS (TOTAL)	DENSITY (LOTS/ACRE)	OPEN SPACE (ACRES)	PRIVATE (ACRES)	FLOODPLAIN (ACRES)	COSA PLAT NO.	PLAT RECORDATION INFORMATION	PROPOSED LAND USE
1	27.40	113	36	149	5.44	1.14	5.27	0.00	22-11800189	-	SFR/MFR
1A	3.65	0	0	0	0.00	0.00	0.00	0.00	24-11800279	-	ROW
2	23.03	100	20	120	5.21	1.65	3.50	0.00	24-11800081	-	SFR/MFR
3	26.34	113	31	144	5.47	3.10	3.79	0.00	-	-	SFR/MFR
4	30.85	162	0	162	5.25	4.91	0.00	0.00	-	-	SFR
5	61.92	305	0	305	4.93	3.55	0.00	0.55	20-11800396	(Vol. 20002, Pgs. 2224-2228)	SFR
5A	87.35	-	-	-	-	87.35	-	10.85	-	-	PARK/OPEN
TOTAL	260.54	793	87	880	3.38	101.70	12.56	11.20	-	-	-

PARK/OPEN SPACE SUMMARY		
CALCULATIONS	ACRES	
PARK/OPEN SPACE (793 SFR LOTS X 1 ACRE / 70 LOTS) =	11.33 (Required)	
PARK/OPEN SPACE (87 MF LOTS X 1 ACRE / 114 LOTS) =	0.76 (Required)	
FLOODPLAIN DEDICATION AT 50% OF 10.65 ACRES OF UNIT 5A	5.32 (Required)	
PARK/OPEN SPACE OF UNIT 5A	87.35 (Available)	
TOTAL OPEN SPACE	92.67	

CONNECTIVITY RATIO		
LINKS	NODES	RATIO
229	166	1.38

LINE #	BEARING	LENGTH
L1	N69°00'00"E	302.77'
L2	S78°22'24"E	245.45'
L3	S73°10'23"E	68.42'
L4	S80°21'52"E	335.87'
L5	S54°36'30"E	393.51'
L6	S72°52'57"E	261.43'
L7	S71°44'41"E	189.36'
L8	S29°02'32"E	134.91'
L9	S73°44'41"E	134.42'
L10	S60°09'04"E	131.02'
L11	S39°25'49"E	194.90'
L12	S58°20'50"E	303.74'
L13	S82°04'47"E	197.66'
L14	S14°45'54"E	213.00'
L15	S72°26'11"E	57.99'
L16	S74°17'51"E	374.66'
L17	S74°05'33"E	251.28'
L18	N15°54'23"E	25.00'
L19	N15°54'23"E	25.00'
L20	N69°44'05"E	158.11'
L21	S27°42'56"E	61.80'
L22	S55°10'06"E	113.97'
L23	N89°08'55"E	204.52'
L24	N71°22'55"E	71.40'
L25	N42°09'37"E	253.75'
L26	N68°40'52"E	216.53'
L27	N69°12'32"E	73.09'
L28	N72°33'05"E	217.59'
L29	N09°00'00"E	67.33'
L30	N80°00'00"E	217.96'
L31	S00°00'00"E	57.29'
L32	N55°07'51"E	211.37'
L33	S60°24'17"E	391.50'
L34	N68°54'54"E	391.61'
L35	S50°55'47"E	110.09'
L36	N82°59'47"E	97.79'
L37	N66°59'24"E	120.19'
L38	N69°26'05"E	275.67'
L39	S84°42'57"E	120.10'
L40	S88°21'29"E	116.36'
L41	N69°46'55"E	139.29'
L42	N42°01'37"E	98.30'

MDP NO.	CIVIL ENGINEERING CONSULTANT	PREPARATION DATE	APPROVED DATE
20-11100021	PAPE-DAWSON ENGINEERS	11/19/2020	11/20/2020
23-11100021	PAPE-DAWSON ENGINEERS	12/18/2023	01/19/2024
24-11100029	PAPE-DAWSON ENGINEERS	12/02/2024	

REVISION HISTORY

THIS MDP REVISES THE PREVIOUSLY APPROVED MDP THAT WAS PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, LLC. AND APPROVED BY THE CITY OF SAN ANTONIO ON JANUARY 19, 2024. THE REVISIONS INCLUDE THE FOLLOWING:

- MODIFICATIONS WERE MADE TO THE UNIT 1 & 3 BOUNDARIES IN ORDER TO CREATE UNIT 1A (SECONDARY ARTERIAL ROAD) INTO ITS OWN SEPARATE UNIT. THIS WAS DONE AS PART OF A DEVELOPMENT AGREEMENT BETWEEN BOTH OWNERS OF LUCKEY AT LUCKEY RANCH, MDP & STRAUS MEDINA, MDP. THIS ROAD WILL BE CONSTRUCTED FIRST IN ORDER TO GIVE PUBLIC ACCESS (ROW) TO THE STRAUS MEDINA, MDP PROPERTY.
- MODIFICATIONS WERE MADE TO THE MDP SUMMARY TABLE. A NEW ROW WAS ADDED FOR UNIT 1A (SECONDARY ARTERIAL ROAD). THE AREA/DENSITY VALUES WERE ALSO REVISED ON THE UNIT 1 & 3 TO ACCOMMODATE THE NEW UNIT 1A.
- MODIFICATIONS WERE MADE TO THE PARK/OPEN SPACE SUMMARY TABLE IN ORDER TO CALCULATE THE REQUIRED PARK/OPEN SPACE FOR BOTH SINGLE FAMILY AND MULTI-FAMILY LOTS. THE LOT COUNTS AND ACREAGE CALCULATIONS WERE REVISED ACCORDINGLY ON THIS SUMMARY CHART.
- THE PLAT NUMBER FOR UNIT 2 WAS ADDED TO THE PLAN VIEW.

MDP HAS BEEN ACCEPTED BY

COSA: *[Signature]*

December 2, 2024 24-11100029
(Date) (Number)

Note: this plan will have to comply with Section 35-412 (ii)(1) Scope of Approval For validation or plans will expire on December 1, 2029 (Date)

"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."

Pat Verda
CIVIL ENGINEERING CONSULTANT
1401 LUCKEY RANCH, SUITE 100
SAN ANTONIO, TEXAS 78213
ATtn: PAT VERDA, P.E.
2020 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(281) 362-8998
pat.verda@pape-dawson.com

DATE OF PREPARATION: 12/02/24

Drawn: Dec. 02, 2024, 10:42 AM by: J. Verda
File: P:\11\MDP\24-11100029\MDP-24-11100029-Rev1.dwg
User: J. Verda
Plot: 12/02/24 11:05 AM

THIS DOCUMENT HAS BEEN PROVIDED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016 Google/Mapbox Data/Trimble Orthophoto Program, USDA Farm Service Agency