SITE INVESTIGATION REPORT

Museum Reach
405 W. Jones Ave
San Antonio, Bexar County, Texas 78215

Prepared for:
Jennifer Gonzalez

February 2018
February 28, 2018

Ms. Jennifer Gonzalez
Alamo Community Group
4100 E. Piedras Drive, Suite 200
San Antonio, Texas 78228

Re: Site Investigation Report
Museum Reach
405 W. Jones Avenue (±0.632-Acres)
City of San Antonio, Bexar County, Texas 78215

Dear Ms. Gonzalez:

**Big Red Dog, Inc (BRD)** is pleased to submit this Site Investigation Report (SIR) for the ±0.632 - acre site located at 405 W. Jones Avenue, San Antonio, Texas. This site is being evaluated by BRD to examine the existing conditions and identify the improvements needed to serve the proposed multifamily development of the property.

The information in the SIR was collected by BRD through research of available City of San Antonio planning and development information, coordination with City of San Antonio Staff, and public data from the Bexar County Appraisal District. Information and exhibits included in the SIR are related to the existing site conditions, the improvements needed to serve the proposed development, the process and timeline for development in the City of San Antonio, and the unknown engineering constraints.

BRD would like to thank you for the opportunity to supply this report and trusts that the information included will be useful during your planning and development of the site. If there is anything in the report that needs further clarification or that you would like to have investigated in greater detail, please let us know.

Sincerely,

**BIG RED DOG, Inc**
Texas Engineering Firm No. F-11201

Amir Namakforoosh, P.E.
Civil Market Leader
**SIR Quick Reference Table**

**Museum Reach**

405 W. Jones Avenue  
San Antonio, Texas, 78215

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<table>
<thead>
<tr>
<th>Site Plan Item</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subdivision/Platting</strong></td>
<td>The Project site is 0.632-Acre and is not currently platted. A subdivision plat of the property will be required prior to issuance of a building permit. It is assumed that the plat will be a minor plat which has a review time of 3-4 months.</td>
</tr>
<tr>
<td><strong>City/County Incentive Programs</strong></td>
<td>This site is within the City of San Antonio’s Inner City Reinvestment Infill Policy (ICRIP), Community Revitalization Action Group Area (CRAG), Tax Increment Reinvestment Zone (TIRZ) Midtown area and can therefore qualify for city development fee waivers or impact fee reductions.</td>
</tr>
<tr>
<td><strong>Site Access</strong></td>
<td>There are three existing driveways providing access to the property. These driveways are located on W. Jones Avenue, Dallas Street, and N. St. Mary’s Street. These portions of W. Jones Avenue and N. St. Mary’s Street are COSA maintained roadways with two lanes in each direction. This portion of Dallas Street is a COSA maintained roadway with one lane in each direction.</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>The project site is currently zoned as both River Improvement Overlay District (RIO-2) and Form Based Zone Transect Zone 5-1 (FBZ T5-1).</td>
</tr>
<tr>
<td><strong>SARA/Low Impact Design Criteria</strong></td>
<td>The property is not located within the Low Impact Development Ordinance (LID) and is therefore not required for this site.</td>
</tr>
<tr>
<td><strong>Tree Ordinance</strong></td>
<td>There are existing trees onsite that appear to be protected (≥6 inches in diameter). A tree and topographic survey will be required for this project. Protected Trees must be preserved or mitigated through the City of San Antonio’s Tree Fund.</td>
</tr>
<tr>
<td><strong>Parkland</strong></td>
<td>Parkland dedication is required for this site and will be reviewed at time of platting.</td>
</tr>
<tr>
<td><strong>Stormwater Drainage</strong></td>
<td>A Storm Water Management Plan (SWMP) comparing proposed to existing conditions will be required for this project. The SWMP will show calculations and analyze any potential increases in storm water runoff stemming from the proposed development, and determine any adverse impacts thus created downstream.</td>
</tr>
<tr>
<td><strong>Floodplain</strong></td>
<td>The site is not within the Federal Emergency Management Agency’s (FEMA) 100-year floodplain.</td>
</tr>
<tr>
<td><strong>Edwards Aquifer</strong></td>
<td>The site is not located within the Edwards Aquifer Recharge Zone and therefore water quality measures are not required.</td>
</tr>
<tr>
<td><strong>Traffic Impact Analysis</strong></td>
<td>Prior to permitting, the City will require a TIA worksheet be submitted with the building permit application. It does not appear that a detailed TIA is required based on the proposed unit count.</td>
</tr>
<tr>
<td><strong>Historical / Environmental</strong></td>
<td>The project site is not within zones identified by the Historic and Design Review Commission (HDRC), and therefore suggests a historical review would not be required.</td>
</tr>
<tr>
<td><strong>Water and Wastewater</strong></td>
<td>SAWS water and sewer block maps show mains available to tap on adjacent streets.</td>
</tr>
<tr>
<td><strong>Variances</strong></td>
<td>Several variances will need to be requested from the city.</td>
</tr>
<tr>
<td><strong>Right of Way Dedication</strong></td>
<td>W. Jones Avenue, Dallas Street, and N. St. Mary’s Street have a 55 ft. Right of Way (ROW).</td>
</tr>
<tr>
<td><strong>Dry Utilities</strong></td>
<td>CPS Energy, AT&amp;T and Spectrum are the providers in this area and currently provide utility service to the project site.</td>
</tr>
</tbody>
</table>

- Item foreseen to be a major issue.
- Further investigation required.
- No foreseen issues with item.
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<td>PCI Rating</td>
<td>13</td>
</tr>
<tr>
<td>Zoning Exhibit</td>
<td>14</td>
</tr>
</tbody>
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Introduction

BIG RED DOG, Inc. is pleased to submit this Site Investigation Report (SIR) for a ±0.632-acre portion of land located at 405 W. Jones Avenue in the City of San Antonio, Bexar County, Texas. An aerial image is included below. We have prepared this Site Investigation Report to evaluate the existing site conditions and identify any civil improvements needed to serve a proposed 94-unit multifamily development.

The Bexar County Appraisal District (BCAD) has property information for the project site (see subdivision section below). Detailed parcel information taken from the BCAD database is included in the Appendix as Exhibit 1.

Subdivision/Planning Process

The project site is currently developed; however, it has not been previously platted and subsequently does not have any existing plats. A subdivision plat of the property will be required prior to issuance of the building permit. We anticipate the project will ultimately require a minor subdivision plat. A minor platting process typically takes 3-4 months to be approved by the City of San Antonio’s (COSA) Development Services Department (DSD) Director.

Zoning District

Per the City of San Antonio Unified Development Code (UDC), Article VI, Division 6, the site is currently zoned as both River Improvement Overlay District (RIO-2) and Form Based Zone Transect Zone 5-1 (FBZ T5-1). The RIO-2 zoning permits the development of high-density, mixed-use development that
encourages neighborhood and cultural tourism and housing for downtown workers. The FBZ T5-1 zoning specifically consists of attached, multistory buildings that integrate retail, office, residential, lodging and civic functions as can be found in the Unified Development Code (UDC) section 35-209 Table 18A. To summarize the table, the allowable principal building height is 4 stories maximum (2 stories minimum). The outbuilding is 2 stories maximum. The primary frontage width is 18' minimum to 300' maximum. The front setbacks are 5’ minimum and 12’ maximum. Side setbacks are 0’ minimum and 12’ maximum. Rear setbacks are 3’ minimum. The lot requires 80% lot coverage. Please see the following Zoning Map for reference:

The FBZ T5-1 zoning is governed by the River North Master Development Pattern Plan (MDPP) and design guidelines set by the City of San Antonio. This plan addresses many facets of developing within the River North district including street design, building articulation and heights as well as uses along some frontages. The specifics of the street design include tree plans, streetscapes, and public art. The MDPP also includes additional ROW requirements and storm water strategies with limitations on Best Management Practices (BMP).

**Site Access**

There are three existing driveways providing access to the property. These driveways are located on W. Jones Avenue, Dallas Street, and N. St. Mary’s Street. W. Jones Avenue and N. St. Mary’s Street are COSA maintained roadways with two lanes in each direction. Dallas Street is a COSA maintained roadway with one lane in each direction. Based on the preliminary site plan provided, the existing driveways off W. Jones Avenue and St. Mary’s Street will be utilized and the Dallas Street driveway will be closed. COSA permits are required for driveway and utilities. Currently, N. St. Mary’s Street, Jones Avenue, and Dallas Street have a 55.6’ Right of Way (ROW). Further
confirmation will be needed with CoSA to confirm that additional ROW dedication will not be required should a 60’ ROW be required for W. Jones Avenue, Dallas Street, and N. St. Mary’s Street.

**Traffic Impact Analysis (TIA)**

Per the City of San Antonio UDC, Article V Division 2 Sec. 35-502, a Traffic Impact Analysis is required only when a development exceeds 76 Peak Hourly Trips (PHT). The City of San Antonio uses the 8th Edition of the Institute of Transportation Engineers (ITE) to calculate peak hourly trips. As a Multi-family project, a peak hourly trip of 0.62 PHT per Unit is calculated. Assuming 94 units, a total of 59 PHT is calculated for the development. Since peak hourly trips exceed 50 PHT, a deceleration lane may be required.

The City of San Antonio will incur a portion of the costs of municipal infrastructure improvements from the development. The development’s portion of costs may not exceed the cost of improvement that are roughly proportionate to the proposed development’s. A rough proportionality worksheet has been filled out to show the maximum amount that the city can request. Based on 94 units, the rough proportionality cost totals $133,549. The worksheet can be found in the Appendix as Exhibit 2.

**Parking Requirements**

The City of San Antonio UDC has specific parking allowances for multifamily developments based on the zoning with a requirement for minimum and maximum parking. The table to the left shows the parking requirements for the current zoning category of RIO-2. Currently, bicycle racks must also be distributed within the development and be provided at a minimum of 2 per 42 units. For 94 units, it appears a minimum of 71 parking spaces are required for this project along with 5 bicycle spaces. A variance is being requested by to allow for 40 parking spaces.

**Fire Service**

There are two (2) existing offsite fire hydrants located across the street on Jones Avenue at both the corner of W. Jones and N. St Mary’s and at W. Jones and Dallas Street. The existing hydrants will be acceptable to provide fire coverage to the proposed building. Automatic fire sprinkler systems are required for multi-family dwelling units per the International Building Code. Buildings with automatic sprinkler systems can have up to 750’ of distance from the nearest hydrant along a fire lane to all points of the building. A fire flow test will be required for the proposed development to verify adequate pressure and flow from the public water main.
Roadways assigned as fire lanes must be designed with a minimum 25-foot inside turning radius and a 50-foot outside turning radius at turns/corners to accommodate any operational fire department units with aerial apparatus devices (extension ladders, etc.). At least one 26’ wide drive isle will be required adjacent to one side of each building that is over 30’ in height. This 26’ wide drive isle is considered an aerial apparatus access road. This access road must be spaced at least 15’ from the building and not any further than 39’ per the City of San Antonio fire code amendments. Turning radii for entrance and exit access roadways must also conform to current City of San Antonio driveway requirements.

**Tree Preservation/Mitigation**

Per the City of San Antonio UDC, Article V Division 5 Sec 35-523, all trees having a diameter at breast height (DBH) between 6-inches or greater are considered to be “Significant Trees”. Trees with diameters equal to or greater than 24-inches are considered “Heritage Trees”. Since the project site appears to contain two trees along N. St. Mary’s Street, a tree and topographic survey is required to create an acceptable site plan/layout to maximize tree preservation.

Under the current tree ordinance, 80% of existing “Significant Trees that are not Heritage Trees can be removed for development and mitigated through replanting or payment of the tree mitigation fee. The tree mitigation fee is currently $200 per inch of removal. Replanting significant trees are on a 1:1 ratio of inches removed to inches to replant. 100% of Heritage trees must be saved or mitigated on a 1:3 ratio of inches removed to inches replaced. In other words, if a 25-inch heritage tree were to be removed, then 75-inches shall be planted or paid at $200 per inch. If 100% of heritage trees are removed, approval of the tree preservation plan will be through the City Council. Trees exempt from preservation include trees determined to be diseased, overly-mature dying/dead, or trees that may be causing danger or be in a hazardous condition. These conditions will require field verification from the City Arborist.

A minimal tree canopy coverage of 15% of the entire gross project area outside the regulatory floodplain, including those less than 6-inches in diameter, must be preserved for areas within the CRAG area.

Prior to removal of any onsite trees, a Tree Removal Permit must be obtained through the City of San Antonio. This process can be done as part of the building permit. As the site is located within the River North district, the development will be required to provide street scaping within the Right of Way adjacent to the property.
Storm Water and Detention

A Storm Water Management Plan (SWMP) is required at time of submittal for a plat and building permit. The site is within the San Antonio River watershed and is not within what is known as the City of San Antonio’s “Mandatory Detention Area”. A drainage analysis of the proposed site in ultimate development conditions is required with the SWMP to determine if there are any adverse impact to areas downstream of the development and if storm water detention is needed. After completion of the analysis, if detention is determined to not be needed, the development can elect to pay the “fee-in-lieu-of” (FILO) detention and participate in the City’s Regional Storm Water Management Plan. Current City of San Antonio FILO fee is $0.20 per square feet of impervious cover increase for multifamily development. However, as the site is already developed, we are anticipating the proposed site to have an equal or lesser amount of impervious cover when compared to existing conditions. As a result, we do not anticipate a FILO fee will need to be paid.

Floodplain/Edwards Aquifer

The site is not within the Federal Emergency Management Agency’s (FEMA) mapped 100-year floodplain. Please reference the exhibit below:

FEMA FIRM Panel No. 48029C0405G dated September 29, 2010 is also included for reference in the Appendix as Exhibit 3.
The site is not within the Edward’s Aquifer Recharge Zone (EARZ) or Contribution Zone and will not be required to provide water quality treatment measures.

**Texas Commission on Environmental Quality (TCEQ)**

As the construction of the proposed development does not disturb an area greater than an acre, a Storm Water Pollution Prevention Plan (SWPPP) is not required to be submitted to TCEQ prior to the commencement of construction activities.

**Soil Characteristics**

Research through the United States Department of Agriculture’s Natural Resources Conservation Services (NRCS) Web Soil Survey found that most of the soils on site consist of Tinn and Frio soils. The area taken from the NRCS data is shown below along with the soil descriptions within the mapped area:

<table>
<thead>
<tr>
<th>Map Symbol</th>
<th>% of Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIA</td>
<td>4.5%</td>
<td>Branyon Clay (0%-1% Slopes)</td>
</tr>
<tr>
<td>T1</td>
<td>95.5%</td>
<td>Tinn and Frio Soils (0%-1% Slopes)</td>
</tr>
</tbody>
</table>
A geotechnical report is required for pavement and foundation recommendations by a licensed geotechnical engineer. Furthermore, select fill requirements can be determined based on the geotechnical findings to determine the acceptable Percent Vertical Rise (PVR) for the proposed multifamily building.

Environmental and Historical Concerns
At the time of this report, the project site is not within any historic areas identified by the City of San Antonio Historic and Design Review Commission. Furthermore, this site is not listed on the National Register of Historic Places for Bexar County, Texas. As such, the site is not anticipated to have any historical concerns during the construction process. The site is not within environmentally sensitive areas including the karst zones or within the endangered Golden Cheek Warbler habitat.

Water and Sanitary Sewer Service
Water and sewer service will be provided by San Antonio Water System (SAWS). There is an existing 12” concrete water main along the East side of W. Jones Avenue and an existing 6” cast iron water main along the North side of Dallas Street. If commercial uses are proposed, SAWS requires a 12” or greater main to provide adequate fire flow and domestic demand. Water mains near the property are shown on the block map image on the next page.
Ultimately, water use of the proposed multifamily building will need to be identified to determine the meter sizes that will be used for domestic and irrigation services to the site. The irrigation meter will be confirmed by the landscape architect but is currently assumed as a 1” meter. Fire lines are non-metered. Water impact fees for apartments are assessed at a rate of 0.50 EDU’s per Unit or on the number of EDU’s corresponding to the meter size used (whichever is greater). The EDU’s corresponding to each meter size is shown on the table to the left. For a proposed 94-unit development, a total of 49 EDU’s will be required for water.

Water impact fees will need to be paid prior to meter set and upon approval by SAWS. Based on the SAWS Water Service Area Map, the project site is located within the SAWS low elevation pressure zone. In this pressure zone, water impact fees are currently $4,597 per EDU. For 49 EDUs, water impact fees are estimated to be $225,253.

The site is currently developed and has 2 existing meters serving the property. Information has been pulled from SAWS to that they are two 5/8” meters. These
existing meters provide 2 EDU’s of credit to the project. These credits will lower the ultimate cost of the development’s impact fees. A breakdown of the existing meters on site are provided in the Appendix as Exhibit 4. The impact fees can potentially be lowered by 2 EDU’s equivalent.

For sanitary service, there is an existing 18” gravity sewer main along the centerline of N. St. Mary’s Street, an existing 12” gravity sewer main along the centerline of Dallas Street, and an existing 12” and 8” gravity sewer main along the centerline of W. Jones Avenue. Wastewater mains near the property are shown on the block map image below:

Per SAWS’ impact fee schedule, sewer impact fees for the lower collection are $1,505 per EDU. For a proposed 94-unit development, a total of 47 EDUs will be required for sewer service at an estimated total of $70,735.

SAWS utility maps can be found in the Appendix as Exhibit 5. In addition, we received the As-Builts of the water and sewer mains from SAWS, which can be found in the Appendix as Exhibit 6. A breakdown of the estimated impact fees has been included in the Appendix as Exhibit 7.
Dry Utilities

Electric and gas services are provided by City Public Service Energy (CPS). Overhead primary lines exist along Dallas Street and W. Jones Avenue adjacent to the property site. These lines appear to be 3-Phase and can serve the proposed development. A CPS Energy Letter of Availability and Utility Map for electric service has been included in the Appendix as Exhibit 8.

A Utility Preliminary Plan Review (UPPR) meeting has been requested with CPS’s development team to discuss the potential to bury the overhead lines. Cost, design, and construction schedule can be discussed at this meeting. CPS requires a 14’ easement off the property line where overhead electric is located along the ROW. Possibly minimizing the easement width can be discussed at the UPPR meeting.

Cable, telephone, and internet services are available from AT&T and Spectrum Cable respectively. The Letters of Availability from AT&T and Spectrum are provided in the Appendix as Exhibit 9.

Building Permit

The building permit for the development will be issued by the City of San Antonio Development Service Department. The current average review time provided by the City of San Antonio for a new Multifamily project is 70 days. The average review time for a site work permit is 41 days. A site work permit will allow clearing, grading, utilities, paving, etc. to commence prior to the issuance of the full building permit.

As of May 2015, the following codes are in effect as adopted by the City of San Antonio:

- 2015 International Building Code
- 2015 International Residential Code
- 2014 National Electrical Code
- 2015 International Fuel and Gas Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fire Code (with local amendments)
- 2015 San Antonio Property Maintenance Code

According to the City of San Antonio, it is anticipated that the city will recognize the 2018 International Code around June/July 2018.
City/County Incentive Programs

The site is within the City of San Antonio’s Inner City Reinvestment Infill Policy (ICRIP), Community Revitalization Action Group Area (CRAG), and the Tax Increment Reinvestment Zone (TIRZ) and can qualify for City development fee waivers, impact fee reductions, and revised design standards. We recommend applying for an ICRIP waivers and TIRZ prior to starting design for the project.

The current ICRIP program is an “As of Right” incentive program that allows for City review fee waivers including building permit and review fees, trade permit fees, platting fees and other entitlement fees that are normally encountered during the permit phase. The only fees excluded from the waivers are zoning fees. The application can be filed through the COSA Center City Development Office website. There is an administrative fee of $100 for a City fee waiver which must be paid prior to waiver activation. The ICRIP map is included in the Appendix as Exhibit 10.

The CRAG program does not require an application. If the project site is within the CRAG boundary, it is determined to be applicable for the associated modified design standards. In this case, the River North District Master Plan takes precedence. The CRAG map is included in the Appendix in Exhibit 11.

The current TIRZ program is not an “As of Right” incentive program but is a discretionary program. Each proposed project will be evaluated individually on the applicable qualifying criteria and to the degree to which the proposed project meets the objectives of the City. Petition-initiated TIRZ allow property owners, residents, and project developers to contract with the City to bring high-quality development/redevelopment to areas that have not seen any significant development in recent history, in conjunction with the City’s adopted plans. Petitions must be submitted by the property owners whose ownership constitutes at least 50 percent of the appraised value of the property in the proposed TIRZ, according to the most recent certified appraisal roll. The TIRZ map is included in the Appendix in Exhibit 12.

Variances

Variances for this development are being requested for the following special exceptions: (i) a reduction in the minimum number of required parking spaces; (ii) an increase in the maximum lot coverage; (iii) a decrease in the minimum setback; (iv) an increase in the maximum height of the principal building; (v) an increase in the maximum intensity set forth in Table 209-13A of the Uniform Development Code (“UDC”) to correspond with the reduced parking special
exception in (i) above; and (vi) relief from the required use of massing breaks for street-facing façades.

Reference Notice
Due to the fluid nature of local development codes and regulations, in addition to the interpretation of those codes and regulations, this SIR is only valid for the time at which it was originally prepared and the information contained in this report should not be referenced at a later time without a thorough review and confirmation.
Property Identification #: 111109

Geo ID: 00997-001-0050
Situs: 405 W JONES AVE SAN ANTONIO,
Address: TX 78215
Property Type: Real
State Code: F1

Property Information: 2018

Legal
Description: NCB 997 BLK G LOT E 126.2 FT.
Abstract: S00997
Neighborhood: NBHD code10063
Appraised Value: N/A
Jurisdictions: 10, 21, 57, CAD, 11, 09, 06, 08, SA031

Owner Identification #: 3075393

Name: HAGAN ROBERT L & KINNEY SUSAN M
Exemptions:
DBA: J F HAGAN DISTRIBUTOR INC

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.
<table>
<thead>
<tr>
<th>Property Identification #: 111104</th>
<th>Property Information: 2018</th>
<th>Owner Identification #: 2745360</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo ID: 00997-001-0010</td>
<td>Legal Description: NCB 997 BLK G LOT 1A 2A B2</td>
<td>Name: MYERS RIVERWALK INVESTMENTS LLC</td>
</tr>
<tr>
<td>Situs: 1500 N SAINT MARYS ST SAN ANTONIO, TX 78215</td>
<td>Abstract: S00997</td>
<td>Exemptions:</td>
</tr>
<tr>
<td>Address: 1500 N SAINT MARYS ST SAN ANTONIO, TX 78215</td>
<td>Neighborhood: NBHD code10063</td>
<td>DBA: GULF BIOMEDICAL LABORATORY LLP</td>
</tr>
<tr>
<td>Property Type: Real</td>
<td>Appraised Value: N/A</td>
<td></td>
</tr>
<tr>
<td>State Code: F1</td>
<td>Jurisdictions: 21, 10, 11, 09, 06, CAD, 57, SA031, 08</td>
<td></td>
</tr>
</tbody>
</table>

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Rough Proportionality Worksheet | 2
# Rough Proportionality Worksheet

for Roadway Infrastructure Improvements  
City of San Antonio, Texas

### Development Name: Museum Reach  
Applicant: Big Red Dog, Inc  

<table>
<thead>
<tr>
<th>Legal Description (Lot, Block):</th>
<th>Case / Plat Number:</th>
<th>Date: February 14, 2018</th>
</tr>
</thead>
</table>

### DEMAND - Traffic Generated by Proposed Development:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Development Unit</th>
<th>Intensity</th>
<th>Peak Hour Trip Rate</th>
<th>Internal Capture Rate</th>
<th>Trip Length (miles)</th>
<th>Demand</th>
<th>Impact of Development ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment/Multi-family</td>
<td>Dwelling Unit</td>
<td>94</td>
<td>0.62</td>
<td>0%</td>
<td>1.00</td>
<td>58.28</td>
<td>133,549</td>
</tr>
</tbody>
</table>

This row allows for the entry of unique or uncommon land uses not included within the current ITE Trip Generation; or when circumstances require manual entry of the development unit and/or trip rate. It shall only be used when (a) sufficient data is available to support an alternative calculation; and (b) it is agreed to by the City during the TIA scoping meeting.

**IMPACT OF DEMAND PLACED ON THOROUGHFARE SYSTEM:**

<table>
<thead>
<tr>
<th>Estimated Average Cost Per Vehicle-Mile</th>
<th>$2,291.50</th>
</tr>
</thead>
</table>

**Notes:**  
1. Per the ITE Trip Generation Manual.  
2. Intensity is the amount of the development unit that is proposed.  
3. Trip Rate is the trip generation rate with a reduction for pass-by’s per the ITE Trip Generation Handbook. When regression equations are used, the rate is derived from the equation at the given intensity. When this results in a negative value, the rate defers back to the linear method and the cell is shaded blue. For uses without a regression equation, the rate defers back to the linear method and the cell is shaded gray. ITE does not have data available for all land uses during the AM Peak; when data is unavailable the PM Peak Period may be used.  
4. Internal Capture should only be used when supported by a traffic study.  
5. Trip length shall not (1) exceed the SA/BC MPO Modeled Trip Length, (2) exceed 1.5 miles, or (3) be less than 1.0 mile.  
6. Based on an estimated average cost to provide the capacity (construction, engineering, and right-of-way dedication) for one vehicle mile.  
7. Estimated average cost per vehicle-mile is derived from the ‘Summary of Roadway Costs’ worksheet.

### Roadway Supply- Off-Site Roads to be Built or Funded by the Applicant:

<table>
<thead>
<tr>
<th>Roadway Name</th>
<th>Classification</th>
<th>Roadway Length (Feet)</th>
<th>Number of Thru Lanes</th>
<th>Supply Cost Estimate ($)</th>
<th>Cost Estimate based on Detailed OPCC ($)</th>
</tr>
</thead>
</table>

**ROADWAY SUPPLY ADDED TO SYSTEM SUBTOTAL:**

$0

### Intersection Improvements - Specific Improvements to be Built or Funded by the Applicant:

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Description of Improvement</th>
<th>Estimated Cost ($)</th>
</tr>
</thead>
</table>

**INTERSECTION IMPROVEMENTS ADDED TO SYSTEM SUBTOTAL:**

$0

### Right-of-Way Dedication - ROW to be dedicated by the Applicant:

<table>
<thead>
<tr>
<th>ROW Dedication</th>
<th>General Description of ROW Dedication</th>
<th>Estimated Cost ($)</th>
</tr>
</thead>
</table>

**RIGHT-OF-WAY DEDICATION SUPPLY ADDED TO SYSTEM SUBTOTAL:**

$0

**Notes:**

1. Based on an estimated cost to provide the roadway supply (construction and engineering) based on the classification.  
2. Revised cost estimate, if available, for construction and engineering based on more detailed preliminary engineering and/or design.  
3. Estimated intersecion improvement costs.  
4. Cost of right-of-way should be estimated using Appraisal District values (number of square feet of dedication multiplied by the unimproved land values).

### SUPPLY / DEMAND COMPARISON:

<table>
<thead>
<tr>
<th>TOTAL IMPACT OF DEMAND PLACED ON THOROUGHFARE SYSTEM:</th>
<th>$133,549</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL VALUE OF CAPACITY (SUPPLY) ADDED TO THOROUGHFARE SYSTEM:</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Notes:**  
Minimum Standards for access to and from a development may supersede the results of this analysis.
## Service Lines

<table>
<thead>
<tr>
<th>SL #</th>
<th>Serv Status</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>004910</td>
<td>IN SVC</td>
<td>SERVICE LINE 1/2&quot; COMMERCIAL AT 1500 N ST MARY'S ST SVC1 5/8&quot; Meter</td>
</tr>
<tr>
<td>104659</td>
<td>IN SVC</td>
<td>SERVICE LINE 1&quot; COMMERCIAL AT 1518 N ST MARY'S ST 5/8&quot; Meter</td>
</tr>
<tr>
<td>006181</td>
<td>IN SVC</td>
<td>SERVICE LINE 3/4&quot; COMMERCIAL AT 405 W JONES AVE 5/8&quot; Meter</td>
</tr>
</tbody>
</table>

Total # of Services: 3
Ms. Becca Bond

Re: W. Jones Ave. and N. St. Mary’s St. Availability of SAWS’ Infrastructure

Ms. Bond:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding”. Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 3 which has a static gradient of 828 ft. The approximate maximum elevation of the tract is 654 feet & 75 PSI and the approximate minimum elevation of the tract is 653 feet & 76 PSI. There is an existing 12-inch water main along the east side of W. Jones Ave. and an existing 6-inch water main along the north side of Dallas St. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.
RECYCLE WATER

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

WASTEWATER

The Tract is situated within SAWS’ sewer service area and lies within the Olmos Creek-San Antonio River Watershed. There is an existing 18-inch gravity sewer main along the centerline of N. St. Mary’s St., there is an existing 12-inch gravity sewer main along the centerline of Dallas St. and an existing 12-inch gravity sewer main along the centerline of W. Jones Ave. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.
This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development [http://www.saws.org/business_center/developer/newdevel/](http://www.saws.org/business_center/developer/newdevel/) for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments
1. Water Utility Map
2. Wastewater Utility Map
SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

SEWER BLOCK MAP
164582

Revised Date: Dec 18, 2017

Disclaimer:
This utility map is for reference only. The information may not represent what actually has been constructed. SAWW explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the any reproduction of this document. Until verification is done as necessary, SAWW prohibits the reproduction or use of this document. The utility map may not under any circumstances, be copied, reproduced or published in any form or medium, or transmitted to another without written permission of the San Antonio Water System.
WATER JOB NO: 10-1057

CENTRAL CATHOLIC HIGH SCHOOL
CONVOCATION & ATHLETIC CENTER - PHASE II
UPGRADE TO 8" AND 12" WATER MAIN LOOP PLANS

OWNER:
CENTRAL CATHOLIC HIGH SCHOOL
ATTN: REV. RICHARD G. WOSMAN, S.M.
PRESIDENT
1403 N. ST. MARY'S
SAN ANTONIO, TX 78215
(210) 226-7166 PH
(210) 277-6635 FAX

CIVIL ENGINEER:
CIVIL ENGINEERING CONSULTANTS
ATTN: PAUL A. MATHIS, P.E.
PROJECT ENGINEER
11550 IH 10 W, SUITE 395
SAN ANTONIO, TX 78230
(210) 641-9999 PH
(210) 641-6440 FAX

INDEX OF DRAWINGS
C30 SAWs WATER COVER SHEET
C31 SAWs WATER PLAN
C32 SAWs WATER DETAILS - SHEET 1
C33 SAWs WATER DETAILS - SHEET 2
C34 SAWs WATER DETAILS - SHEET 3

LOCATION MAP

AX-BUILT QUANTITIES
MANUFACTURED MATERIALS

PLAN OF RECORD
JUNE 16, 2010

SAWS WATER SYSTEM

DEVELOPER NAME: CENTRAL CATHOLIC HIGH SCHOOL
ADDRESS: 1403 NORTH ST. MARY'S

PHONE: (210) 226-7166 FAX: (210) 277-6635

TOTAL BURS: 3 TON TOTAL CUT 1: 1-1/4" TOTAL LASH 1-5/8"
### Museum Reach SAWS Impact Fees

#### EDUS TOTALS

<table>
<thead>
<tr>
<th>Service</th>
<th>EDUs</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water (94 Units)</td>
<td>47</td>
<td>49</td>
</tr>
<tr>
<td>Irrigation (1&quot; Meter)</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Sewer (94 Units)</td>
<td>47</td>
<td>47</td>
</tr>
</tbody>
</table>

#### WATER IMPACT FEES:

<table>
<thead>
<tr>
<th>Description</th>
<th>Per EDU</th>
<th>For 49 EDUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Supply Impact Fee (Flat Rate)</td>
<td>$ 2,796.00</td>
<td>$ 137,004.00</td>
</tr>
<tr>
<td>Water Delivery Flow (Flat Rate)</td>
<td>$ 1,182.00</td>
<td>$ 57,918.00</td>
</tr>
<tr>
<td>Pressure Elevation Zone Fee (Choose 1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Elevation EDU Fee</td>
<td>$ 883.00</td>
<td>-</td>
</tr>
<tr>
<td>Middle Elevation EDU Fee</td>
<td>$ 799.00</td>
<td>- $ -</td>
</tr>
<tr>
<td>Low Elevation EDU Fee</td>
<td>$ 619.00</td>
<td>1 $ 619.00</td>
</tr>
</tbody>
</table>

**TOTAL** $ 225,253.00

#### SEWER IMPACT FEES:

<table>
<thead>
<tr>
<th>Description</th>
<th>Zone Fee</th>
<th>(Choose 1)</th>
<th>Per EDU</th>
<th>For 49 EDUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wastewater Treatment Zone Fee</td>
<td></td>
<td>(Choose 1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medio Treatment Plant</td>
<td>$ 1,469.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Dos Rio or Leon Creek Treatment</td>
<td>$ 786.00</td>
<td>1</td>
<td>$ 786.00</td>
<td>$ 36,942.00</td>
</tr>
<tr>
<td>Collection Fee</td>
<td>$ 838.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Medio</td>
<td>$ 1,565.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Upper Medina</td>
<td>$ 475.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Lower Medina</td>
<td>$ 2,520.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Upper Collection</td>
<td>$ 1,469.00</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Middle Collection</td>
<td>$ 719.00</td>
<td>1</td>
<td>$ 719.00</td>
<td>$ 33,793.00</td>
</tr>
</tbody>
</table>

**TOTAL** $ 70,735.00

#### POTENTIAL IMPACT FEE CREDITS:

2 EDU's (5/8" Meter)
2/14/2018

BIG RED DOG
Attn: Becca Bond

San Antonio, Texas

Re: Letter of Availability (Electric and Gas)

Proposed Development: Proposed property located at 405 W Jones Ave, Legal description: ObjectID 244955. This area does have gas and electricity.

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy’s electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity's procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department
February 12, 2018

Becca Bond
Big Red Dog Engineering & Consulting
5710 W. Hausman Road, Suite 115
San Antonio, TX 78249

RE: Proposed Development, 405 W. Jones Avenue, San Antonio, Texas 78215

Dear Ms. Bond:

This letter is in response to your request for information on the availability of service at 405 W. Jones Avenue, San Antonio, Texas 78215 by AT&T. This letter acknowledges that 405 W. Jones Avenue, San Antonio, Texas 78215 is located in an area served by AT&T. Any service arrangements for 405 W. Jones Avenue, San Antonio, Texas 78215 will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to 405 W. Jones Avenue, San Antonio, Texas 78215.

Please contact the AT&T OSP Design Engineer for this service area, Bo Averill, with any project specific inquiries. He can be reached at (210) 283-1701.

Thank you for contacting AT&T.

Sincerely,

[Signature]

for
Philip Austin
Civic Coordinator
2/19/2018

Becca Bond
BIG RED DOG

SUBJECT: Will Serve – 405 W Jones Ave

In concern of Charter facilities at the property located at 405 W Jones Ave, San Antonio, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866) 519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zachary H.P. Marcum
Zach Marcum
Charter Communications
ICRIP, as Amended 1/10/2013
18.02% or 84.08 Sq. Mi. of CoSA
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 2/7/2018

Street: West Jones Avenue

From: N. St. Mary’s Street

To: Dallas Street

Company Requesting PCI: Big Red Dog, Inc.

Company Telephone: (210) 860-9224 Company Fax: 

Person Requesting: Becca Bond Project Name Number: N. St. Mary’s Multifamily (BRD No. )

PCI: 51-85 Inspector Providing PCI: Thomas Rivera

Response Date: 2/14/18 U.S. Mail: Fax: Other: email

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base failures, rutting and raveling are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The type and extent of restoration of the pavement becomes the responsibility of the Right-of-Way User.

Pavement Restoration Criteria:

PCI OF 85-100
Excavations in Streets and/or Right of Way with PCI values of 85 or greater shall be deemed 100% loss of pavement life. These Excavations require block-to-block and curb-to-curb Pavement reconstruction. Use of a “Hot Mix Asphalt Repaving Process” is an option, which requires approval by the Director of Public Works. Specifications are available in the Right-of-Way Management Office. In the event of any trench failure in the Street or Right of Way during the guaranty period, the Right of Way User shall reimburse the City for its costs to repair the failure and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

PCI OF 51-85
In the event of an Excavation in a Street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with the specifications set forth in the Right-of-Way Management Office. In the event of failure of the repair during the guaranty period, the Right of Way User/ excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

PCI OF 0-50
Excavation in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets with nominal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 2/7/2018
Street: N. St. Mary's Street
From: Dallas Street
To: W. Jones Avenue

Company Requesting PCI: Big Red Dog, Inc.
Company Telephone: (210) 860-9224 Company Fax:

Person Requesting: Becca Bond Project Name Number: N. St. Mary's Multifamily (BRD No. )
PCI: 51-85 Inspector Providing PCI: Thomas Rivera
Response Date: 2/18/18 U.S. Mail: Fax: Other: Email

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base failures, rutting and raveling are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The type and extent of restoration of the pavement becomes the responsibility of the Right-of-Way User.

Pavement Restoration Criteria:

PCI OF 86-100
Excavations in Streets and/or Right of Way with PCI values of 86 or greater shall be deemed 100% loss of pavement life. These Excavations require block-to-block and curb-to-curb Pavement reconstruction. Use of a "Hot Mix Asphalt Repaving Process" is an option, which requires approval by the Director of Public Works. Specifications are available in the Right-of-Way Management Office. In the event of any trench failure in the Street or Right of Way during the guaranty period, the Right of Way User shall reimburse the City for its costs to repair the failure and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

PCI OF 51-85
In the event of an Excavation in a Street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with the specifications set forth in the Right-of-Way Management Office. In the event of failure of the repair during the guaranty period, the Right of Way User/excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

PCI OF 0-50
Excavation in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets with nominal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: _______ 2/7/2018 _______

Street: Dallas Street

From: N. St Mary's Street

To: W Jones Avenue

Company Requesting PCI: Big Red Dog, Inc.

Company Telephone: (210) 860-9224 Company Fax: 

Person Requesting: Becca Bond Project Name Number: N. St. Mary's Multifamily (BRD No. )

PCI: 51-85 Inspector Providing PCI: Thomas Rivera

Response Date: 2-11-18 U.S. Mail: Fax: Other: email

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base failures, rutting and raveling are considered when assigning a rating.

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Pavement Restoration Criteria:

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√ PCI OF 51-85
In the event of an Excavation in a Street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with the specifications set forth in the Right-of-Way Management Office. In the event of failure of the repair during the guaranty period, the Right of Way User/ excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

PCI OF 0-50
Excavation in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets with nominal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in
Subject Site

±0.632-acres

Zoning Exhibit

N. St. Mary's MF
405 W. Jones Ave.
San Antonio, Bexar County,
TX 78125

Subject Site
±0.632-acres

Zoning Exhibit

N. St. Mary's MF
405 W. Jones Ave.
San Antonio, Bexar County,
TX 78125