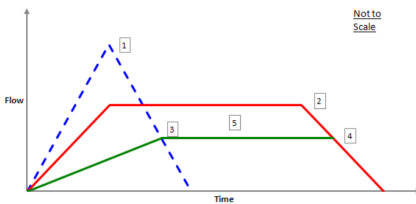


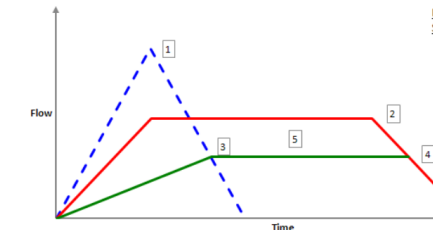
PROJECT:
RECORDED BY:

6800 Evers Rd. Plat
Joseph Arteritano, PE, Ricardo Zamora PE, Swapnil
Dusane.
06/13/2025

DATE:

ITEM	DOCUMENT	QUESTIONS / CONCERNS
1	General	Provide a comment response letter with the resubmittal.
2		LOCs are still required for water, sewer, and telecom utilities.
3	TIA	Page 3. Existing site conditions is shown as vacant. How is this possible when Fig. 3 shows the existing site generates 90 VPH. The existing site conditions must reflect the condition of the proposed plat which contains an existing church building and a residence.
4	Plat	Corner pins must be set on all four corners of the TxDOT ROW dedication parcel. The total area of Lot 1R should not include the area within the ROW dedication.
5		The CPS/San Antonio Utility notes must be entitled CPS/Leon Valley Utility and Note 1 must cite the City of Leon Valley in lieu of the City of San Antonio.
6		<p>Separate Vacating Declarations must be executed for the Horizon Church Subdivision Lot 4, Block 2, and the Huebner & Evers Subdivision Lot 3, Block 2. since lots from both subdivisions will be included in the newly platted subdivision. Vacating Declarations must be executed as separate instruments, although they may be submitted simultaneously with the plat, but are not included on the proposed plat (Sec. 10.02.204(f)).</p> <p>Please be aware of the provisions of Sec. 10.02.204(b) & (c), and use the proper form as applies to each vacated subdivision.</p> <p>Also, since the original plats are being vacated, the proposed plat is no longer a replat but must be submitted under the procedures of a newly platted subdivision as outlined in Secs. 10.02.202 and 10.02.203.</p>
7		Replace the "AREA BEING REPLATTED" statement with the statement shown in Sec. 10.02.204(g) or Sec. 10.02.204(h) as applies.
8	Drainage	Provide overall peakflow comparison table for SPA and SPB for existing, proposed, and ultimate conditions.
9		<p>In the composite C calculations, C1 basin uses 0.67 for the runoff coefficient. There are no impervious cover area considered.</p> <p>Is the site under R-5, R-6 zoning?</p>

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14		<p>Is the pond designed for ultimate conditions or proposed flow?</p> <div><div><p>Label: L11-1 Scenario: Post- 100-yr</p><table><tr><td>Method Type</td><td>Method T</td></tr><tr><td>Time of Duration (Modified Rational, Critical)</td><td>31.000 min</td></tr></table></div><div><p>Storm Event: L10</p><p>[1] Time of Concentration (Modified Rational, Composite) 21.000 min Intensity (Modified Rational, Peak) 7.590 in/h Flow (Modified Rational, Peak) 23.70 cfs</p><p>[2] Time of Duration (Modified Rational, Critical) 31.000 Intensity (Modified Rational, Critical) 6.210 Flow (Modified Rational, Critical) 19.39</p><table><tr><th colspan="11">FLOW CALCULATION SUMMARY - RATIONAL METHOD</th></tr><tr><th colspan="11">St. John Baptist</th></tr><tr><th>DRAINAGE AREA(S)</th><th>STUDY AREA</th><th>TOTAL AREA (ACRES)</th><th>RUNOFF COEFFICIENT ("C")</th><th>RUNOFF TIME - "Tc" (MINUTES)</th><th>INTENSITY I_p (IN/H)</th><th>FLOW Q_p (CFS)</th><th>INTENSITY I_s (IN/H)</th><th>FLOW Q_s (CFS)</th><th>INTENSITY I₁₀ (IN/H)</th><th>FLOW Q₁₀ (CFS)</th></tr><tr><td colspan="11">EXISTING CONDITIONS</td></tr><tr><td>A1</td><td>SPA</td><td>4.47</td><td>0.49</td><td>21</td><td>3.06</td><td>5.74</td><td>4.43</td><td>9.75</td><td>6.12</td><td>13.48</td></tr><tr><td>A2</td><td>SPA</td><td>1.78</td><td>0.51</td><td>14</td><td>3.73</td><td>3.38</td><td>5.47</td><td>4.96</td><td>7.60</td><td>6.89</td></tr><tr><td>A3</td><td>SPA</td><td>3.05</td><td>0.84</td><td>14</td><td>3.73</td><td>9.51</td><td>5.47</td><td>13.94</td><td>7.60</td><td>19.38</td></tr><tr><td>A1-A3</td><td>SPA</td><td>9.30</td><td>0.61</td><td>21</td><td>3.06</td><td>17.50</td><td>4.43</td><td>25.09</td><td>6.12</td><td>34.64</td></tr><tr><td>A4</td><td>SPB</td><td>3.06</td><td>0.55</td><td>12</td><td>3.97</td><td>6.65</td><td>5.86</td><td>9.93</td><td>6.19</td><td>13.72</td></tr><tr><td colspan="11">PROPOSED CONDITIONS</td></tr><tr><td>B1</td><td>SPA</td><td>5.53</td><td>0.56</td><td>21</td><td>3.06</td><td>9.51</td><td>4.43</td><td>13.79</td><td>6.12</td><td>19.04</td></tr><tr><td>B2</td><td>SPA</td><td>3.77</td><td>0.75</td><td>14</td><td>3.73</td><td>10.61</td><td>5.47</td><td>15.56</td><td>7.60</td><td>21.63</td></tr><tr><td>B3</td><td>SPB</td><td>3.06</td><td>0.55</td><td>12</td><td>3.97</td><td>6.65</td><td>5.86</td><td>9.93</td><td>6.19</td><td>13.72</td></tr><tr><td colspan="11">PROPOSED CONDITIONS</td></tr><tr><td>C1</td><td>SPA</td><td>5.53</td><td>0.67</td><td>21</td><td>3.06</td><td>11.33</td><td>4.43</td><td>16.42</td><td>6.12</td><td>22.68</td></tr><tr><td>C2</td><td>SPA</td><td>3.77</td><td>0.78</td><td>14</td><td>3.73</td><td>10.91</td><td>5.47</td><td>16.00</td><td>7.60</td><td>22.24</td></tr><tr><td>C3</td><td>SPB</td><td>3.06</td><td>0.55</td><td>12</td><td>3.97</td><td>6.65</td><td>5.86</td><td>9.93</td><td>6.19</td><td>13.72</td></tr></table></div></div>	Method Type	Method T	Time of Duration (Modified Rational, Critical)	31.000 min	FLOW CALCULATION SUMMARY - RATIONAL METHOD											St. John Baptist											DRAINAGE AREA(S)	STUDY AREA	TOTAL AREA (ACRES)	RUNOFF COEFFICIENT ("C")	RUNOFF TIME - "Tc" (MINUTES)	INTENSITY I _p (IN/H)	FLOW Q _p (CFS)	INTENSITY I _s (IN/H)	FLOW Q _s (CFS)	INTENSITY I ₁₀ (IN/H)	FLOW Q ₁₀ (CFS)	EXISTING CONDITIONS											A1	SPA	4.47	0.49	21	3.06	5.74	4.43	9.75	6.12	13.48	A2	SPA	1.78	0.51	14	3.73	3.38	5.47	4.96	7.60	6.89	A3	SPA	3.05	0.84	14	3.73	9.51	5.47	13.94	7.60	19.38	A1-A3	SPA	9.30	0.61	21	3.06	17.50	4.43	25.09	6.12	34.64	A4	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72	PROPOSED CONDITIONS											B1	SPA	5.53	0.56	21	3.06	9.51	4.43	13.79	6.12	19.04	B2	SPA	3.77	0.75	14	3.73	10.61	5.47	15.56	7.60	21.63	B3	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72	PROPOSED CONDITIONS											C1	SPA	5.53	0.67	21	3.06	11.33	4.43	16.42	6.12	22.68	C2	SPA	3.77	0.78	14	3.73	10.91	5.47	16.00	7.60	22.24	C3	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72
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A1-A3	SPA	9.30	0.61	21	3.06	17.50	4.43	25.09	6.12	34.64																																																																																																																																																																																							
A4	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72																																																																																																																																																																																							
PROPOSED CONDITIONS																																																																																																																																																																																																	
B1	SPA	5.53	0.56	21	3.06	9.51	4.43	13.79	6.12	19.04																																																																																																																																																																																							
B2	SPA	3.77	0.75	14	3.73	10.61	5.47	15.56	7.60	21.63																																																																																																																																																																																							
B3	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72																																																																																																																																																																																							
PROPOSED CONDITIONS																																																																																																																																																																																																	
C1	SPA	5.53	0.67	21	3.06	11.33	4.43	16.42	6.12	22.68																																																																																																																																																																																							
C2	SPA	3.77	0.78	14	3.73	10.91	5.47	16.00	7.60	22.24																																																																																																																																																																																							
C3	SPB	3.06	0.55	12	3.97	6.65	5.86	9.93	6.19	13.72																																																																																																																																																																																							
15		<p>Model result shows the downstream and upstream velocity to infinity. Explain.</p> <table><tr><th colspan="2">GVF Output Data</th></tr><tr><td>Upstream Depth</td><td>0.0 in</td></tr><tr><td>Profile Description</td><td>N/A</td></tr><tr><td>Profile Headloss</td><td>0.00 ft</td></tr><tr><td>Downstream Velocity</td><td>Infinity ft/s</td></tr><tr><td>Upstream Velocity</td><td>Infinity ft/s</td></tr><tr><td>Normal Depth</td><td>7.9 in</td></tr><tr><td>Critical Depth</td><td>6.2 in</td></tr><tr><td>Channel Slope</td><td>0.010 ft/ft</td></tr><tr><td>Critical Slope</td><td>0.025 ft/ft</td></tr></table>	GVF Output Data		Upstream Depth	0.0 in	Profile Description	N/A	Profile Headloss	0.00 ft	Downstream Velocity	Infinity ft/s	Upstream Velocity	Infinity ft/s	Normal Depth	7.9 in	Critical Depth	6.2 in	Channel Slope	0.010 ft/ft	Critical Slope	0.025 ft/ft																																																																																																																																																																											
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