



CITY OF SAN ANTONIO

February 7, 2003

Mr. Ian Cude

M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: The Springs at Boerne Stage

MDP # 744

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Springs at Boerne Stage Master Development Plan M.D.P. # 744. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

Mr. Cude
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February 7, 2003

1. This property is proposed to consist of 115 single family detached homes. Based on the 6th edition of the ITE trip Generation Manual, this property is estimated to generate 117 peak hour trips. These trips will be distributed through one access point onto Cross Mountain Trail. A stub-out street is proposed towards the southwest portion of this property. However, any future addition to this subdivision will require at least secondary access.
2. This MDP shall conform to the Low Speed Design per Ordinance 92670.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Monciyais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

THE SPRINGS AT BOERNE STAGE

MASTER DEVELOPMENT PLAN

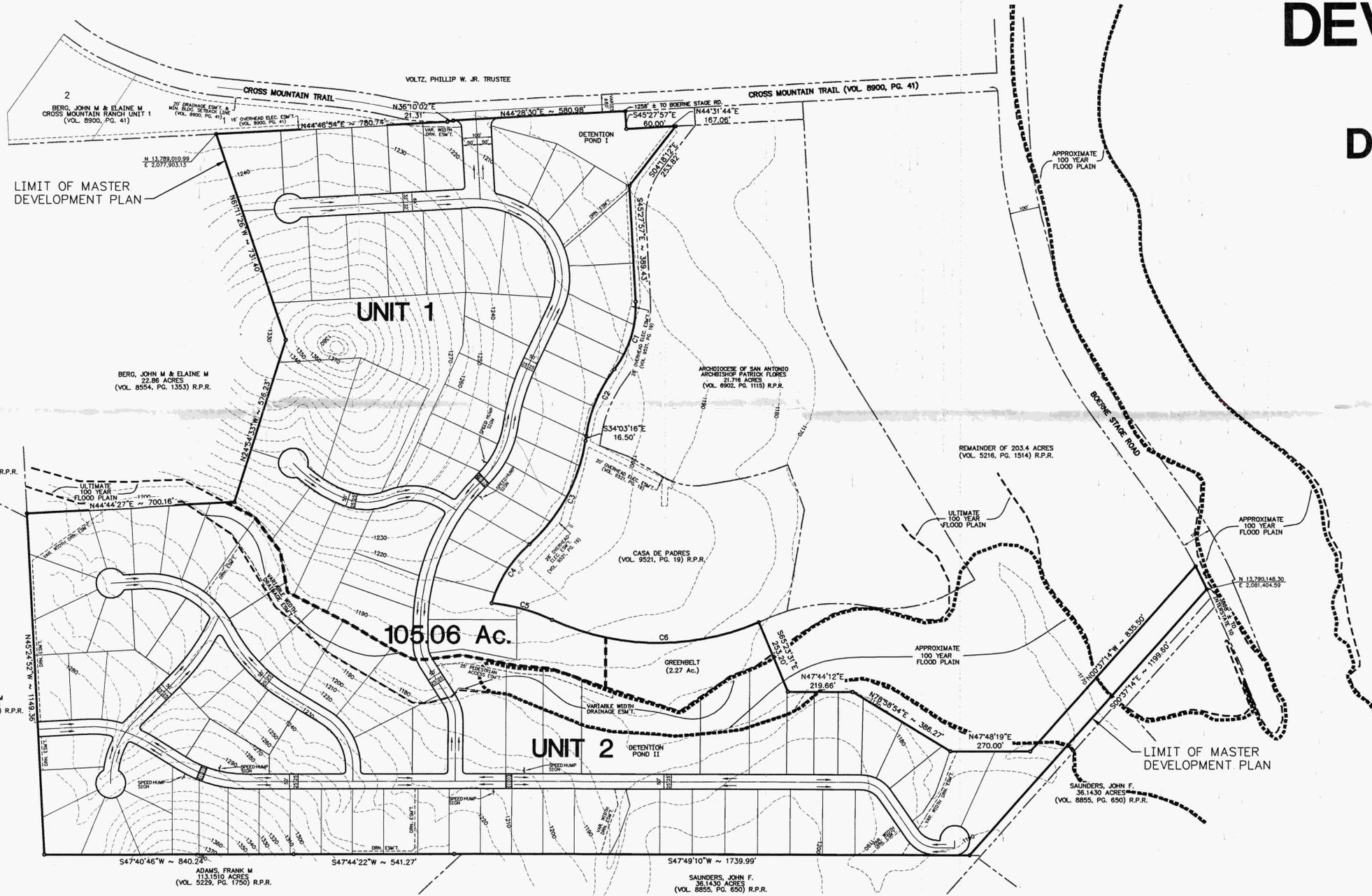
DATE : 3/15/02

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 2-2-03 (date)
 744 (number)
 If no plats are filed, plan will expire
 On 8-8-04
 1st plat filed on

OFFICE OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 03 FEB - 7 AM 10: 29



SCALE: 1" = 200'



NOTE:
 SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.
 CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	46.19	46	1.14	1
UNIT 2	58.87	67	0.99	2
GREENBELT	2.27	-	-	3
RECREATIONAL OPEN SPACE	0.00	-	-	-
OFF-STREET PARKING/LOADING SPACE	0.00	-	-	-
TOTAL DEVELOPMENT	105.06	113	1.08	-

GREENBELT CALCULATION METHOD: 113 OF LOTS x 0.009 = 1.02 AC. REQUIRED

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	348.35'	40°25'12"	127.50'
C2	492.85'	23°06'31"	122.50'
C3	577.72'	40°07'39"	211.00'
C4	432.55'	31°29'28"	120.95'
C5	628.68'	19°23'14"	192.05'
C6	869.44'	12°33'04"	95.87'
C7	1113.16'	04°28'41"	53.20'

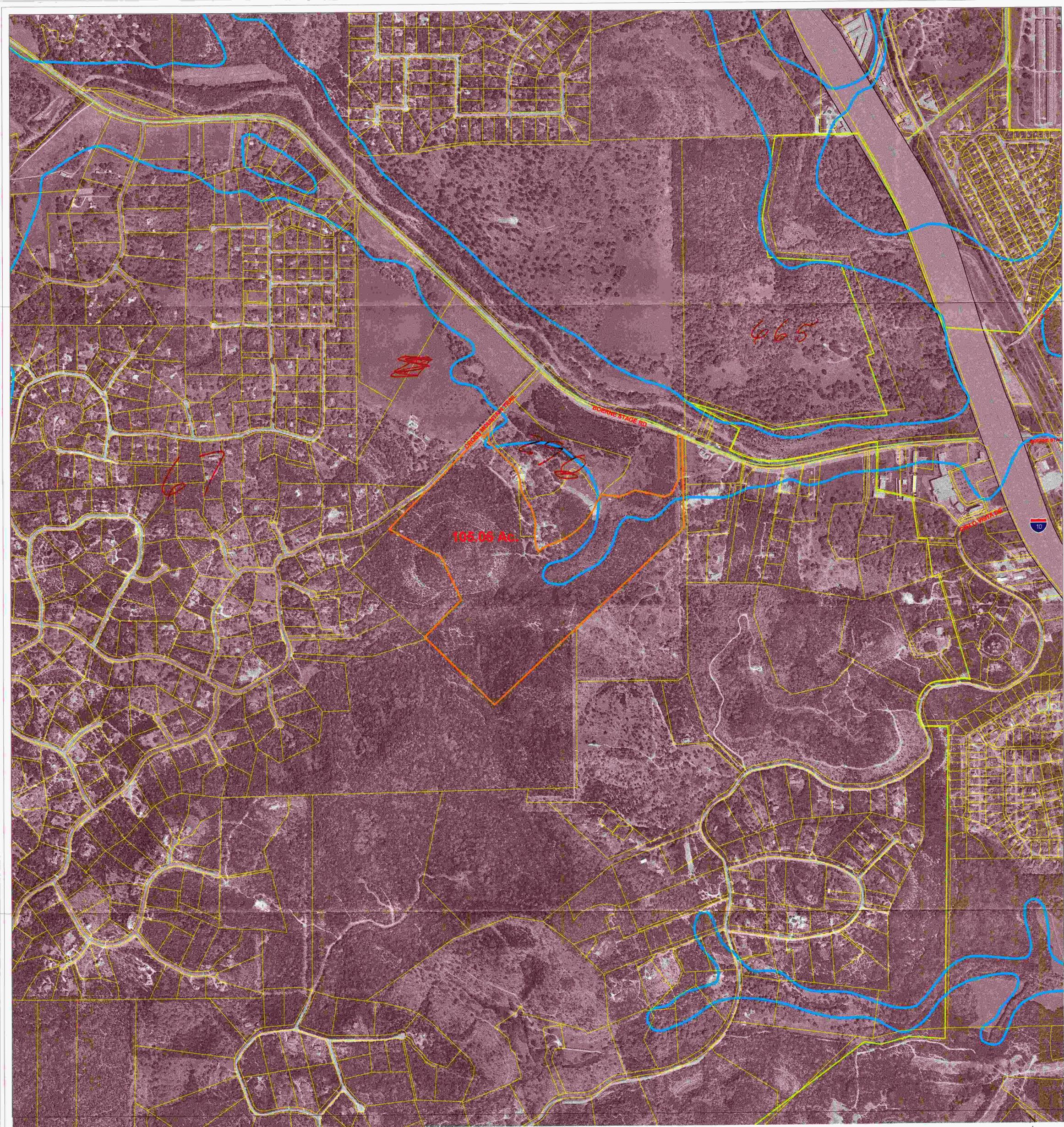
ORIGIN OF STATE PLANE COORDINATES
 NGS MARK MILLER FID. AY0121

OWNER & APPLICANT
 EVANS ACRES, LTD.
 CONTACT PERSON: BRAD GALO
 15102 JONES MALTSBERGER, STE. 101
 SAN ANTONIO, TX., 78247-3367
 TEL: (210) 497-3385
 FAX: (210) 495-2587

CIVIL ENGINEER
 M.W. CUDE ENGINEERS, L.L.C.
 CONTACT PERSON: IAN CUDE
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL: (210) 681-2951
 FAX: (210) 523-7112
 URL: WWW.MWCUDE.COM

CHAIRPERSON _____ DATE _____
 SECRETARY _____

THE SPRINGS AT BOERNE STAGE SUBDIVISION MASTER DEVELOPMENT PLAN		DATE	REVISION
<p>M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS 10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951</p>	<p>INFORM@MWCUDE.COM WWW.MWCUDE.COM FAX: (210) 523-7112</p>	6/13/02	STORMWATER COMMENTS
		6/19/02	SPEED HUMP - TIA
		6/20/02	SIDEWALK NOTE
		6/20/02	PARKS : GREENBELT
<p>DRAWN BY: J.M.C. DATE: 3/15/02</p>	<p>CHECKED BY: I.J.C. JOB NO.: 169010</p>	<p>SHEET 1 OF 1</p>	<p>9/24/02 STREET & DRAINAGE</p>



Subject Property

THE SPRINGS at BOERNE STAGE



Imagery:2001

File Name:J:\C.Barriontezi\POadp\Michael\apr.

Prepared by City of San Antonio Planning Dept.
GIS Division

SCALE:1"=400

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.
APPLICATION



Date Submitted:	Project ID Number:
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Project Name: The Springs at Boerne Stage

Owner/Agent: Evans Acres, Ltd. Phone: 210-497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101 – San Antonio, Tx Zip code: 78247

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210) 681-2951 Fax: (210) 523-7112

Address: 10325 Bandera Rd. – San Antonio, Tx Zip code: 78250

Existing legal Description (PUD Only): N/A

Existing zoning: Out of City Limits

Proposed zoning: Out of City Limits

(PUD Only) Linear feet of street N/A

- Private Gated Attached
- Public Un-Gated Detached

(PUD Only) Number of lots: N/A divided by acreage: N/A = Density: N/A

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: Two

Council District: N/A

School District: Northside I.S.D.

Ferguson map grid: Pg 479- B2, C2, C3

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 20 AM 8:15

August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

8-17-01 10:11:25
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
PLANNING DIVISION

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____
Name N/A No. _____
Name N/A No. _____

Contact Person and authorized representative:

Print Name: Ian J. Cude

Signature: 

Date: 3/15/02

Phone: (210) 681-2951

Fax: (210) 523-7112

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- N/A Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 20 AM 8:15

August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

02 MAR 15 11:25
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

N/A (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

N/A (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

N/A (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

- The location and dimension of all proposed adjacent roadways, whether existing or proposed;

N/A (PUD ONLY) The location and dimension of all proposed or existing lots.

- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

02 MAR 20 AM 8:15
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

August 17, 2001

02 MAR 10 11:11:21
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
300 N. ST. JOSEPH ST.
SAN ANTONIO, TX 78205

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

N/A (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

- (a) total number of dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

Traffic Impact Analysis (section 35-502).

N/A (PUD Only) Utilities plan.

(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A (PUD Only) Lots numbered as approved by the City.

N/A (PUD Only) Layout shall show where lot setbacks as required.

Location and size in acres of school sites, as applicable.

The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

IAN CUDE

Signature:

Ian J. Cude

Date:

3/16/02

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 20 AM 8:15