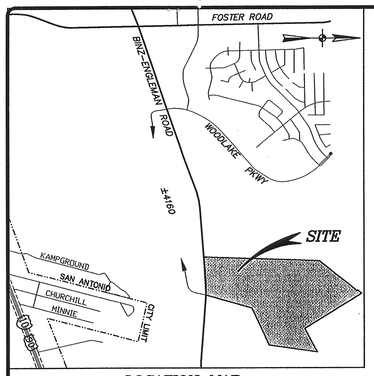
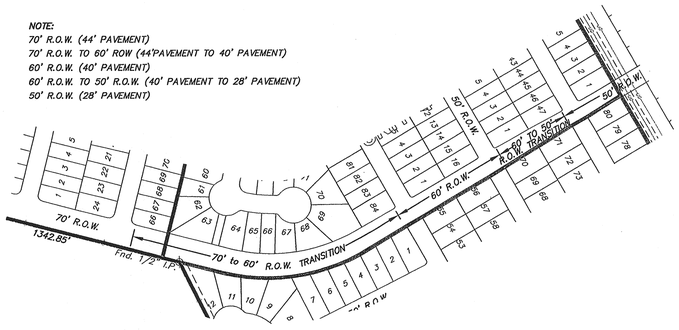
PLAN ID NUMBER:

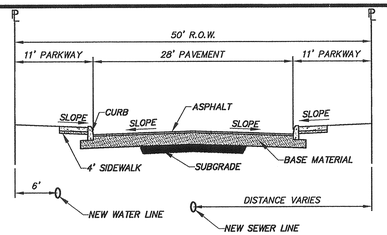


LOCATION MAP
SCALE : 1" = 2000'

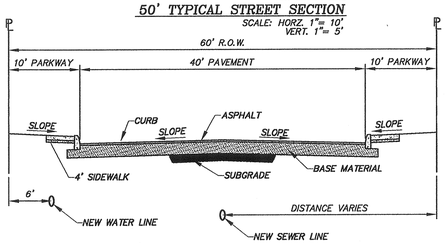
NOTE:
70' R.O.W. (44' PAVEMENT)
70' R.O.W. TO 60' ROW (44'PAVEMENT TO 40' PAVEMENT)
60' R.O.W. (40' PAVEMENT)
60' R.O.W. TO 50' R.O.W. (40' PAVEMENT TO 28' PAVEMENT)
50' R.O.W. (28' PAVEMENT)



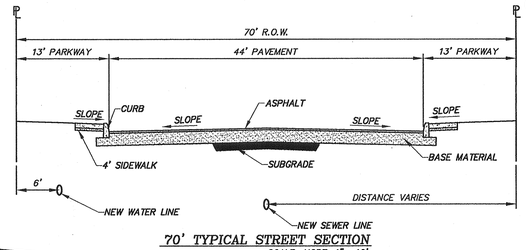
R.O.W. TRANSITION DETAIL
SCALE: 1" = 200'



50' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

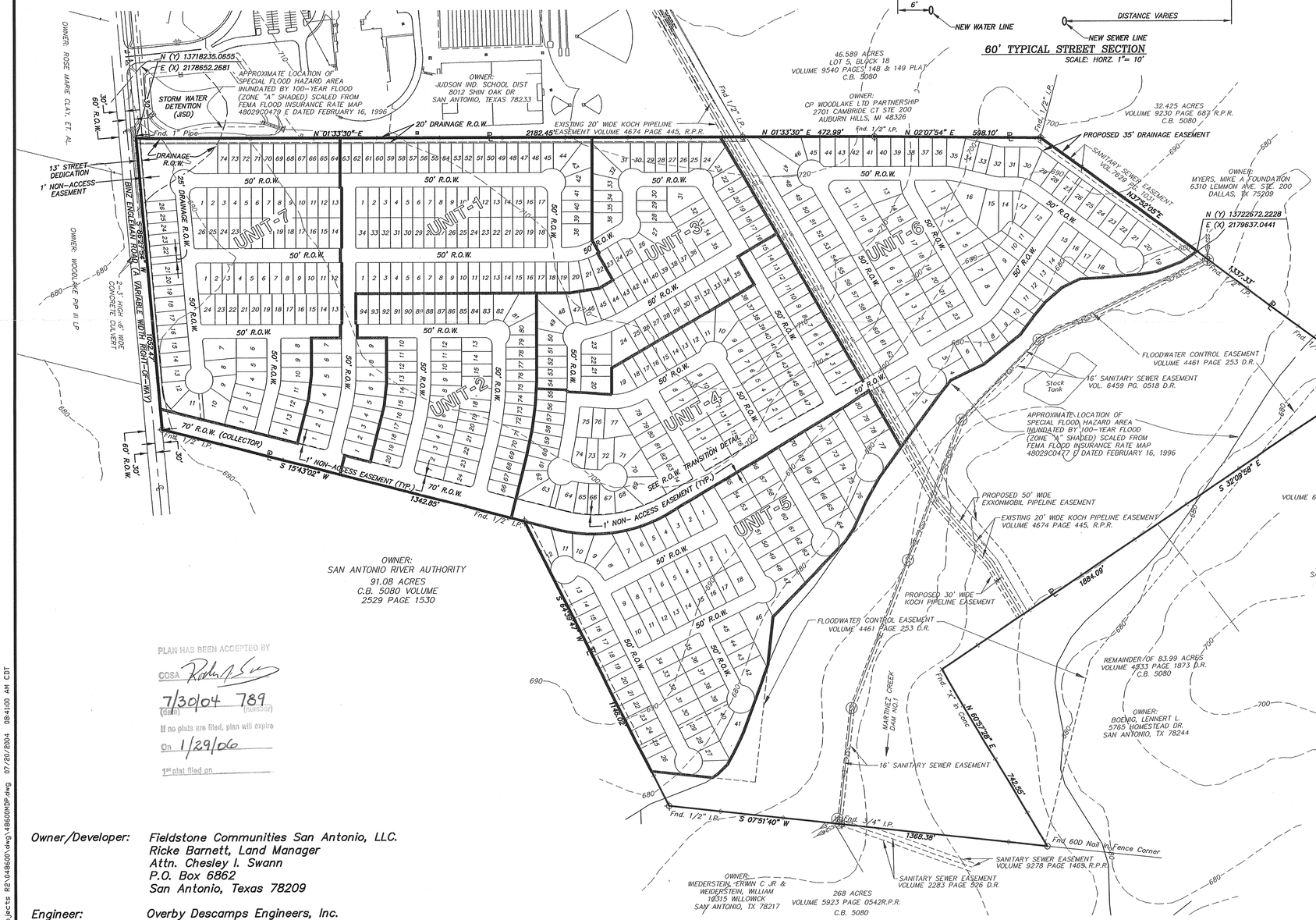


60' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'



70' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.



PLAN HAS BEEN ACCEPTED BY
COSA
7/30/04 789
(date) (number)
If no plats are filed, plan will expire
On 1/29/06
1st plat filed on

NOTES:

1. The bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD83
2. Water service to be provided by San Antonio Water System.
3. Sanitary Sewer service to be provided by the San Antonio River Authority
4. Gas and Electric services to be provided by City Public Service.
5. Telephone Service to be provided by Southwestern Bell Telephone Company.
6. Cable T.V. to be provided by Time Warner Cable.
7. All streets and drains within the development will be dedicated to the public
8. All Streets are local Type "A" except approximately 1,500 feet of a Collector street beginning at Binz-Engleman Road
9. The Developer will pay a fee in lieu of dedicating the required parks or open space to meet the requirements of Section 35-503 of the City of San Antonio Unified Development Code (2001).
10. This Development will include sidewalks along the street right-of-ways.
11. 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 Stormwater Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code.
12. This Development will comply with San Antonio UDC Section 35-504 Stormwater Management (f)Stormwater detention by providing on site detention coordinated with Judson ISD on the adjacent Middle School site and by providing additional volume by excavating behind Martinez Creek Dam No. 1.
13. All acreage subject to change without notice.
14. The local Type "A" streets are shown for information purposes only and are subject to change at the time of platting.
15. Lot layout is for informational purposes only, unit layouts will be finalized with Plat submittal.
16. There is no alternative pedestrian circulation system proposed. Sidewalks will be installed with the typical street section indicated.
17. Section 35-506 (e) connectivity, (2) projection streets of the Unified Development Code requires connectivity to adjoining areas not subdivided. At the time of platting Unit-6, we will either provide connectivity to adjoining areas not subdivided or request a variance to section 35-506.
18. Land Uses –

Drainage	=	46.895 Acres
Open Space	=	2.254 Acres
Exxon Pipeline Easement	=	2.238 Acres
Koch Pipeline Easement	=	1.361 Acres
Total Single Family Residential	=	102.422 Acres
Total Area	=	155.170 Acres
Single Family		
Unit 1	=	98 Lots — 12 – (50' x 110') / 86 – (40' x 110')
Unit 2	=	64 Lots — (40' x 110')
Unit 3	=	69 Lots — (40' x 110')
Unit 4	=	92 Lots — (40' x 110')
Unit 5	=	98 Lots — (50' x 110')
Unit 6	=	101 Lots — (50' x 110')
Unit 7	=	94 Lots — 26 – (50' x 110') / 68 – (40' x 110')
Total No. of Lots	=	616 (379 Lots 40'x110' & 237 Lots 50'x110')
Density	=	3.97 Lots/Acre

This Master Development Plan is hereby approved by the City of San Antonio Director of Planning Department.

~~Emil R. Moncivais, AICP,AIA~~ DATE

Owner/Developer: Fieldstone Communities San Antonio, LLC.
Ricke Barnett, Land Manager
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

STATE OF TEXAS
RAYMOND TARIN, JR.
87060
LICENSED
PROFESSIONAL ENGINEER
7/26/04

REVISIONS

03/08/04	REVISED AS PER CSA COMMENTS AND CHANGE BOUNDARY LINE
04/01/04	ADDED LOT SIZE TO EACH UNIT.
04/23/04	REVISED AS PER CSA PLANNING COMMENTS.
07/15/04	REVISED PER TIA COMMENTS

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
ode@overbydescamps.com

OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

VALLEY VIEW SUBDIVISION
PREVIOUSLY KNOWN AS BINZ ENGLEMAN SUBDIVISION
MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
OFFICE OF DIRECTOR
04 JUL 27 AM 7:27

PROJECT NO. 0486.00
DATE 02/03/04
DRAWN RQ CHECKED RT
SHEET 1 OF 1

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