CITY OF SAN ANTONIO

May 02, 2005

Lee Wright

W.F. Castella Engineers
6800 Park Ten Blvd. Ste 1805
San Antonio, TX 78213

Re: Belterra Subdivision MDP # 819

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Belterra Subdivision Master Development Plan M.D.P. # 819. 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.
- The acceptance of this Master Development Plan # 819 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- 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.
- Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

  100 year Flood Plain Shown and Buffering (if applicable)

  Sensitive Recharge Features and Buffering (if applicable)

  Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

According to the Water Quality Ordinance #81491, Section 34-913, buffering may be required.

- The Belterra MDP/PUD may be released under the following conditions:

    1. The report includes references to other accepted and approved drainage studies that are acknowledge by Storm Water Engineering. It is understood that at the time of platting a complete drainage study (Storm Water Management Plan) should be submitted and applicable portions of the referenced studies should be included.

    2. Status of the "Indian Springs Development: Elm Waterhole Creek LOMR" is still under review by FEMA, which could affect the easement/property limits of the Belterra development at the time of platting.

- Streets and Drainage approves this project with the following conditions:

    1. The above referenced MDP/PUD is approved with the following conditions:

        a. Provide typical street section that stipulates pavement width.
        b. On the Bulverde Road side of the gate detail, move the handicap ramps to the apex.

    2. The following issue should be addressed during the respective platting process: Evaluate potential excessive grades on several streets in Units 1 and 3.

    3. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

  A Tree Preservation Plan is approved for this MDP using the Tree Stand Delineation Option. A Heritage Tree survey will be submitted with plat applications.

- Bexar County Infrastructures Services Department cites the following conditions:

  The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Belterra Subdivision located on the southwest corner of Bulverde Road and Smithson Valley Road.

  Consisting of 70.019 acres, this development is anticipated to have 203 new residential lots. Two gated access points are proposed along Bulverde Road with the first access point located

700 feet west of Smithson Valley Road. Future traffic demand may require the first access to be limited to right-in and right-out.

Bexar County currently has plans for full reconstruction of Bulverde Road within the limits of this project. The developer is encouraged to work closely with Bexar County during the design of the Belterra Subdivision.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

I would encourage you to work closely with the school district, so that they can plan accordingly.

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.

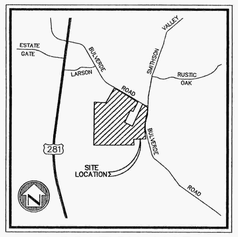
ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

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

Sincerely,

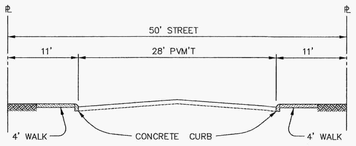
Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County

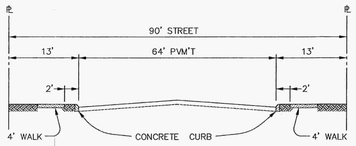


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
200 0 50 200 400
1 inch = 200 ft.



LOCAL TYPE "A"
TYPICAL STREET SECTION
NOT TO SCALE



COLLECTOR
TYPICAL STREET SECTION
NOT TO SCALE

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

- 202 RESIDENTIAL UNITS
- TOTAL ACREAGE 70.019 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE AREA SUMMARY

DRAIN & ACCESS R.O.W.	17.87 AC.
RECREATION AREA	1.03 AC.
SINGLE FAMILY	37.53 AC.
WATER QUALITY BASIN	1.17 AC.
STREET DEDICATION	12.42 AC.
TOTAL	70.02 ACRES

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY (LOTS/ACRE)
1	16.92	67	4.0
2A	6.72	30	4.5
2B	30.67	37	1.2
3	15.71	68	4.3
TOTAL	70.02	202	2.9

PARK DEDICATION CALCULATION:
202 LOTS / 70 (LOTS/ACRE) = 2.9 AC.
VALUE PER ACRE DETERMINED SEPARATELY

THIS MDP/P.U.D. PLAN FOR BELTERRA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

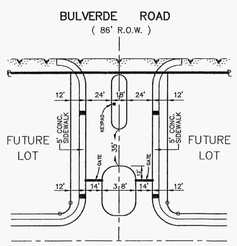
DATE PREPARED : 09/21/04

THIS MASTER DEVELOPMENT PLAN OF BELTERRA SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

VARIANCE TO BE REQUESTED AT TIME OF PLATTING THIS UNIT



GATE DETAIL
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°25'37"W	108.46'
L2	S02°10'57"W	145.57'
L3	S04°32'33"E	112.70'
L4	S18°22'03"E	29.17'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	6°46'36"	938.66'	111.02'	55.57'	110.95'
C2	4°22'39"	1103.00'	84.27'	42.16'	84.25'
C3	15°14'02"	1189.00'	316.13'	159.00'	315.20'
C4	13°49'28"	1189.00'	286.89'	144.14'	286.19'

OWNER/DEVELOPER:
BUL-TEX DEVELOPMENT CORPORATION
500 CAPITAL OF TEXAS HWY. N., BLDG. 7
AUSTIN, TEXAS 78746
PHONE: (512) 327-6353
FAX: (512) 327-6793

DENSITY AND OPEN SPACE RATIOS

BASE ZONNING DISTRICT	= NA: OUTSIDE CITY LIMITS	
MAXIMUM DENSITY ALLOWED	= NA	
PROPOSED DENSITY	= 2.9 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%	
PROPOSED PERCENTAGE OF OPEN SPACE	= 62%	
TOTAL SPACE	= 70.019 ACRES	
UN-OCCUPIED SPACE		
	23.28 ACRES	YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]
	20.07 ACRES	BASIN/PRIVATE POOL/DRAINAGE R.O.W.
	43.35 ACRES	TOTAL
NET OPEN SPACE	= 43.35 ACRES	
	÷ 70.019 ACRES	
OPEN SPACE RATIO	= 0.62	

NOTES:

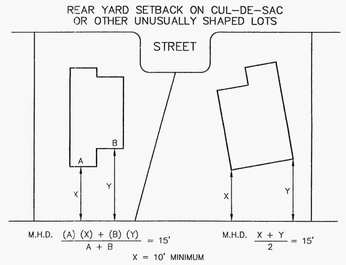
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. 6430 L.F. OF INTERNAL STREET.
4. THIS SITE IS WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
   B. NORTHSIDE SCHOOL DISTRICT
   C. CITY COUNCIL DISTRICT NO. 9

2005 MAY -9 A 10:02
DEV SERVICES

NOTES:

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.

PLAN HAS BEEN ACCEPTED BY
COSA
05/02/2005 #819
(date) (number)
If no plats are filed, plan will expire
On 11/01/2006
1st plat filed on



MEAN HORIZONTAL DISTANCE

NOTES:
1. BEARING REFERENCE SOURCE IS THE NORTH AMERICAN DATUM (NAD-83) TEXAS STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED +00°09'33"
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
7. PROPERTY IS LOCATED OUTSIDE SAN ANTONIO CITY LIMITS.
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)

CITY PLAN #_____

BELTERRA SUBDIVISION

BEING 70.019 ACRES OF LAND OUT OF THE W.W. ALLEN SURVEY NO. 353, ABS. 34, C.B. 4866, BEXAR COUNTY, TEXAS.
MASTER DEVELOPMENT PLAN/P.U.D.
for

A TCB INC. Company
W.F. CASTELLA
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
05/04/05 - FINAL DRAFT

JOB NO. 052281917.01
FILE: ~
DATE: 09/21/04
DESIGN: T.E.B.
DRAWN: O.T.
CHECKED:
SHEET 1 OF 1

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