City of San Antonio

Department of Planning and Development Services

February 8, 2010

Kara Heasley, P.E.
Vickrey & Associates, Inc., Consulting Engineers
12940 Country Parkway
San Antonio, Texas 78216

Re: **Bridgepoint Major Amendment** **MDP #004C-06**

Dear Ms. Heasley,

The Development Review Committee of the Planning and Development Services Department (PDSD) has reviewed **Bridgepoint** Master Development Plan (MDP), Major Amendment, or **MDP 004C-06**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

PDSD Traffic Impact Analysis & Streets & Bexar County Infrastructure Services approves with the following conditions:

- It is understood that this is a conceptual plan, approval of this plan does not constitute approval of a specific street or lot configuration. Actual alignments, classifications, and design of roadways may vary within the constraints of this approved MDP as necessary to provide adequate connectivity to and through adjoining parcels of property as development continues.

- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code (UDC) and shall be within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address all design issues including, but not limited to: access points, driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time of platting.

- Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 lots will be approved, as per UDC §35-506 (e) (7).

- See approval letter 2010TIA0114 for mitigation requirements.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732 with the PDSD Traffic Impact Analysis & Streets or Adam Chavarria at (210) 335-3840 with Bexar County Infrastructure Services.

The MDP proposes an Enclave residential development with a private internal circulation system which will be implemented at the plat level as per the applicant. It is noted that the plan does not meet the minimum 150 acres allowed for an Enclave Subdivision as per UDC §35-202 (c). Therefore, acceptance of this plan is contingent upon a request for a variance at the time of platting in accordance with UDC §35-483.

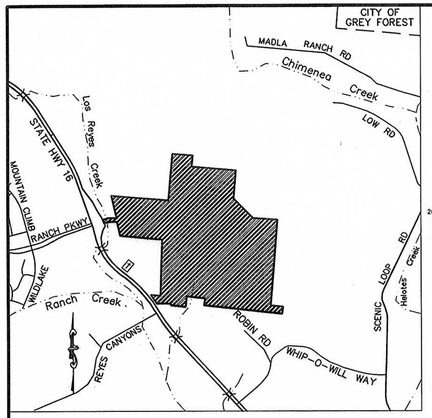
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the UDC, the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Luz M. Gonzales (210) 207-7898.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department



LOCATION MAP
SCALE: 1"=2000'

SCALE: 1"=200'

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

LEGEND

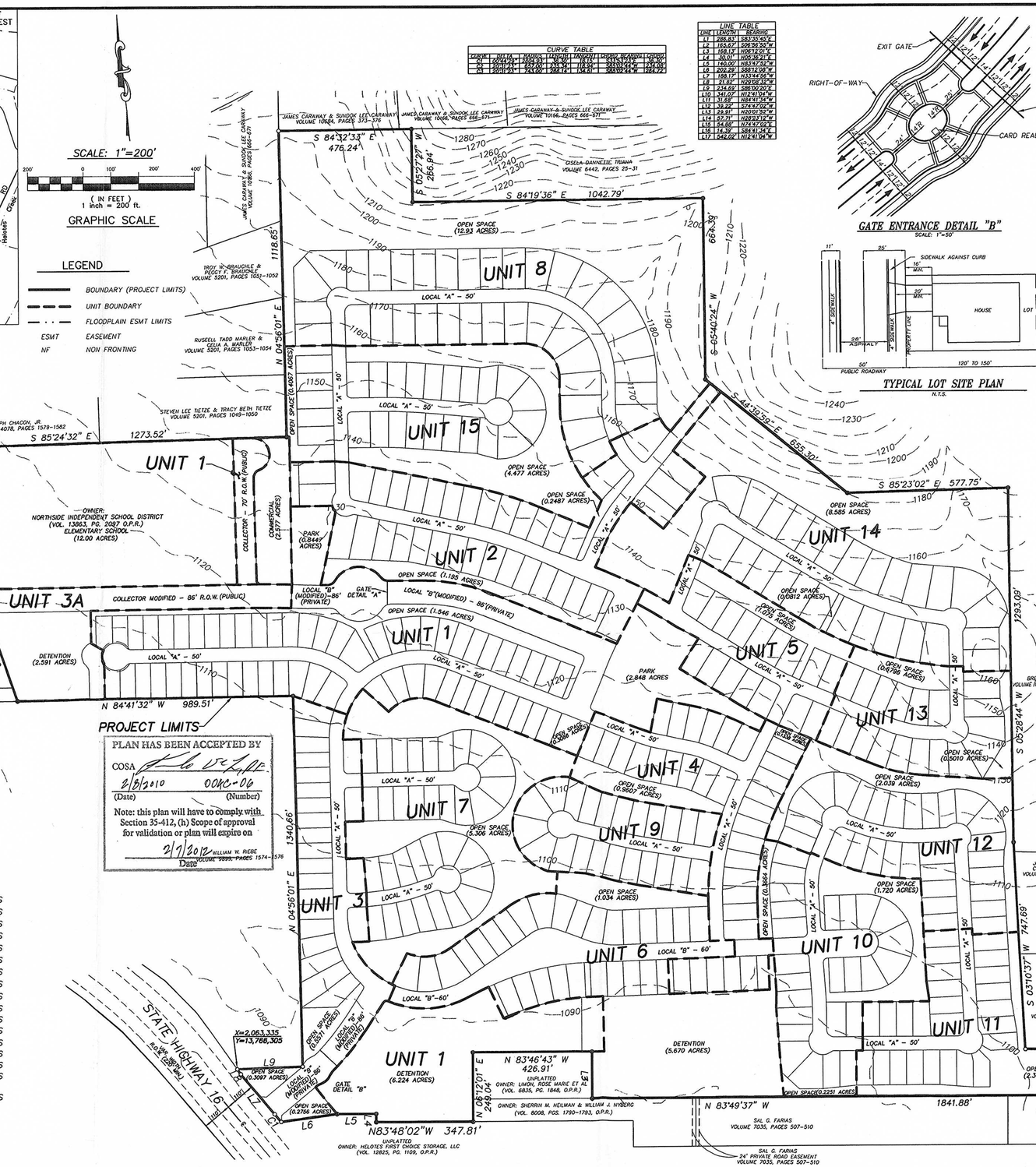
———	BOUNDARY (PROJECT LIMITS)
— — —	UNIT BOUNDARY
- - -	FLOODPLAIN ESMT LIMITS
ESMT	EASEMENT
NF	NON FRONTING

CURVE TABLE

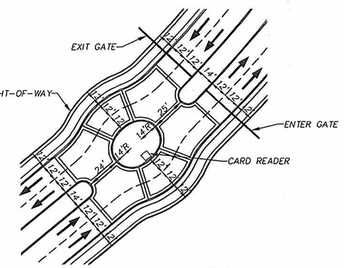
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1030.00'	1029.93'	S83°55'45"E	987.00'
C2	1030.00'	252.00'	S68°31'49"E	251.36'
C3	2081.00'	74.00'	S66°14'44"E	74.00'

LINE TABLE

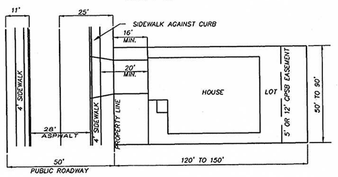
LINE	LENGTH	BEARING
L1	286.83'	S83°55'45"E
L2	163.67'	S06°36'36"W
L3	168.13'	N05°12'01"E
L4	30.01'	N05°36'21"E
L5	140.00'	N83°47'52"W
L6	202.29'	S85°12'08"W
L7	168.17'	N33°43'56"W
L8	81.69'	N29°08'32"W
L9	214.52'	S86°00'20"E
L10	341.07'	N12°41'04"W
L11	31.68'	N84°41'34"W
L12	39.22'	S74°47'06"W
L13	29.91'	N20°01'52"W
L14	57.71'	N28°23'13"W
L15	54.60'	N74°47'02"E
L16	14.39'	S84°41'34"E
L17	542.02'	N12°41'04"W



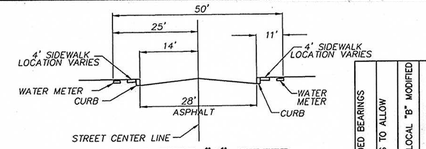
PLAN HAS BEEN ACCEPTED BY
COSA
2/8/2010 (Date)
004C-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
2/7/2012 (Date)
WILLIAM W. RIEBE VOLUME 9899, PAGES 1574-576



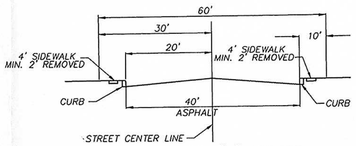
GATE ENTRANCE DETAIL "B"
SCALE: 1"=50'



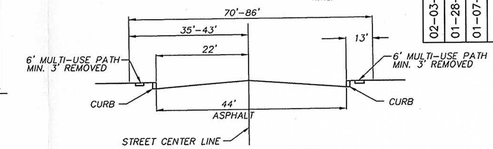
TYPICAL LOT SITE PLAN
N.T.S.



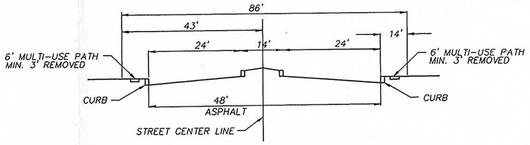
LOCAL TYPE "A" STREET
N.T.S.



LOCAL TYPE "B" STREET
N.T.S.



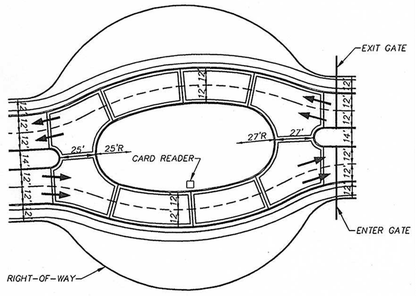
COLLECTOR STREET
N.T.S.



COLLECTOR-MODIFIED STREET
LOCAL "B" MODIFIED STREET N.T.S.
NOTE: SIDEWALKS ON PUBLIC STREETS CANNOT MEANDER OUTSIDE OF PUBLIC R.O.W.

GENERAL NOTES

1. 4 FOOT WIDE SIDEWALK TO BE PROVIDED ON LOCAL "A" AND LOCAL "B" STREETS, AND 6 FT MARKED MULTI-USE PATHS ON COLLECTOR AND ARTERIAL STREETS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. FUTURE INTENT OF THIS MASTER DEVELOPMENT PLAN PROPOSES AN ENCLAVE RESIDENTIAL DEVELOPMENT WITH A PRIVATE INTERNAL CIRCULATION SYSTEM. IT IS NOTED THAT THE PLAN DOES NOT MEET THE MINIMUM 150 ACRES ALLOWED FOR AN ENCLAVE SUBDIVISION AS PER SECTION 35-202(c). THEREFORE, ACCEPTANCE OF THIS PLAN IS CONTINGENT TO A REQUEST FOR A VARIANCE AT THE PLATTING STAGE IN ACCORDANCE WITH SECTION 35-483.
4. PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
5. TYPICAL LOT SIZES ARE 50' TO 80' X 120' TO 150'.
6. NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
7. NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
8. SOURCE OF BEARINGS ARE REFERENCED FROM THE DEED RECORDED IN VOLUME 6442, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (S 85° 16' 30" E)
9. SITE IS NOT OVER OR WITHIN EDWARDS AQUIFER RECHARGE ZONE, BUT IS WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.
10. FUTURE R.O.W. DEDICATIONS WILL BE COMPLIED WITH AT TIME OF Pplatting.



GATE ENTRANCE DETAIL "A"
SCALE: 1"=50'

OWNER/DEVELOPER

GRUPO TRIANA, LTD.
BY: TENOTEX PARTNERS, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
BY: ISRAEL FOGIEL, PRESIDENT
8000 IH 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ENGINEER

VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

ZONING

EXISTING - OCL
PROPOSED - OCL

UTILITIES

WATER - SAWS
SEWER - SAWS
ELECTRIC - C.P.S.B.

LAND USE
TOTAL LAND AREA: 198.41 ACRES

UNIT	AREA		LOTS		DENSITY
UNIT-1	14.88	ACRES	57	LOTS	3.83 UNITS/ACRES
UNIT-2	10.72	ACRES	35	LOTS	3.27 UNITS/ACRES
UNIT-3	6.83	ACRES	23	LOTS	3.37 UNITS/ACRES
UNIT-3A	2.81	ACRES	0	LOTS	0 UNITS/ACRES
UNIT-4	7.68	ACRES	33	LOTS	4.30 UNITS/ACRES
UNIT-5	4.60	ACRES	16	LOTS	3.48 UNITS/ACRES
UNIT-6	7.45	ACRES	28	LOTS	3.76 UNITS/ACRES
UNIT-7	6.97	ACRES	33	LOTS	4.74 UNITS/ACRES
UNIT-8	12.39	ACRES	36	LOTS	2.91 UNITS/ACRES
UNIT-9	5.01	ACRES	22	LOTS	4.39 UNITS/ACRES
UNIT-10	6.47	ACRES	25	LOTS	3.86 UNITS/ACRES
UNIT-11	5.31	ACRES	25	LOTS	4.71 UNITS/ACRES
UNIT-12	6.78	ACRES	29	LOTS	4.28 UNITS/ACRES
UNIT-13	4.68	ACRES	18	LOTS	3.85 UNITS/ACRES
UNIT-14	9.19	ACRES	26	LOTS	2.83 UNITS/ACRES
UNIT-15	6.57	ACRES	26	LOTS	3.96 UNITS/ACRES
SUBTOTAL:	118.34	ACRES	432	LOTS	3.65 UNITS/ACRES
	2.58	ACRES	COMMERICAL		
	51.00	ACRES	PARKLAND/OPEN SPACE		
	14.49	ACRES	DETENTION		
	12.00	ACRES	SCHOOL SITE		
TOTAL:	198.41	ACRES			

PARK AND OPEN SPACE REQUIREMENTS:

PARK LAND/OPEN SPACE REQUIRED = 432 LOTS/70 LOTS PER ACRE = 6.2 ACRES
PARK LAND/OPEN SPACE PROVIDED = 51.00 ACRES (DEDICATED TO HOME OWNERS ASSOCIATION)
NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES - COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-B119 OF THE UDC.

ENGINEER _____ DEVELOPER _____

Legal Description:

198.41 ACRES CONSISTING OF A PORTION OF TRACT 1, AND ALL OF TRACTS 2 AND 4 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 4.00 ACRES BEING THAT TRACT OF LAND RECORDED VOLUME 1740, PAGES 889-892 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 4.442 ACRES CONSISTING OF TRACTS 1 AND 2 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,

AMENDMENTS:

REVISED LOT LAYOUT, DENSITY AND PHASING.

DATE	NO.	DESCRIPTION	DRAWN BY:
12-18-09	4	REVISED PUBLIC STREET TO PRIVATE STREET	CHECKED BY:
11-30-09	3	REVISED GENERAL NOTE #3 PER COSA COMMENTS	APPROVED BY:
6-29-09	2	REVISED PER COSA COMMENTS DATED 6-10-09	F.B.E. NO:
4-30-09	1	CHANGED MDP NAME AND REVISED LOT LAYOUT	F.B.E. LOCATION:
12-29-09	5	REVISED GATE ENTRANCE DETAILS & REMOVED R.O.W.	
02-03-10	7	REVISED UNIT 1/3 BOUNDARY, ADDED BEARINGS AND DISTANCES	
01-28-10	7	REVISED TYPICAL STREET SECTIONS TO ALLOW SIDEWALKS ON ONE SIDE	
01-07-10	6	REVISED COLLECTOR MODIFIED TO LOCAL "B" MODIFIED	

REVISIONS

RECEIVED
10 FEB -8 PM 1:39
LAND DEVELOPMENT SERVICES DIVISION

PREPARED FOR:

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice:(210) 349-3271 Fax:(210)349-2561

MASTER DEVELOPMENT PLAN
BRIDGEPOINT
MDP ID # 004C-06
(FORMERLY KNOWN AS TRIANA)
Bexar County, Texas

DATE: APRIL 2009
SCALE
Vertical 1"=200'
Horizontal NA
0 100 200 300

SHEET 1 OF 1

PROJ NO. 2038-001

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