



City of San Antonio

Department of Planning and Development Services

March 11, 2010

Paul A. Schroeder, P.E.
Alamo Consult. Eng. & Surv., Inc.
140 Heimer Rd., Suite 617
San Antonio, Texas 78232

Re: **Bulverde-Newton Tract Minor Amendment**

MDP # 009A-08

Dear Mr. Schroeder,

The Development Review Committee has reviewed **Bulverde-Newton Tract** Master Development Plan, Minor Amendment, or **MDP 009A-08**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

Land Entitlements approves with the following condition:

- It is noted that staff has requested that the applicant remove the word "Residential" in the title and the applicant has requested to leave the word in the title.

Therefore, staff approves the amendment with the exception that we do not recognize any residential land uses within the boundaries of the MDP accepted amendment.

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 Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

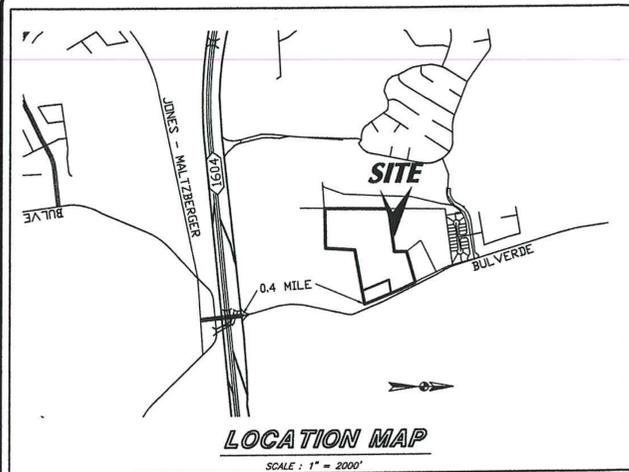
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 at (210) 207-7898.

Sincerely,



Roderick J. Sanchez, AICP, CBO
Director of Planning and Development
Services Department



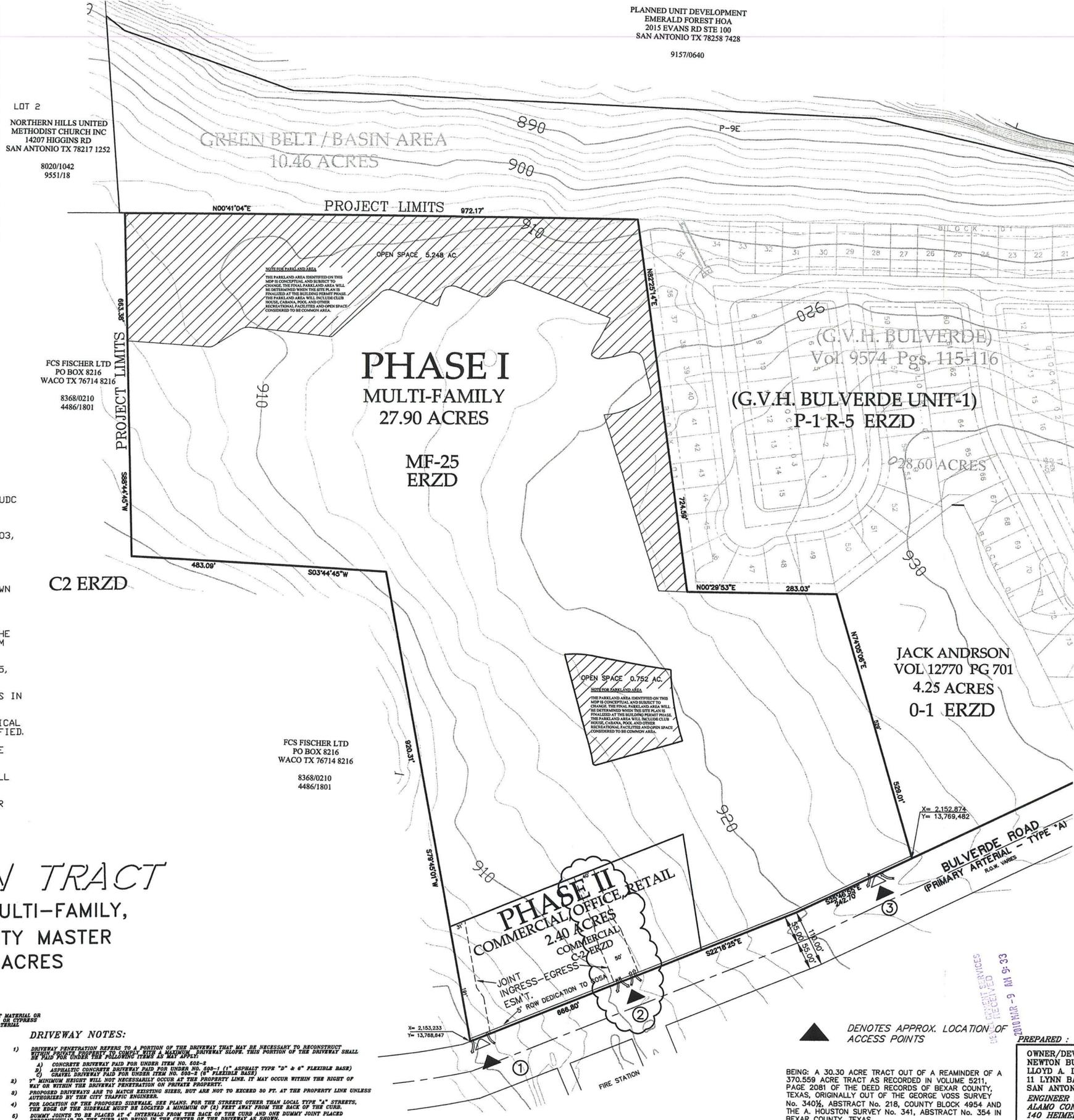
DEVELOPMENT PHASE SCHEDULE

PHASE	EST. CONST. START DATE	AC.
1	08/10	27.90
2	12/10	2.40

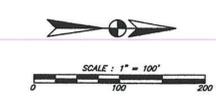
SUMMARY TABLE

PHASE	AC.	LOTS	DWELLING UNITS	OPEN SPACE/AC	LOTS/AC	DWELLING UNITS/AC
1	27.90	1	680	5.96	-	24.37
2	2.40	1	-	-	-	-
TOTAL	30.30	2	-	-	-	-

30.30 ACRES TOTAL
 OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH THE U. D. C.
 WHEELCHAIR RAMPS AND BLENDED TRANSITIONS WILL BE PROVIDED AS PER UDC SECTION 35-506(c).
 CLUB HOUSE, POOL & OTHER RECREATIONAL FACILITIES WILL BE PROVIDED WITHIN THE LIMITS OF PHASE I MULTI-FAMILY AS PER UDC SECTION 35-503, TABLE 503-1.
 OPEN SPACE MULTI FAMILY REQUIREMENTS 5.96 ACRES, 6.00 PROVIDED 680/114 = 5.96 ACRES.
 THIS DEVELOPMENT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE LONGHORN, TEXAS U. S. G. S. QUAD. MAPS.
 BASIS OF BEARING IS BULVERDE ROAD R. O. W. MAP DATED DEC., 1985.
 THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0281F, DATED JANUARY 4, 2002.
 SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R. O. W. PER UDC ARTICLE 5, DIVISION 2: 35-506(c).
 ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
 IF IN THE COURSE OF CONSTRUCTION, A PREVIOUSLY UNKNOWN ARCHAEOLOGICAL SITE IS DISCOVERED, THEN CONSTRUCTION MUST CEASE AND THE HPD NOTIFIED.
 PHASE I & PHASE II WILL HAVE APPROPRIATE LEFT TURN INGRESS STORAGE ALONG BULVERDE ROAD. (35-502(c)(7)(D))
 UNRESTRICTED ACCESS FOR BOTH LEFT AND RIGHT TURNING MOVEMENTS SHALL BE ALLOWED AT ACCESS POINT NO. 2 (35-506(n))
 THIS MDP CONTAINS NO PUBLIC STREETS. A TYPICAL HAS BEEN ADDED FOR DRIVEWAY ACCESS. ALL ON SITE ADA FACILITIES WILL BE SHOWN ON THE SITE PLAN FOR A BUILDING PERMIT.

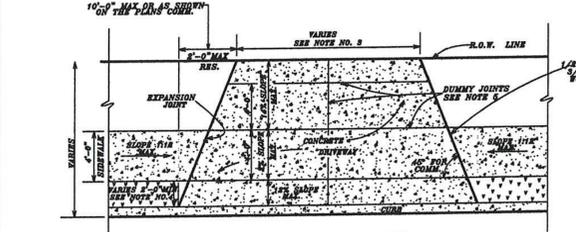


PLANNED UNIT DEVELOPMENT
 EMERALD FOREST HOA
 2015 EVANS RD STE 100
 SAN ANTONIO TX 78258 7428
 9157/0640

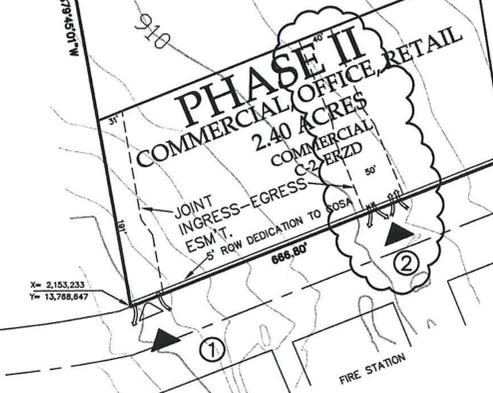


BULVERDE-NEWTON TRACT

A MASTER PLANNED RESIDENTIAL, MULTI-FAMILY, OFFICE AND COMMERCIAL COMMUNITY MASTER DEVELOPMENT PLAN - 30.30 ACRES



- DRIVEWAY NOTES:**
- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN THE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING TERMS AS MAY APPLY:
 - CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 005-3
 - ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER NO. 005-1 (1" ASPHALT TYPE "D" & 6" FLEXIBLE BASE)
 - GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 005-2 (4" FLEXIBLE BASE)
 - MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
 - PROPOSED DRIVEWAYS ARE TO MATCH EXISTING SIZES, BUT ARE NOT TO EXCEED 80 FT. AT THE PROPERTY LINE UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER.
 - FOR LOCATION OF THE PROPOSED SIDEWALK, SEE PLANS FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS. THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (3) FEET AWAY FROM THE BACK OF THE CURB.
 - DUMMY JOINTS TO BE PLACED AT 4' INTERVALS FROM THE BACK OF THE CURB AND ONE DUMMY JOINT PLACED PERPENDICULAR TO THE CURB AND BEING IN THE CENTER OF THE DRIVEWAY AS SHOWN.



BEING: A 30.30 ACRE TRACT OUT OF A REMAINDER OF A 370.559 ACRE TRACT AS RECORDED IN VOLUME 5211, PAGE 2081 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ORIGINALLY OUT OF THE GEORGE VOSS SURVEY, No. 340 1/2, ABSTRACT No. 218, COUNTY BLOCK 4954 AND THE A. HOUSTON SURVEY No. 341, ABSTRACT No. 354 IN BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
 COSA *Robt. A. [Signature]*
 March 11, 2010 009A-08
 (Date) (Number)
 Note: this plan will have to comply with Section 35-41.2, (h) Scope of approval for validation or plan will expire on
 March 10, 2012
 Date

PREPARED: JANUARY 6, 2010
 OWNER/DEVELOPER:
 NEWTON BULVERDE ROAD, LTD.
 LLOYD A. DENTON, JR., PRESIDENT
 11 LYNN BATTIS LANE SUITE 100
 SAN ANTONIO, TEXAS 78218
 ENGINEER:
 ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HEIMER ROAD, SUITE 617
 SAN ANTONIO, TEXAS 78232

PLAT No.

REVISIONS	DATE	DESCRIPTION
1	07/25/10	REVISED ACCESS TO PHASES 1 & II
2		
3		
4		
5		
6		

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 TEXAS REGISTERED ENGINEERING FIRM
 140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
 PHONE: (210)828-0691 FAX: (210)824-3055

NEWTON TRACT
MASTER DEVELOPMENT PLAN
009A-08
 CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 16801023
 HORIZ: 1" = 100'
 VERT: N/A
 DRAWN: R.W.
 DESIGNED:
 SHEET: 1 OF 1
 FILE: MDP.dwg