LOCATION MAP

GATED ENTRY DETAIL

(MINIMUM WIDTHS)

PROPOSED PRIVATE COLLECTOR STREET SECTION

(AT ENTRANCES ONLY)

TYPICAL PRIVATE STREET SECTION

NOTE:
NO SIDEWALKS ARE PROPOSED WITHIN THIS DEVELOPMENT. DENSITY = 0.8 LOT /ACRE

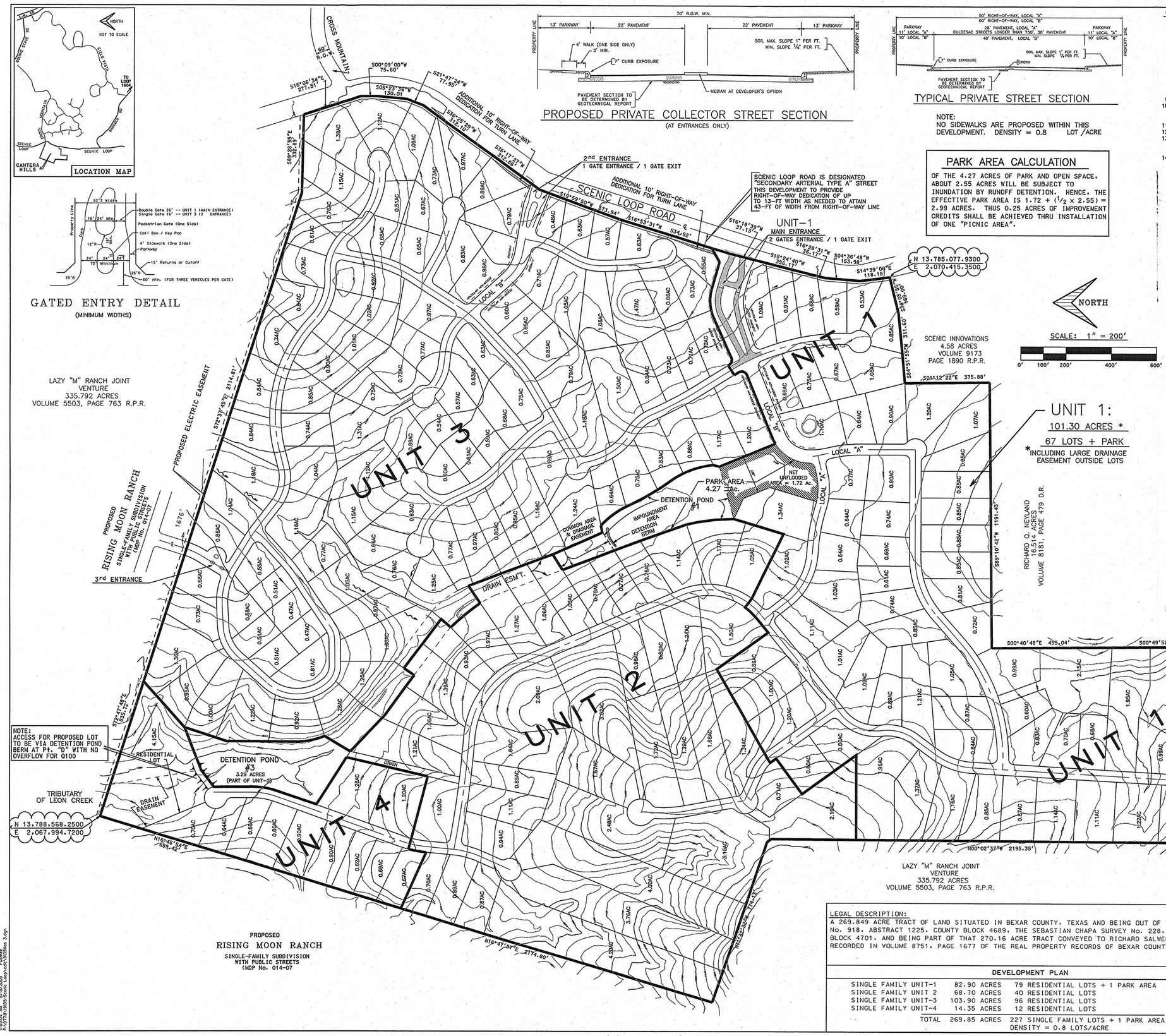
PARK AREA CALCULATION

OF THE 4.27 ACRES OF PARK AND OPEN SPACE, ABOUT 2.55 ACRES WILL BE SUBJECT TO INUNDATION BY RUNOFF DETENTION. HENCE, THE EFFECTIVE PARK AREA IS 1.72 + (1/2 x 2.55) = 2.99 ACRES. THUS 0.25 ACRES OF IMPROVEMENT CREDITS SHALL BE ACHIEVED THRU INSTALLATION OF ONE "PICNIC AREA".

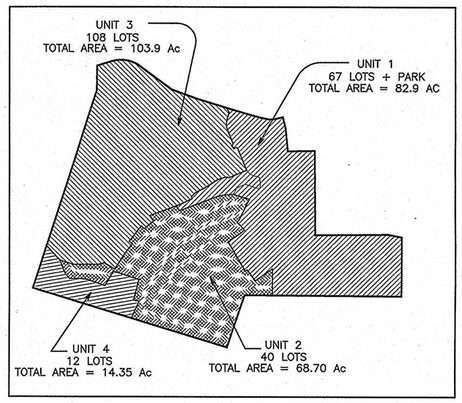
GENERAL NOTES:

1. THIS PROPERTY IS OVER THE EDWARDS CONTRIBUTING ZONE AND OUTSIDE CITY LIMITS.
2. WATER SERVICE TO BE PROVIDED BY SAWS.
3. SANITARY SEWER SERVICE TO BE SEPTIC.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
5. TELEPHONE SERVICE TO BE PROVIDED BY EDENTATES.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE LATEST VERSION OF ASTON GUIDELINES.
8. PARK AREA: THIS DEVELOPMENT REQUIRES A TOTAL OF 227 – 70 := 3.24 ACRES OF PARK/OPEN SPACE. THE CENTRAL "PARK AREA" CONTAINS ABOUT 4.27 ACRES OF OPEN SPACE (AS NOTED). THIS DEVELOPMENT RECOGNIZES THAT ADDITIONAL, QUALIFIED IMPROVEMENTS MUST BE ADDED TO THAT OPEN SPACE AREA IN ORDER TO ACCUMULATE 3.24 ACRES OF PARK EQUIVALENCY. SEE "PARK" COMPUTATION BELOW.
9. INTERIOR STREETS ARE TO BE PRIVATE.
10. PROPERTY BOUNDARIES SHOWN HERE –ON ARE TAKEN FROM DESCRIPTIONS IN THE PUBLIC RECORD; THEY ARE NOT THE RESULT OF A SURVEY BY NBC ENGINEERS, AND NBC ENGINEERS DOES NOT ATTEST TO THEIR ACCURACY.
11. CONNECTIVITY: 33 LINKS – 28 NODES = 1.18: ROUNDS TO 1.2
12. THIS DEVELOPMENT IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD)
13. REGARDING DETENTION POND AREAS #1 and #2 TO BE CONSTRUCTED WITH UNIT–1 (AS CURRENTLY DEPICTED).
    POND AREA #3 TO BE CONSTRUCTED WITH UNIT–2 (AS CURRENTLY DEPICTED).
14. REGARDING ELECTRIC LIGHTING: THIS DEVELOPMENT WILL BE SUBJECT TO CERTAIN LIGHTING CRITERIA RELATED TO CAMP BULL IS. REFERENCE COMMISSIONERS COURT REGULATION No. 12.501.072208.

RECEIVED
09 MAY 18 PM 3:02
LAND DEVELOPMENT SERVICES DIVISION



UNIT 1:
101.30 ACRES *
67 LOTS + PARK
*INCLUDING LARGE DRAINAGE EASEMENT OUTSIDE LOTS



TOTAL RESIDENTIAL LOTS: 227
PARK AREA: 1

PLAN HAS BEEN ACCEPTED BY
COSA
5-6-2009 023-07
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5-5-2011
Date

LEGAL DESCRIPTION:
A 269.849 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE R. DELGADO SURVEY No. 918, ABSTRACT 1225, COUNTY BLOCK 4689, THE SEBASTIAN CHAPA SURVEY No. 228, ABSTRACT 863, COUNTY BLOCK 4701, AND BEING PART OF THAT 270.16 ACRE TRACT CONVEYED TO RICHARD SALWEN, ET UX, BY DEED AND RECORDED IN VOLUME 8751, PAGE 1677 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPMENT PLAN

			SCHEDULE OF CONSTRUCTION
SINGLE FAMILY UNIT-1	82.90 ACRES	79 RESIDENTIAL LOTS + 1 PARK AREA	- - - LATE 2009
SINGLE FAMILY UNIT 2	68.70 ACRES	40 RESIDENTIAL LOTS	- - - 2010
SINGLE FAMILY UNIT-3	103.90 ACRES	96 RESIDENTIAL LOTS	- - - 2011
SINGLE FAMILY UNIT-4	14.35 ACRES	12 RESIDENTIAL LOTS	- - - 2012
TOTAL	269.85 ACRES	227 SINGLE FAMILY LOTS + 1 PARK AREA DENSITY = 0.8 LOTS/ACRE	

OWNER – DEVELOPER:
ARQUITECTO
MISSION OBISPADO
PADRE MIER PTE. 545–7
MONTERREY, N.L.C.P. 64000
MEXICO
MR. MIGUEL ANGEL CAGNASSO

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbceng.net

MASTER DEVELOPMENT PLAN
CANTERA HILLS
BEXAR COUNTY, TEXAS
MDP No. 023-07

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE OCTOBER 2008
JOB NO. 19135-0778
SHT.

City of San Antonio

Department of Planning and Development Services

May 6, 2009

Jesse Valdez, Jr.
Macina, Bose, Copeland & Assoc., Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: **Cantera Hills** **MDP # 023-07**

Dear Mr. Valdez,

The Development Review Committee has reviewed **Cantera Hills** Master Development Plan **MDP 023-07**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

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.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response, "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. The project has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. Send the survey to USFWS Ecological Services Office in Austin; and
3. Commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The City and Camp Bullis have been working on a joint effort to coordinate the Cantera Hills Master Development Plan and based on Camp Bullis response letter:

1. The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans associated with this recommendation.

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.

Furthermore, the referenced private streets and gate details require that a Planned Unit Development (PUD) must be approved by the Planning Commission prior to any plats moving forward for consideration. Should a PUD Plan not be submitted, the MDP will need to be amended.

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 Donna L. Schueling at (210) 207-5016.

Sincerely,

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